

# FOR LEASE

# THE DANVILLE HOTEL

200 Railroad Avenue, Danville, CA 94526



2099 Mt. Diablo Blvd., Suite 206  
Walnut Creek, CA 94596 | License #01784084

**ADRIA GIACOMELLI**

Partner

(925) 997-2307

adria@lockehouse.com

License #01498795

# SUMMARY OVERVIEW

200 Railroad Avenue, Danville, CA 94526

The Danville Hotel is a boutique mixed-use redevelopment totaling ±35,000 SF of restaurant, retail, and second-floor residential condominiums in the heart of downtown Danville. Coming available in July 2026 is a rare opportunity to lease a 795 RSF, street-facing retail suite at 200 Railroad. The project spans Hartz Avenue, Prospect Avenue, Short Avenue, and Railroad Avenue, offering prime visibility within a highly walkable, active corridor just blocks from I-680. The space is part of a strong tenant mix including Bluemercury, Amphora Nueva, The Peasant & The Pear, The Shade Store, BoBen Designs, Patrick James, Danville Brewing Company, Pressed, J. McLaughlin, and Blossom & Root.

## Summary

<b>Address</b>	200 Railroad Avenue, Danville, CA 94526
<b>Cross Streets</b>	W Prospect Avenue & Short Street
<b>Type</b>	Mixed-Use Retail - Residential Boutique Development
<b>Rent</b>	\$5.33 PSF monthly / \$64.00 PSF Annually
<b>NNN</b>	\$1.28 PSF monthly / \$15.36 PSF Annually
<b>Available</b>	Suite 200-C: ±795 RSF
<b>Zoning</b>	Area 11 - Special opportunity district
<b>Parking</b>	Directly across from Clock Tower & Railroad municipal parking lots
<b>Highlights</b>	<ul style="list-style-type: none"><li>• HVAC: 5-ton unit (installed at development, maintained by tenant)</li><li>• Electrical: 200 amps</li><li>• Restroom down the hall and shared with tenants in bldg. 200</li></ul>

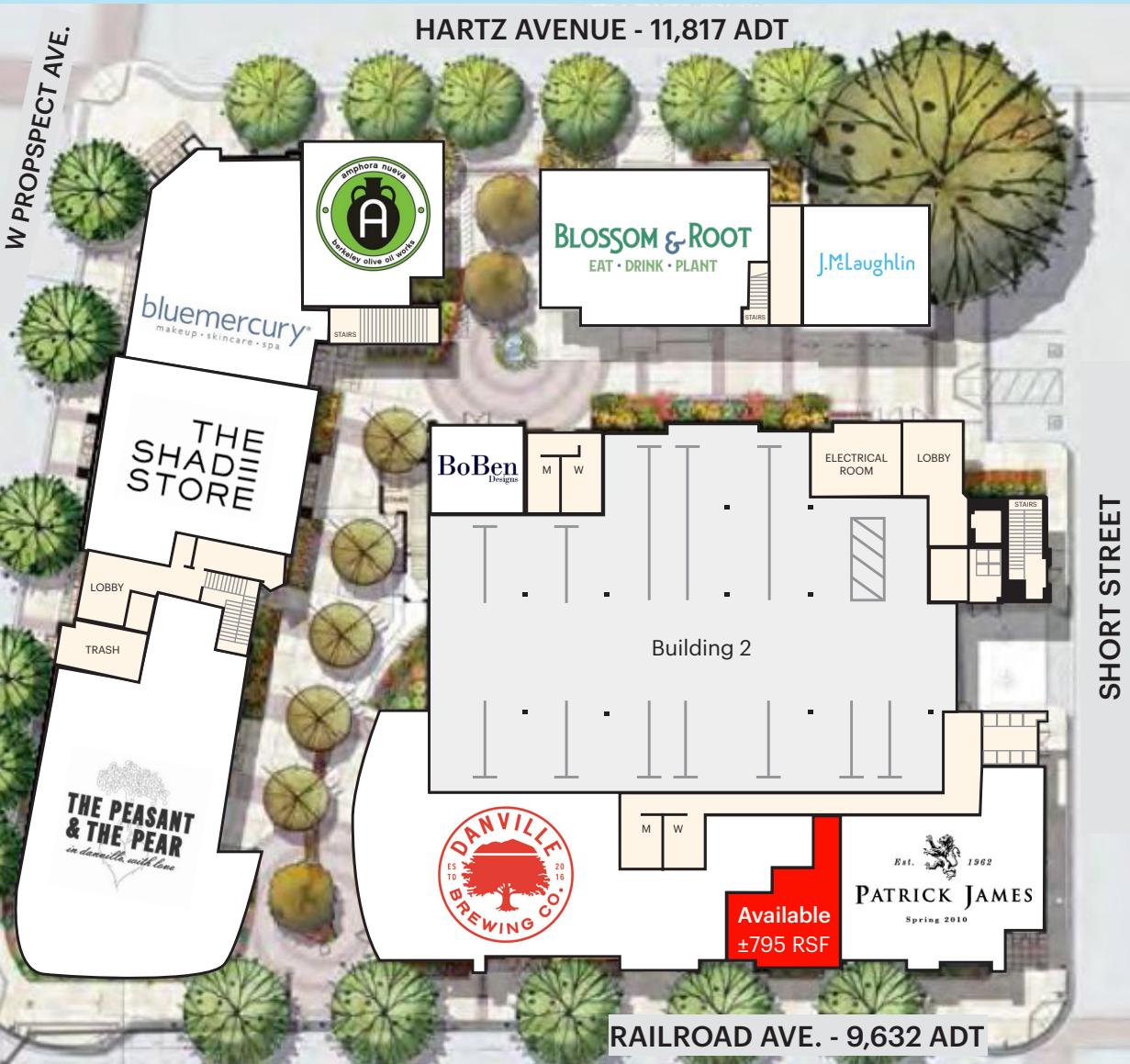


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# SITE PLAN

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SUITE	TENANT	NRA
111 - A	The Peasant & The Pear	±3,014 SF
111 - B&C	The Shade Store	±2,256 SF
200 - A&B	Danville Brewery Co.	±3,690 SF
<b>200 - C</b>	<b>Available</b>	<b>±795 RSF</b>
200 - D&E	Patick James	±1,844 SF
200 F	BoBen Designs	±463 SF
401 - A&D	Blue mercury	±2,043 SF
401 - B	Amphora Nueva	±1,238 SF
411 - A	Blossom & Root	±1,662 SF
411 - B	J.McLaughlin	±1,272 SF

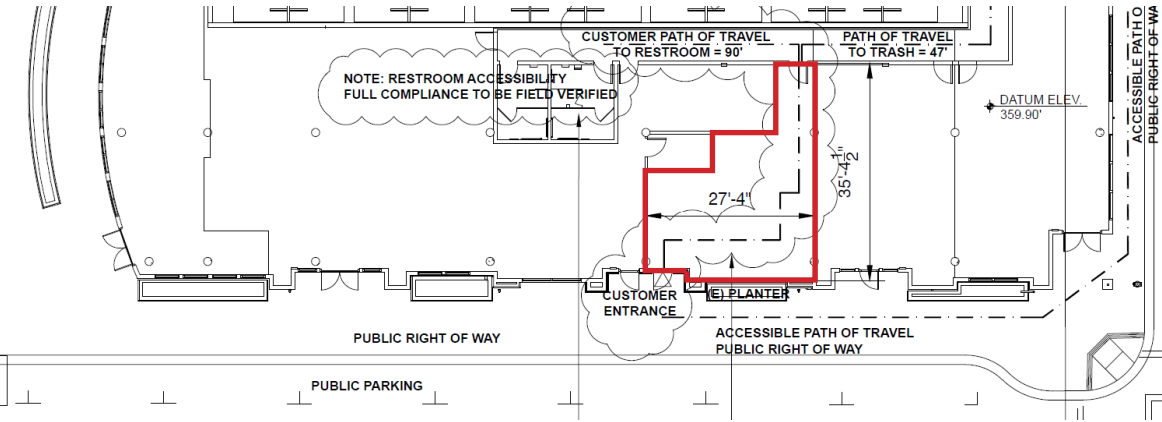


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# FLOOR PLAN | SUITE 200-C

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RAILROAD AVE. - 9,632 ADT



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# PROPERTY HIGHLIGHTS

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## PRIME DOWNTOWN LOCATION

Located in the heart of Danville, spanning Hartz, Prospect, Short, and Railroad. Just blocks from I-680, offering strong visibility and easy access.

## ESTABLISHED MIXED-USE PROJECT

Redeveloped in 2016 with ±18,277 SF of retail and restaurant space. 16 luxury residential condos above create a vibrant, built-in customer base.

## BOUTIQUE RETAIL ENVIRONMENT

Curated mix including Bluemercury, J.McLaughlin, The Shade Store, and more. Creates a strong, complementary retail and dining experience.

## WALKABLE, HIGH-TRAFFIC CORRIDOR

Located on Hartz Avenue, a highly walkable and active downtown street. Known for boutique retail, dining, and steady local and regional traffic.

## STRONG DEMOGRAPHICS

Affluent East Bay community with high household incomes. Supports premium retail, wellness, and restaurant concepts.

## CONVENIENT PARKING

Access to nearby municipal lots and street parking. Provides easy and convenient access for customers and visitors.

## UPCOMING AVAILABILITY

200 Railroad, Suite C available July 31, 2026. Rare opportunity within a highly coveted downtown project.



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# MARKET AERIAL

200 Railroad Avenue, Danville, CA 94526



\*Traffic Counts Source: Sites USA REGIS Online 06/05/26



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# DOWNTOWN PUBLIC PARKING

200 Railroad Avenue, Danville, CA 94526

## 1 PARKING PERMIT LOCATIONS AND FEES

Employee permit parking locations are divided into three "zones" throughout the Downtown, and can be found by referencing the parking permit map below. Permit holders must park within the corresponding zones indicated on the permit. Please note: "Zone 2" and "Zone 3" permits are also valid in "Zone 1."

*\*To support businesses impacted by COVID-19, permit fees have been waived for calendar year 2021.*

## 2 WHERE TO PLACE YOUR PARKING PERMIT

Parking Permits are nontransferable stickers and need to be attached directly to the inside surface of the front windshield on the lower left-hand corner (driver's side) of the vehicle to which it has been issued. If you change vehicles or have your windshield replaced over the course of the year, a new permit must be obtained from the Danville Police Department.



### Employee Permit Parking

-  ZONE 1 PERMIT PARKING \$0/YEAR
-  ZONE 2 PERMIT PARKING \$0/YEAR\*
-  ZONE 3 PERMIT PARKING \$0/YEAR\*
-  MUNICIPAL PARKING LOTS



## 3 HOW TO ORDER YOUR PERMIT

[DANVILLE.THEPERMITSTORE.COM](http://DANVILLE.THEPERMITSTORE.COM)

You will need to verify your place of employment for a parking permit. Submit a recent pay stub or business card that includes your name, business name and business address.

**QUESTIONS? CALL THE DANVILLE POLICE DEPARTMENT**  
**925.314.3700**

### METHOD 1 (PREFERRED)

Upload verification documents electronically through the online purchasing process, or once you finish the online application send your documents to [Parking\\_Permits@Danville.ca.gov](mailto:Parking_Permits@Danville.ca.gov). Upon verification, your permit will be mailed to you directly.

### METHOD 2

Submit verification documents in-person at the Danville Police Department, 510 La Gonda Way, Monday through Friday, except on legal holidays. Upon verification, a permit will be issued over the counter. Please note that office hours, service and wait times may vary due to COVID-19 and staff priorities.



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# DEMOGRAPHICS

200 Railroad Avenue, Danville, CA 94526



## POPULATION

1 MILE	3 MILES	5 MILES
9,915	44,666	100,654



## DAYTIME POPULATION

1 MILE	3 MILES	5 MILES
11,951	32,698	88,586



## AVG. HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$294,582	\$347,293	\$293,040



## BACHELOR'S DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
68.3%	71.9%	71.2%



## HOUSEHOLD RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$6,036	\$6,572	\$6,191



## HOUSEHOLDS DENSITY

1 MILE	3 MILES	5 MILES
3,158	1,581	1,281



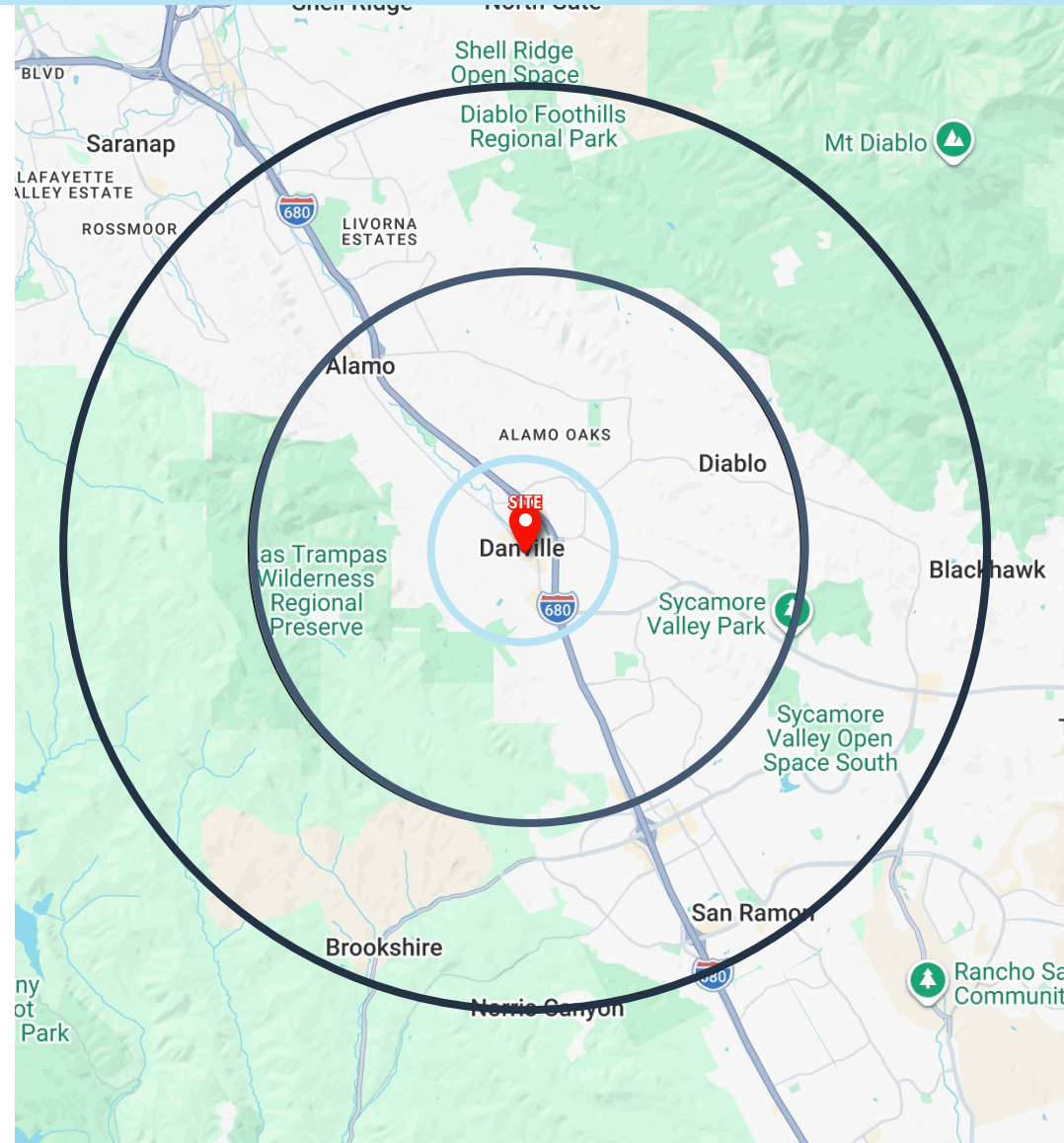
## HOME VALUES \$1,000,000 OR MORE

1 MILE	3 MILES	5 MILES
77.2%	81.7%	71.0%



## POPULATION FAMILY

1 MILE	3 MILES	5 MILES
7,873	38,395	83,048



\*Demographics Source: Sites USA REGIS Online 04/22/26



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