

FOR LEASE

# AVAILABLE FOR LEASE

125 RAILROAD AVE, DANVILLE, CA

## *Retail & Office Building for Lease in the Heart of Downtown Danville*

High traffic downtown location

Prominent building signage

Middle of a retail and downtown metropolis

3/1,000 parking

Additional public parking across the street

Total ADT at Railroad Ave: 11,184

Located in retail setting next to Danville Museum,  
Trader Joe's, Lunardi's and Mechanics Bank

**BRUCE MATESSO**

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LIC N° 01712838

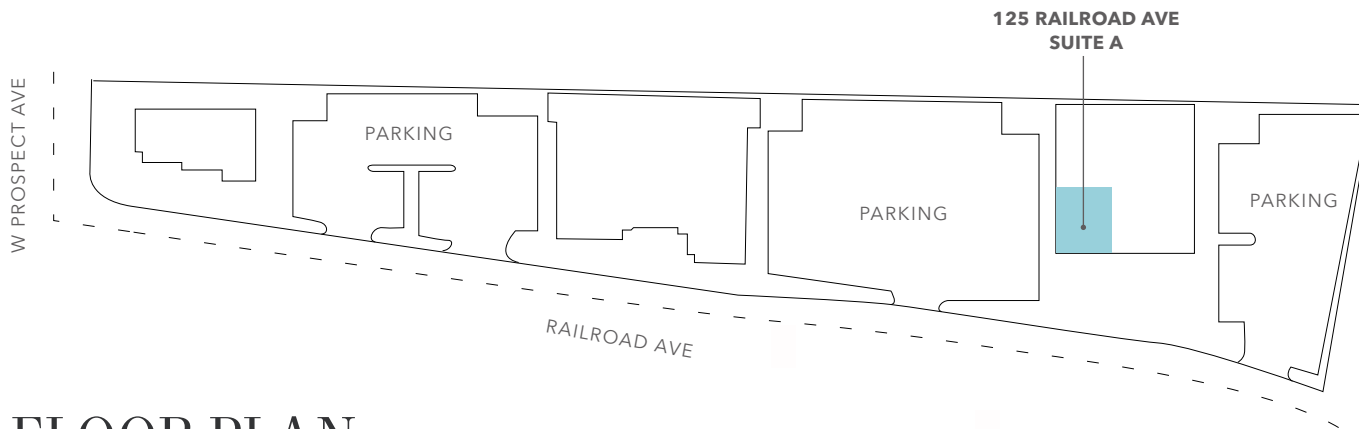


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## SITE PLAN



3/1,000

PARKING

NOW

AVAILABLE

## FLOOR PLAN

*Office*



FLOOR PLANS  
NOT TO SCALE

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## DEMOGRAPHICS

|                  | 3 Miles   | 5 Miles   | 10 Miles  |
|------------------|-----------|-----------|-----------|
| EST. POPULATION  | 41,085    | 99,436    | 544,440   |
| PROJ. POPULATION | 40,943    | 99,750    | 546,495   |
| MEDIAN AGE       | 47.5      | 48.6      | 43.6      |
| EST. HOUSEHOLDS  | 15,095    | 38,948    | 207,601   |
| PROJ. HOUSEHOLDS | 15,042    | 39,063    | 208,336   |
| ANNUAL GROWTH    | 0.1%      | 0.4%      | 0.7%      |
| AVG HH INCOME    | \$208,963 | \$193,810 | \$171,029 |
| MEDIAN HH INCOME | \$202,245 | \$175,368 | \$144,660 |
| TOTAL BUSINESSES | 2,458     | 6,680     | 28,279    |
| TOTAL EMPLOYEES  | 16,309    | 71,016    | 221,176   |

*For more  
information,  
please contact*

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