

FOR LEASE

RETAIL / CAFE

190 HARTZ AVENUE

Suite 150 | Downtown Danville, CA 94526



±1,159 SF

Available retail / cafe space

NNN

Lease structure

DOWNTOWN

Hartz Avenue storefront

STARTING RENT

\$5.00/SF/MONTH

CAM

\$1.33/SF/MONTH

DOWNTOWN CAFE / FOOD-SERVICE OPPORTUNITY

Highly visible Hartz Avenue storefront with an existing cafe layout, service counter, walk-in refrigerator and freezer areas, kitchen infrastructure and sidewalk seating potential. Located in the heart of Downtown Danville's retail and dining district.

PROPERTY HIGHLIGHTS

- Existing cafe / food-service layout with kitchen exhaust
- Walk-in refrigerator and walk-in freezer
- Three-compartment sink, two-compartment sink and dishwasher locations shown on plan
- Long service counter with open customer seating area
- Sidewalk seating on Hartz Avenue
- Strong downtown pedestrian and vehicle exposure
- Nearby 82-space Rose Street City parking lot

IDEAL FOR

Cafe • Bakery • Coffee / Tea • Quick-Service Restaurant • Specialty Food • Similar Retail Uses

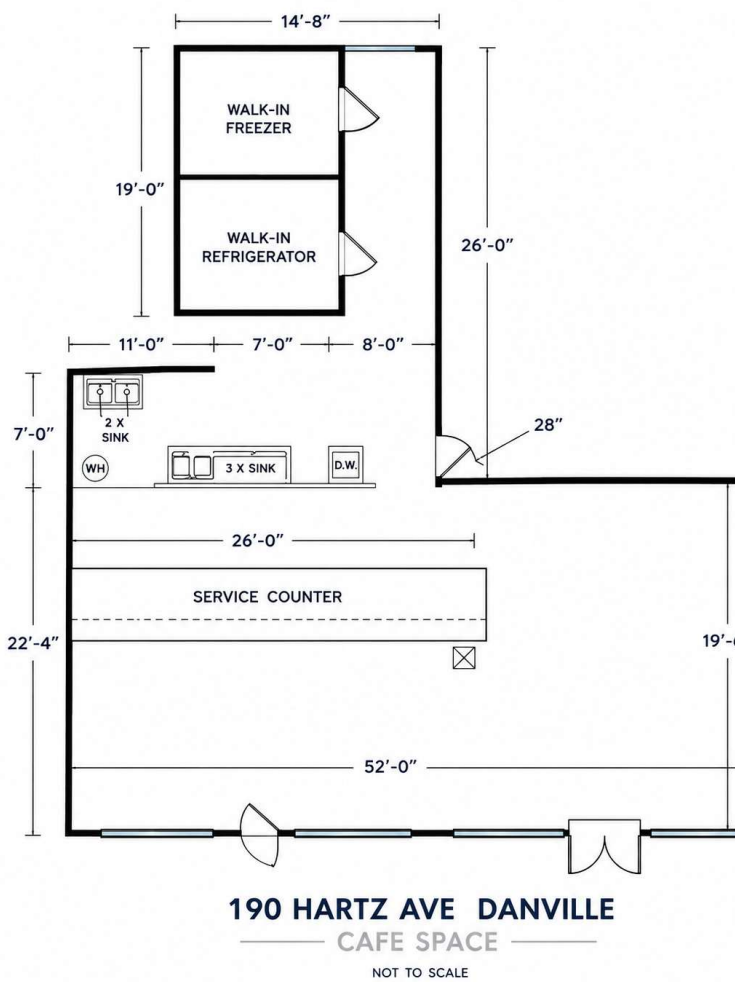
KELLY J. KLINGLER

Wells & Bennett | Commercial Real Estate

(925) 550-9540

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FLOOR PLAN & SPACE PHOTOS



Marketing plan only - not to scale. Tenant to verify dimensions, use, equipment, utilities and code requirements.



Downtown Danville / Hartz Avenue



Hartz Avenue storefront



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FOR LEASING INFORMATION
Kelly J. Klingler | Wells & Bennett

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