

# 177 HARTZ AVENUE

In the Heart of Downtown Danville, CA

Retail space located in upscale neighborhood shopping area



## ±2,060 sf retail space in prime location with on-site parking.

177 Hartz Avenue is located on a charming, walkable tree-lined street in downtown Danville, CA. Comprised of an ideal mix of national and local daily needs retailers, restaurants and service providers which meet the needs of the affluent community and, neighboring towns.

Exposure to over 15,000 cars per day Hartz Avenue along with convenient parking and egress/ingress – the subject offers on-site parking spaces, street parking, and is located directly across the street from the 78 space Rose Street public parking lot.

Excellent visibility combined with strong traffic patterns and demographics (the average household income exceeds \$282,000 in a 1-mile radius) make this space one-of-a-kind.

Joe Kuvetakis  
[joe@cumbelich.com](mailto:joe@cumbelich.com)  
t. 925.935.5400 ext. 124  
CA-DRE Lic #01854159

John Cumbelich & Associates  
1330 N Broadway, Suite 200A  
Walnut Creek, CA 94596  
t. 925.935.5400

PARTNER **XTEAM**  
RETAIL ADVISORS

JohnCumbelich  
& Associates



# 177 HARTZ AVENUE

In the Heart of Downtown Danville, CA

About the space

## Address:

177 Hartz Avenue  
Danville, CA 94526

## Now Available:

± 2,060 sf Ground Floor Retail Space  
±183 sf Exterior Space

## Features:

- Large Floor to Ceiling Windows at Storefront
- Private Back of House Area with Restroom
- Bright, Airy Showroom

## Parking:

On site parking, street parking, and immediately adjacent to the 78 space Rose Street free public parking lot

## Location:

The site benefits from proximity to popular destinations including Danville Bikes, Fosters Freeze, Mountain Mikes, Vitality Bowls, Hazy BBQ, Pete's Brass Rail, Sideboard and San Ramon Valley High School

## Approved Uses:

Retail, Restaurant, Bar/Nightclub/Lounge, Tasting Room, Service Office, Service Commercial



## Joe Kuvetakis

[joe@cumbelich.com](mailto:joe@cumbelich.com)  
t. 925.935.5400 ext. 124  
CA-DRE Lic #01854159

## John Cumbelich & Associates

1330 N Broadway, Suite 200A  
Walnut Creek, CA 94596  
t. 925.935.5400

PARTNER **XTEAM**  
RETAIL ADVISORS

JohnCumbelich  
& Associates



# 177 HARTZ AVENUE

In the Heart of Downtown Danville, CA

Hartz Ave - a great location with strong demographics



## LARGE POPULATION

97,957 people in a  
5-mile radius



## VERY WALKABLE

rated 87  
a walkers paradise



## HOUSEHOLD INCOME

\$281,555 in a  
5-mile radius



## RETAIL EXPENDITURE

12K monthly with  
\$5.5K on retail



Joe Kuvetakis

[joe@cumbelich.com](mailto:joe@cumbelich.com)

t. 925.935.5400 ext. 124

CA-DRE Lic #01854159

John Cumbelich & Associates

1330 N Broadway, Suite 200A

Walnut Creek, CA 94596

t. 925.935.5400

PARTNER **XTEAM**  
RETAIL ADVISORS

JohnCumbelich  
& Associates



# 177 HARTZ AVENUE

In the Heart of Downtown Danville, CA

Upscale amenities, small town charm



Joe Kuvetakis  
[joe@cumbelich.com](mailto:joe@cumbelich.com)  
t. 925.935.5400 ext. 124  
CA-DRE Lic #01854159

John Cumbelich & Associates  
1330 N Broadway, Suite 200A  
Walnut Creek, CA 94596  
t. 925.935.5400

PARTNER **XTEAM**  
RETAIL ADVISORS

JohnCumbelich  
& Associates



# 177 HARTZ AVENUE

In the Heart of Downtown Danville, CA

Easy Access from I-680



Joe Kuvetakis  
[joe@cumbelich.com](mailto:joe@cumbelich.com)  
t. 925.935.5400 ext. 124  
CA-DRE Lic #01854159

John Cumbelich & Associates  
1330 N Broadway, Suite 200A  
Walnut Creek, CA 94596  
t. 925.935.5400

PARTNER **XTEAM**  
REAL ESTATE ADVISORS

JohnCumbelich  
& Associates



# 177 HARTZ AVENUE

In the Heart of Downtown Danville, CA

Affluent extended trade area



Joe Kuvetakis  
joe@cumbelich.com  
t. 925.935.5400 ext. 124  
CA-DRE Lic #01854159

John Cumbelich & Associates  
1330 N Broadway, Suite 200A  
Walnut Creek, CA 94596  
t. 925.935.5400

PARTNER **XTEAM**  
RETAIL ADVISORS

JohnCumbelich  
& Associates



# 177 HARTZ AVENUE

In the Heart of Downtown Danville, CA

Strong Trade Area

Danville's historic downtown features the perfect blend of upscale amenities and small town charm thanks to plentiful shops, art galleries, cafes, and restaurants that draw people from throughout the area.



The Town of Danville is located in the "Heart of the San Ramon Valley" in Contra Costa County. According to Businessweek, Danville is the 41st most expensive zip code in the United States, one of California's top 25 wealthiest cities as well as the 10th safest, and ranked number one in the nation in a recent forecast done by Pinpoint Demographics for the highest per capita spending on clothing.

Joe Kuvetakis  
[joe@cumbelich.com](mailto:joe@cumbelich.com)  
t. 925.935.5400 ext. 124  
CA-DRE Lic #01854159

John Cumbelich & Associates  
1330 N Broadway, Suite 200A  
Walnut Creek, CA 94596  
t. 925.935.5400

PARTNER **XTEAM**  
REAL ESTATE ADVISORS

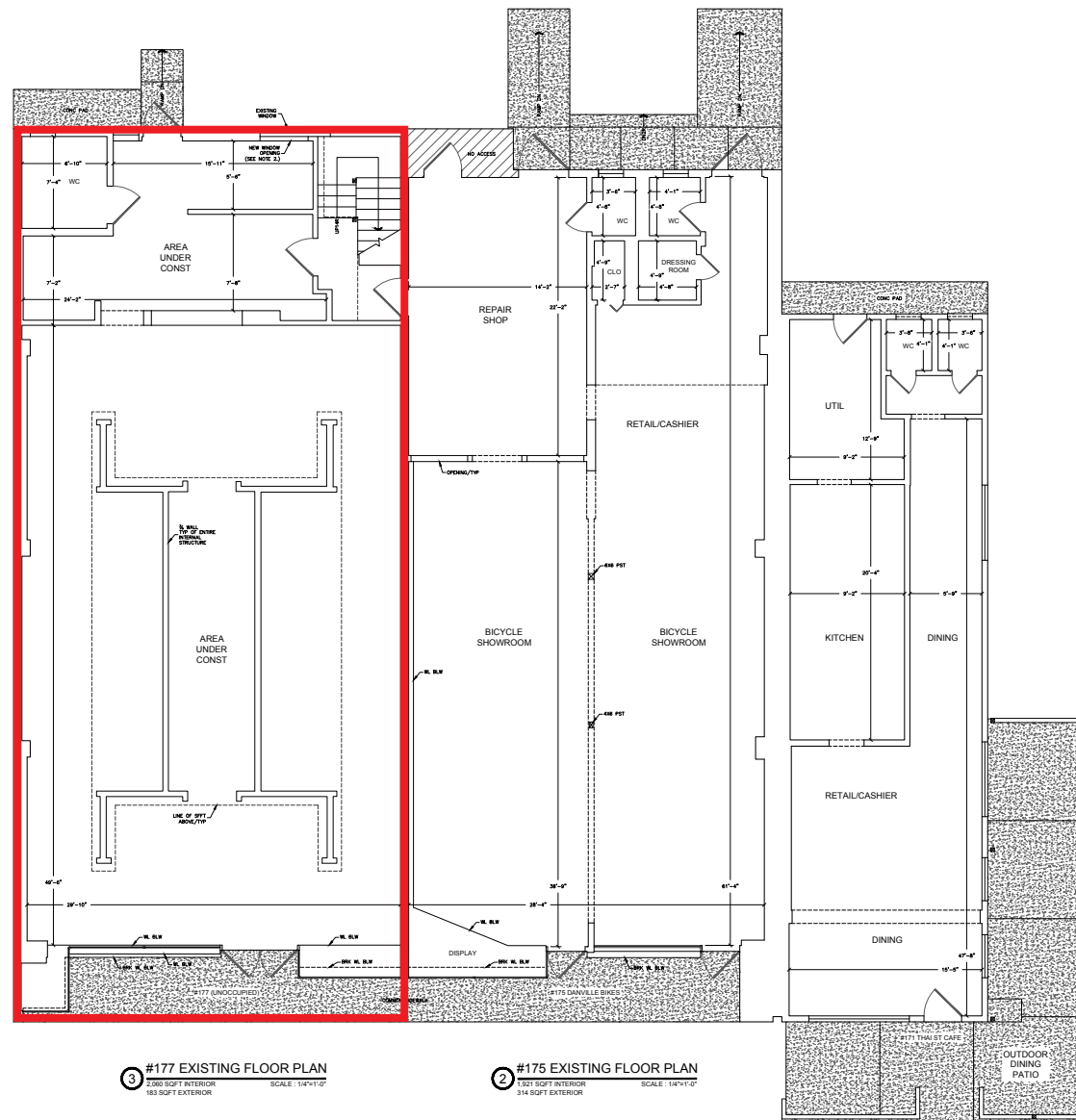
John Cumbelich  
& Associates



## In the Heart of Downtown Danville, CA

## In the Heart of Downtown Danville, CA

## Floor Plan





# 177 HARTZ AVENUE

In the Heart of Downtown Danville, CA

Ample site, street & free public parking



Joe Kuvetakis  
[joe@cumbelich.com](mailto:joe@cumbelich.com)  
t. 925.935.5400 ext. 124  
CA-DRE Lic #01854159

John Cumbelich & Associates  
1330 N Broadway, Suite 200A  
Walnut Creek, CA 94596  
t. 925.935.5400

PARTNER **XTEAM**  
RETAIL ADVISORS

JohnCumbelich  
& Associates

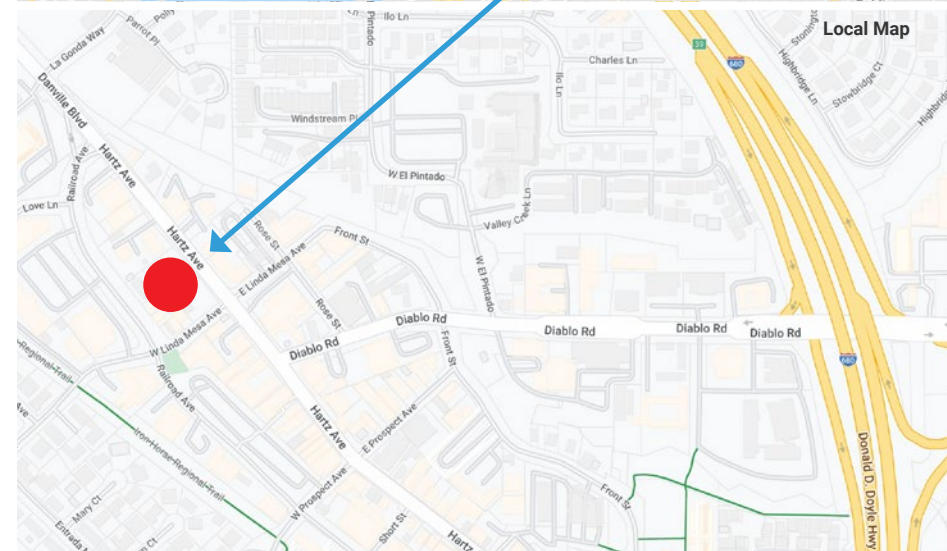
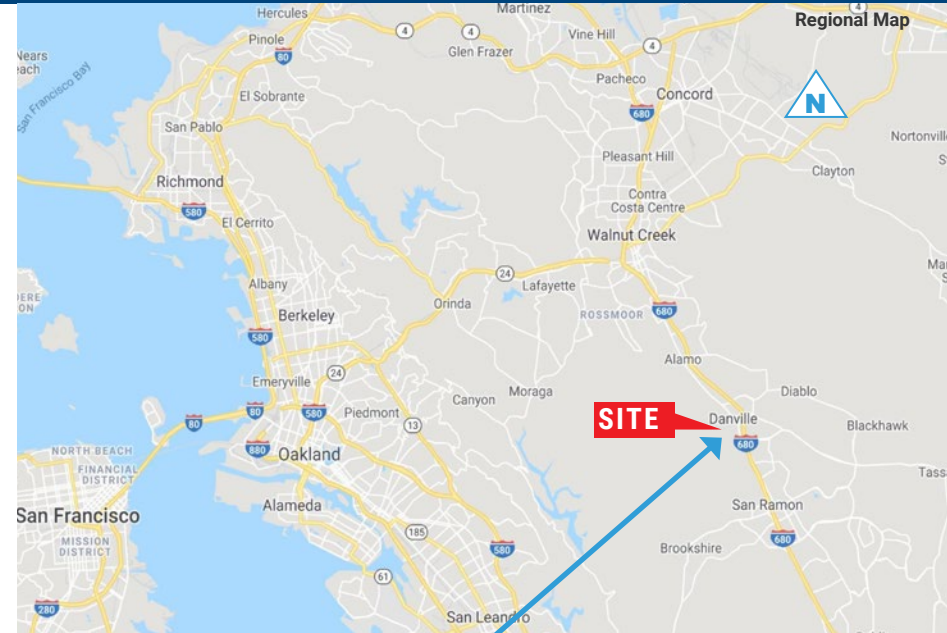


# 177 HARTZ AVENUE

In the Heart of Downtown Danville, CA

## Demographics

		1 MILE	3 MILE	5 MILE
POPULATION	2023 Estimated Population	9,525	43,899	97,957
	2028 Projected Population	9,794	45,290	101,035
	2020 Census Population	9,439	44,073	97,716
	2010 Census Population	8,834	41,880	91,896
	Projected Annual Growth 2023 to 2028	0.6%	0.6%	0.6%
	Historical Annual Growth 2010 to 2023	0.6%	0.4%	0.5%
	2023 Median Age	47	46	47
DAYTIME POPULATION	Adjusted Daytime Demographics Age 16 Years +	11,501	32,142	87,318
HOUSEHOLDS	2023 Estimated Households	3,717	15,899	38,026
	2028 Projected Households	4,027	17,303	41,345
	2020 Census Households	3,635	15,767	37,443
	2010 Census Households	3,500	15,353	36,085
	Projected Annual Growth 2023 to 2028	1.7%	1.8%	1.7%
	Historical Annual Growth 2010 to 2023	0.5%	0.3%	0.4%
RACE & ETHNICITY	2023 Estimated White	77.2%	74.6%	67.6%
	2023 Estimated Black or African American	1.5%	1.3%	1.9%
	2023 Estimated Asian or Pacific Islander	10.6%	12.8%	19.4%
	2023 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
	2023 Estimated Other Races	10.5%	11.1%	10.9%
	2023 Estimated Hispanic	9.6%	9.7%	9.7%
INCOME	2023 Estimated Average Household Income	\$282,450	\$320,494	\$281,555
	2023 Estimated Median Household Income	\$184,471	\$224,080	\$198,568
	2023 Estimated Per Capita Income	\$110,313	\$116,138	\$109,352
EDUCATION (AGE 25+)	2023 Estimated Elementary (Grade 0-8)	0.6%	0.8%	0.9%
	2023 Estimated Some High School (Grade 9-11)	1.1%	0.7%	0.9%
	2023 Estimated High School Graduate	9.6%	8.5%	8.3%
	2023 Estimated Some College	16.6%	13.3%	12.8%
	2023 Estimated Associates Degree Only	6.9%	6.5%	6.6%
	2023 Estimated Bachelors Degree Only	36.2%	44.0%	40.9%
	2023 Estimated Graduate Degree	29.1%	26.2%	29.7%
BUSINESS	2023 Estimated Total Businesses	1,314	2,643	6,459
	2023 Estimated Total Employees	8,590	18,099	54,021
	2023 Estimated Employee Population per Business	6.5	6.8	8.4
	2023 Estimated Residential Population per Business	7.2	16.6	15.2



Joe Kuvetakis  
joe@cumbelich.com  
t. 925.935.5400 ext. 124  
CA-DRE Lic #01854159

John Cumbelich & Associates  
1330 N Broadway, Suite 200A  
Walnut Creek, CA 94596  
t. 925.935.5400

PARTNER **XTEAM**  
RETAIL ADVISORS

JohnCumbelich  
& Associates