

FREESTANDING 2ND GEN. RESTAURANT

Moraga Shopping Center

KWP
REAL ESTATE

1440 Moraga Way, Moraga, CA 94556



BRUCE CARLSON · 415.385.1322 · bruce.carlson@kwprealestate.com · DRE #00887127

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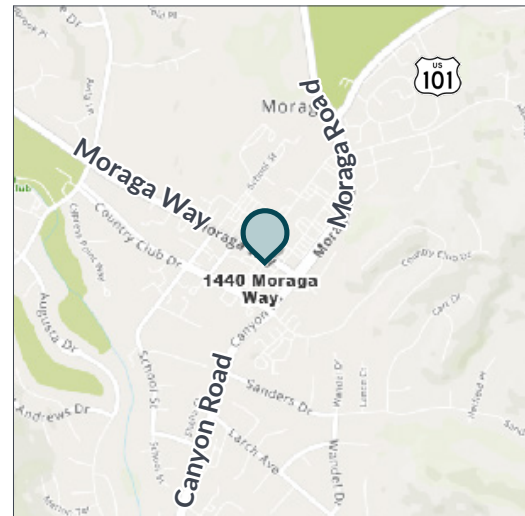
AVAILABLE

	Size:	Rent:
2nd Gen. Restaurant	±2,400 SF ±17,424 SF lot	call for pricing

PROPERTY HIGHLIGHTS

- Rare opportunity for 2nd generation restaurant space in busy neighborhood center
- Fantastic co-tenancy with Safeway and Wells Fargo as anchor tenants
- 2nd generation restaurant space has pylon sign and ±95 feet of frontage on Moraga Way with one curb cut. There is also potential for a drive-thru
- ±17,459 CPD on Moraga Way and Canyon Rd.
- High demographic profile in Moraga. Average HHI is \$236,669 within a three mile radius

Prospective tenants are hereby advised that all uses are subject to City approval



TRADE AREA



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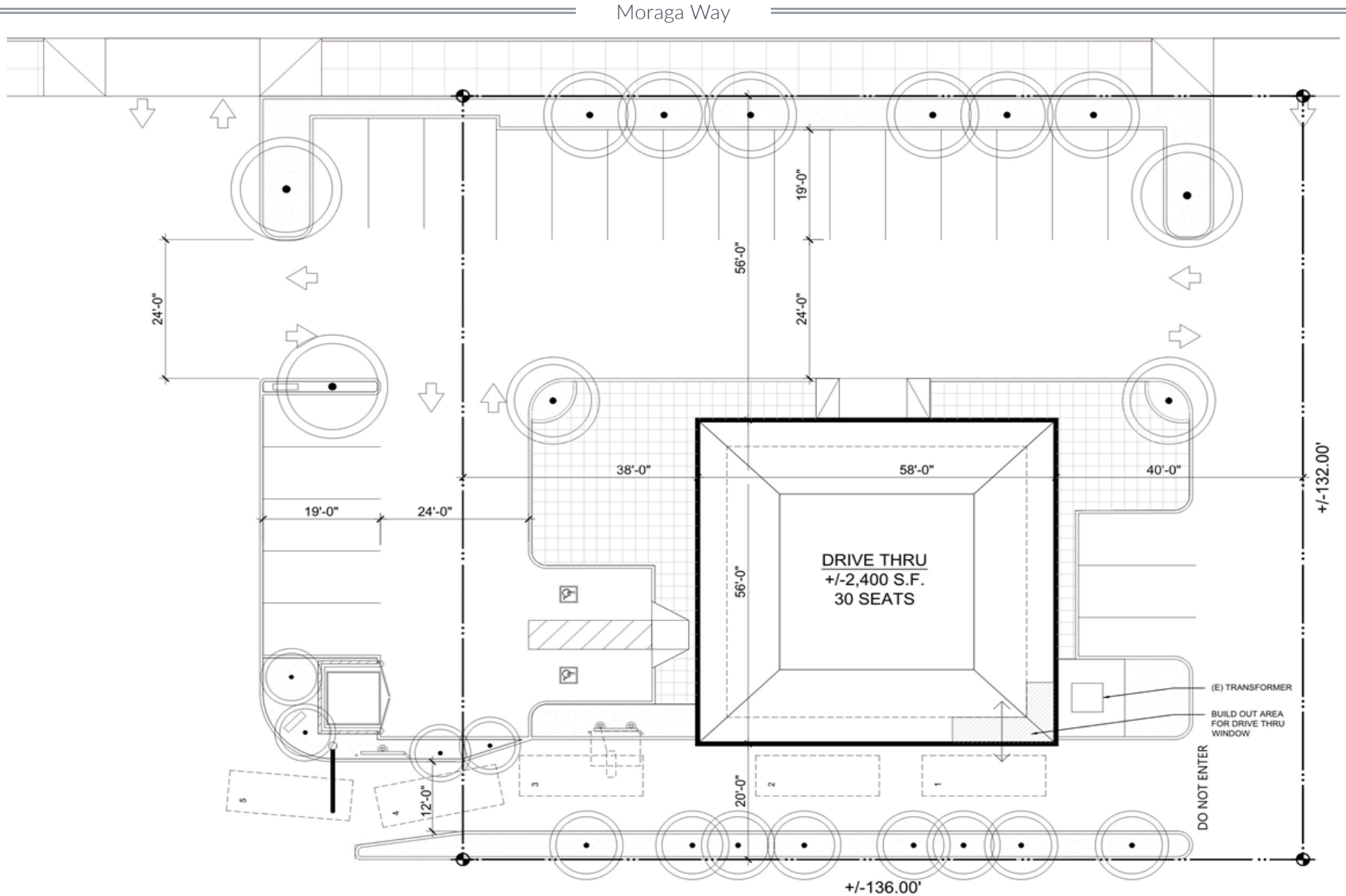
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Potential Drive-Thru Design

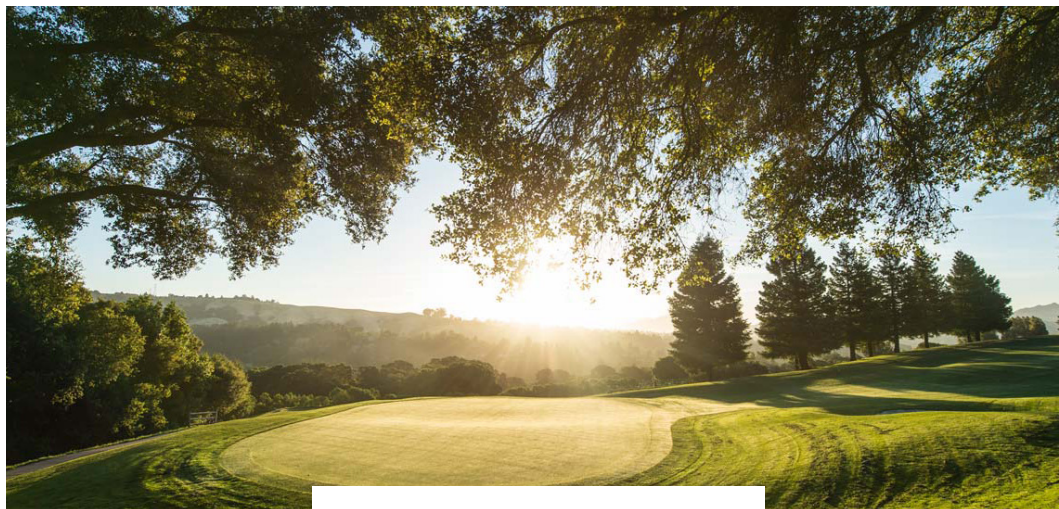


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AREA DEMOGRAPHICS



	1 Mile	3 Mile	5 Miles
POPULATION			
2021 Estimated Population	7,729	27,137	122,181
2025 Projected Population	7,955	27,966	124,042
2010 Census Population	6,862	24,342	111,376
2000 Census Population	6,356	24,878	110,868
Projected Annual Growth 2021 to 2025	0.6%	0.6%	0.3%
Historical Annual Growth 2000 to 2021	1.0%	0.4%	0.5%
2021 Median Age	45.8	45.6	47.4
HOUSEHOLDS			
2021 Estimated Households	2,643	9,420	50,152
2025 Projected Households	2,796	9,971	52,331
2010 Census Households	2,374	8,581	46,331
2000 Census Households	2,361	8,837	45,891
Projected Annual Growth 2021 to 2025	1.2%	1.2%	0.9%
Historical Annual Growth 2000 to 2021	0.6%	0.3%	0.4%
RACE & ETHNICITY			
2021 Estimated White	72.3%	72.8%	65.5%
2021 Estimated Black or African American	2.0%	2.1%	7.7%
2021 Estimated Asian or Pacific Islander	18.9%	18.3%	18.6%
2021 Estimated American Indian or Native Alaskan	0.1%	0.2%	0.3%
2021 Estimated Other Races	6.7%	6.6%	7.9%
2021 Estimated Hispanic	7.1%	7.8%	9.2%
INCOME			
2021 Estimated Average Household Income	\$234,158	\$236,669	\$207,472
2021 Estimated Median Household Income	\$166,224	\$184,732	\$157,894
2021 Estimated Per Capita Income	\$80,608	\$82,536	\$85,335
EDUCATION			
2021 Estimated High School Graduate	5.6%	5.6%	7.8%
2021 Estimated Some College	10.5%	11.4%	13.5%
2021 Estimated Associates Degree Only	7.2%	6.2%	5.8%
2021 Estimated Bachelors Degree Only	39.1%	38.2%	36.1%
2021 Estimated Graduate Degree	36.5%	37.6%	33.5%
BUSINESS			
2021 Estimated Total Businesses	291	718	5,138
2021 Estimated Total Employees	2,674	5,209	31,564
2021 Estimated Employee Population per Business	9.2	7.3	6.1
2021 Estimated Residential Population per Business	26.6	37.8	23.8

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