

Danville Square Shopping Center

Anchored By Trader Joe's, Chipotle and United States Post Office

1-99 Railroad Avenue, Danville, California, 94526



±2,330 SF Space Available

We are pleased to offer the following spaces:

HIGHLIGHTS

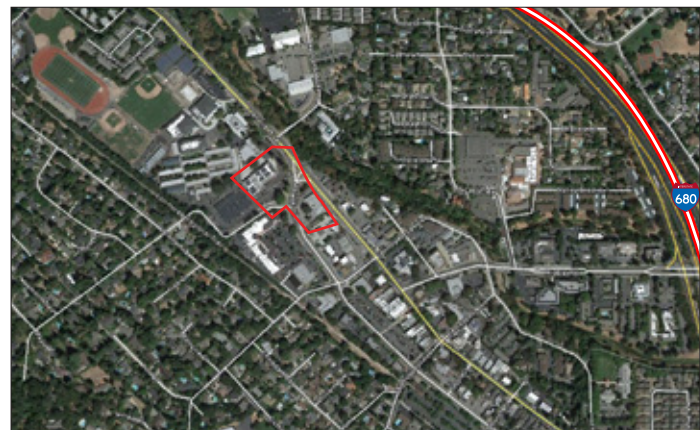
- ◆ \$4.00 psf plus .84 NNN estimate 2014 (includes water, garbage, HVAC repair/maintenance)
- ◆ Zoning: District 4 – Downtown Business District
- ◆ Proven Center Anchored by Trader Joe's and USPO
- ◆ Located in the Heart of Downtown Danville
- ◆ High Profile and Complimentary Tenant Mix
- ◆ Strong Demos of 10,000 Cars Per Day on Railroad
- ◆ Average HH Incomes \$186,000 within 3-Mile Radius
- ◆ Daily Parking Attendant and Live Security Cameras

DEMOGRAPHICS (2012)

	1 Mile	3 Miles	5 Miles
Estimated Population	6,851	39,348	96,435
Daytime Population	9,783	27,935	76,713
Average HH Income	\$139,180	\$165,042	\$159,792

COMMENTS

Danville Square is ideally located in downtown Danville on Railroad Ave at Love Lane and Linda Mesa Avenue. Danville Square backs up to the Iron Horse Trail and is adjacent to San Ramon Valley High school and its approximate 2,800 students. SRVH is open campus to seniors, and home to many of the students who patron the center daily. Anchored by Trader Joe's, Chipotle and Starbuck's, Danville Square is a proven center with an ideal tenant mix catering to the affluent community of Danville and beyond.



Adria Giacomelli Vice President 925.974.0234 adria@ccareynkf.com Lic #01498795

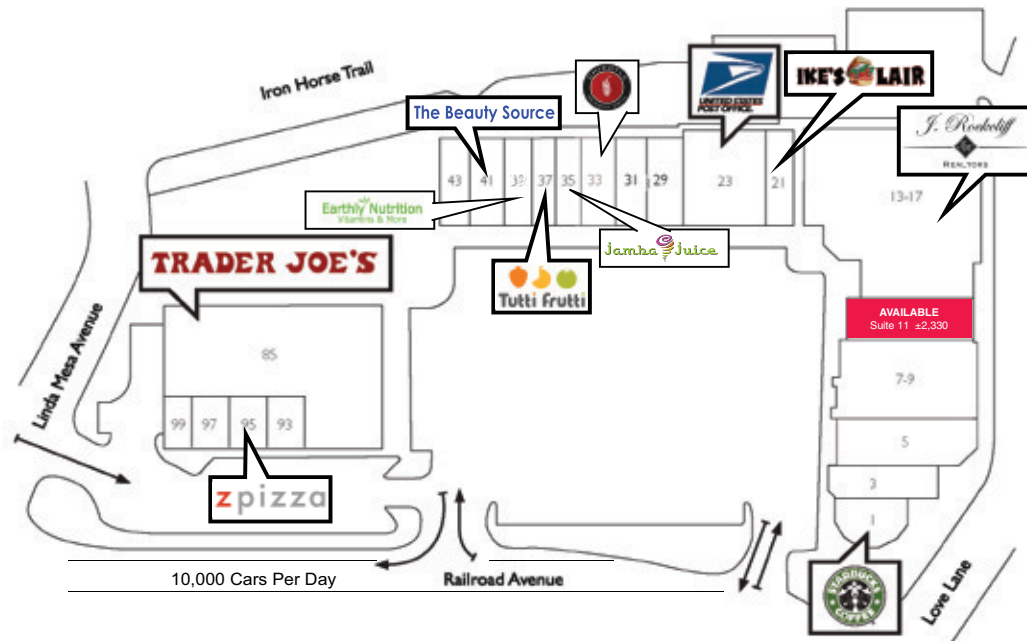
1333 N. California Blvd., Suite 343, Walnut Creek, CA 94596 T 925.974.0100

www.ccareyretailnkf.com

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

12-1494-8/14

1-99 Railroad Avenue, Danville



Suite 1	Starbucks	±1,513	Suite 31	Image Design Framing	±1,210
Suite 3	Rakeshaw Bookstore	±1,989	Suite 35	Jamba Juice	±1,210
Suite 5	HK Animal Hospital	±2,529	Suite 37	Tutti Frutti Yogurt	±1,210
Suite 7-9	Bank of America	±5,197	Suite 39	Earthly Nutrition Vitamin Shop	±1,210
Suite 11	AVAILABLE	±2,330	Suite 41-43	The Beauty Source	±2,420
Suite 13-15-17	J. Rockcliff	±13,001	Suite 85	Trader Joe's	±11,160
Suite 21	Ike's Lair Sandwich Shop	±1,395	Suite 93	Danville Clock	±720
Suite 23	US Post Office	±3,547	Suite 95	Z-Pizza	±720
Suite 29	Parrot AT&T	±1,210	Suite 97	Eye Q Optometric Design	±688
Suite 33	Chipotle	±1,694	Suite 99	C2 Education	±1,680



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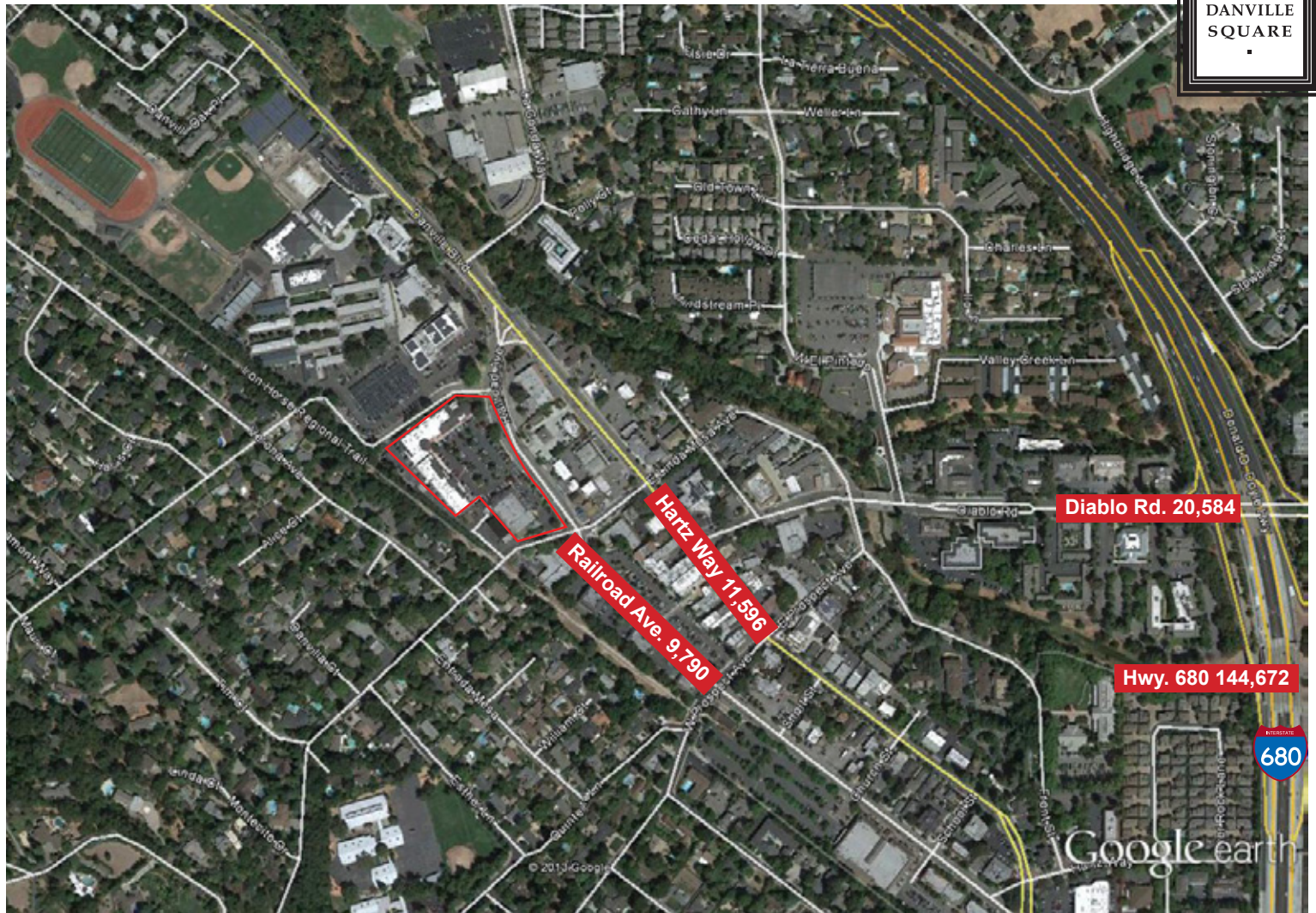
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TRAFFIC COUNTS



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