

FOR LEASE

±1,200 SF Ground Floor | ±1,176 SF 2nd Floor
381-395 Hartz Ave., Danville, CA 94526



LOCKEHOUSE

2099 Mt. Diablo Blvd., Suite 206
Walnut Creek, CA 94596

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SUMMARY & HIGHLIGHTS

381-395 Hartz Avenue, Danville, CA 94526

SUMMARY

Retail & Office Spaces Available

ADDRESS 385 Hartz Ave., Danville, CA 94526

CROSS STREET Prospect Avenue

OFFICE AVAILABLE Ground Floor: ±1,200 SF
2nd Floor Office: ±1,176 SF

NNN \$0.37 PSF / Month (2026 Estimate)

PARKING Two Underground Garage Stalls

HIGHLIGHTS

- One Retail/Office Space Available on Ground Floor - ±1,200 SF
- One Office Space Available on the Second Floor - ±1,176 SF
- Located on Hard Corner of Hartz Avenue and Prospect Avenue
- Highly Visible Street-Front Location
- Heart of Vibrant Retail Core in Downtown Danville
- Exclusive Underground Parking
- Freeway Access just 3 Blocks to I-680 On/Off Ramps
- Staircase Entry from Hartz Ave., Prospect Ave. and Clock Tower Parking Lot



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OFFICE SPACE AVAILABLE

381-395 Hartz Avenue, Danville, CA 94526

SUMMARY

Second Floor - Office Space

ADDRESS 385 Hartz Ave., Danville, CA 94526

SIZE ±1,176 SF 2nd Floor Office

RENT \$3,400 Modified Gross

PARKING Two Underground Garage Stalls

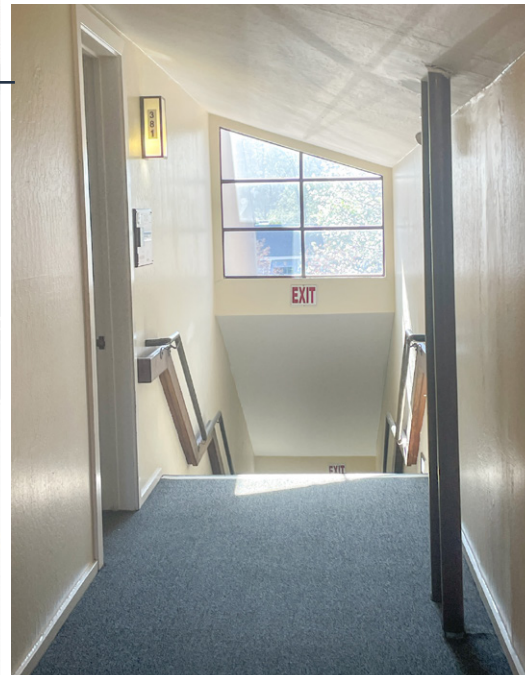
AVAILABLE Now

You  [Walkthrough Video](#)



HIGHLIGHTS

- Building is Located on Hartz Ave. and Prospect Ave.
- 3 Private Offices, 1 Conference Room, Copy Room, and Open Work Space
- Operable Windows Facing Hartz Avenue and Skylights allows Natural Light
- Common Area Restrooms Down the Hall
- Private Underground Parking with 2 Allocated Stalls
- Access via Staircases from Hartz and Prospect Avenue (no elevator)



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RETAIL / OFFICE SPACE AVAILABLE

381-395 Hartz Avenue, Danville, CA 94526

SUMMARY

Ground Floor - Retail or Office Space

ADDRESS	100 W. Propect Ave., Unit 381D, Danville, CA
SIZE	±1,200 SF Ground Floor Retail/Office Opportunity
RENT	\$3.75 PSF / Month
NNN	\$0.37 PSF / Month
AVAILABLE	October 31st, 2026

Please do not disturb Tenant and call to schedule a tour.

HIGHLIGHTS

- Ground floor space with frontage to Clock Tower parking lot
- Entry door faces parking lot for easy customer access
- ±1,200 SF with flexible retail or office use potential
- Existing layout supports retail-office configuration
- Shared common area restrooms with other ground floor tenants
- Private underground parking available
- Located in Downtown with strong foot traffic and affluent trade area
- Walkable to surrounding shops, dining, and services

PROPERTY INFORMATION

Well-located ground floor retail space in Downtown Danville, positioned adjacent to the Clock Tower parking lot with direct access and visibility. The suite offers flexibility for retail or service-oriented uses and benefits from both customer-facing access and convenient parking.

Currently occupied by a retail-office user, the space is well-suited for specialty retail, and commercial service concepts looking for a walkable, parking-accessible location in the heart of Danville.



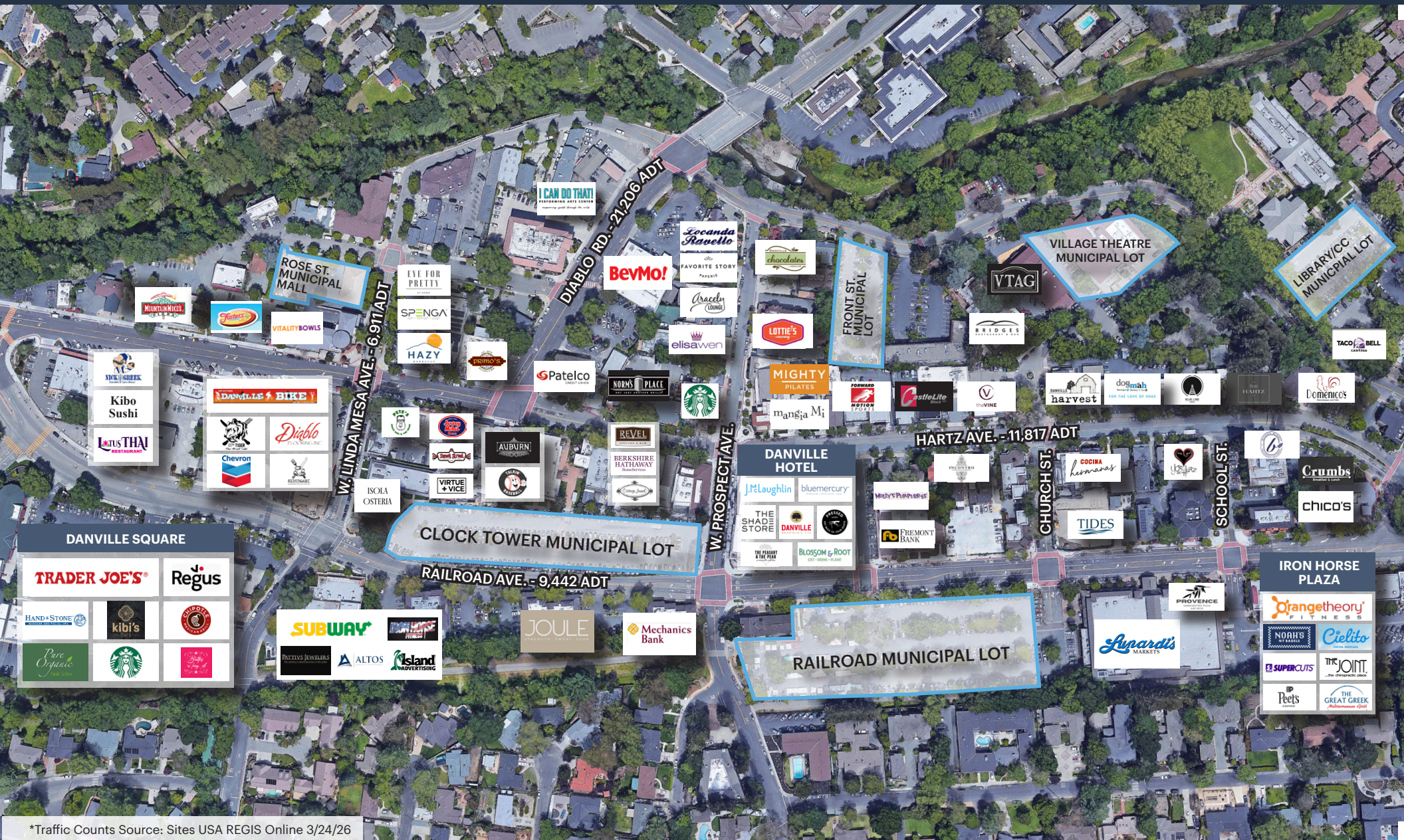
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MARKET AERIAL

381-395 Hartz Avenue, Danville, CA 94526



*Traffic Counts Source: Sites USA REGIS Online 3/24/26



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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.”

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

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. 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.



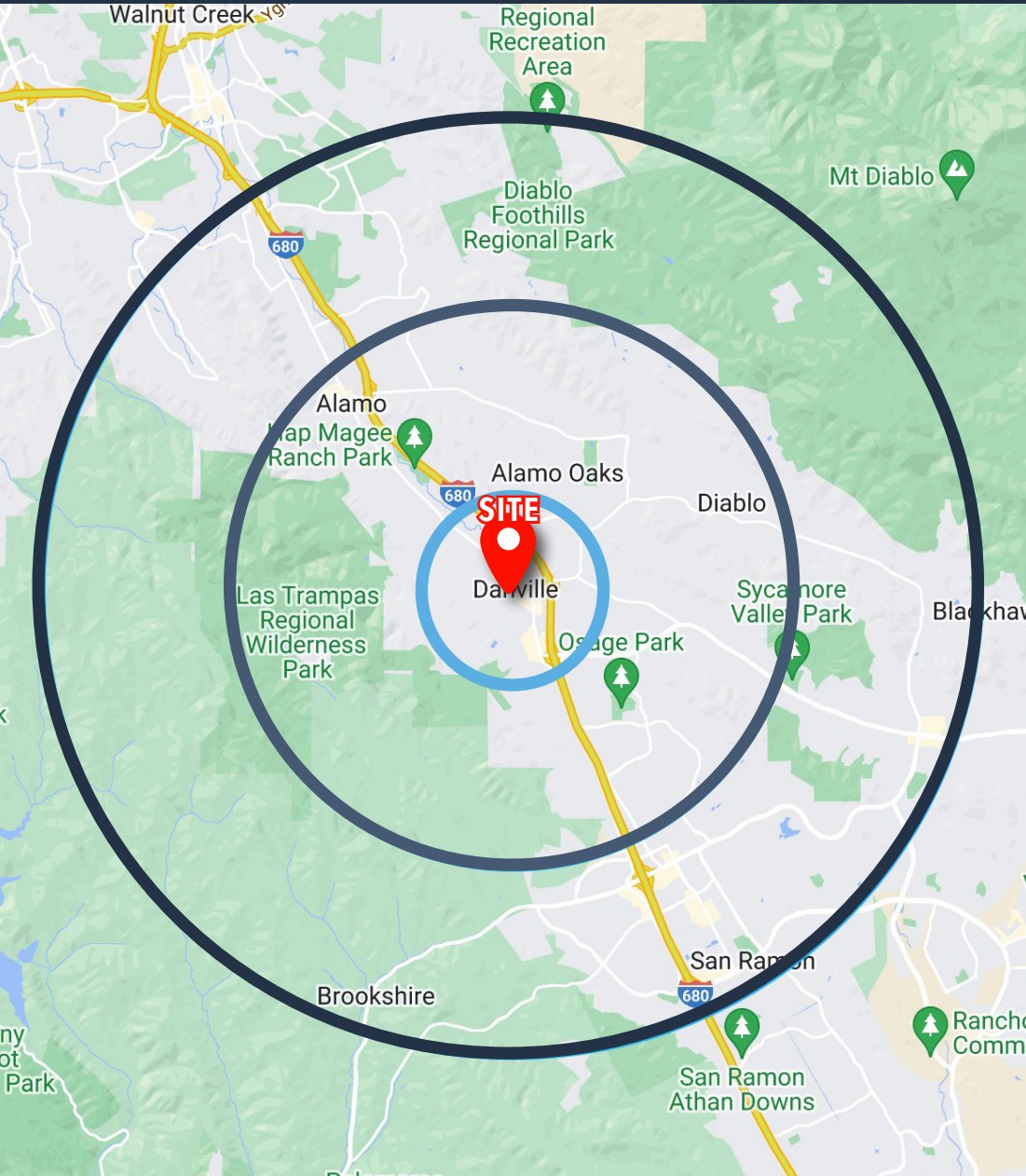
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DEMOGRAPHICS

381-395 Hartz Avenue, Danville, CA 94526



ESTIMATED POPULATION

1 MILE	3 MILES	5 MILES
9,728	44,713	99,750



DAYTIME EMPLOYEES

1 MILE	3 MILES	5 MILES
11,648	32,840	88,457



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$294,304	\$348,665	\$292,722



BACHELOR'S DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
67.9%	72.0%	71.1%



HOUSEHOLD RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$6,010	\$6,584	\$6,183



HOUSEHOLD DENSITY (PER SQUARE MILE)

1 MILE	3 MILES	5 MILES
3,098	1,582	1,271



HOUSEHOLDS WITH CHILDREN

1 MILE	3 MILES	5 MILES
1,153	5,443	12,102



HOME VALUES OVER 1 MILLION

1 MILE	3 MILES	5 MILES
76.8%	81.9%	70.9%



*Demographics Source: Sites USA REGIS Online 3/24/26



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