

PAD BUILDING FOR LEASE

# Moraga Shopping Center

1400 Moraga Way, Moraga, CA 94556



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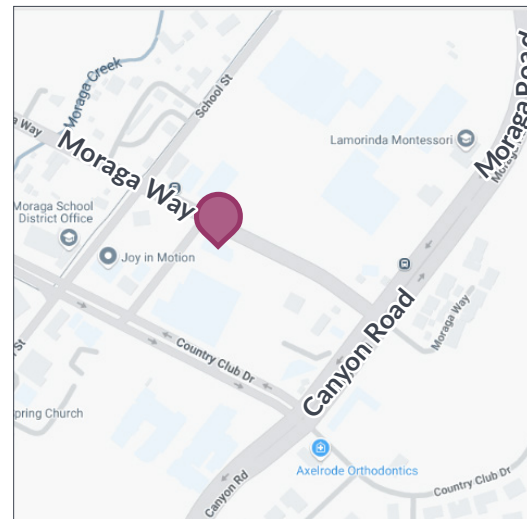
### AVAILABLE

**Size:** ±4,851 SF (divisible to ±1,152 SF)  
**Rent:** Call broker for details  
**Parking:** On-site open surface parking

### PROPERTY HIGHLIGHTS

- Rare opportunity for former bank branch with ATM on retail pad in busy neighborhood center
- Fantastic co-tenancy with Safeway and Wells Fargo as anchor tenants
- Across the street from Chase bank
- ±17,459 CPD on Moraga Way and Canyon Rd.
- High demographic profile in Moraga. Average HHI is \$309,910 within a three mile radius

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



### TRADE AREA



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FORMER BANK BRANCH



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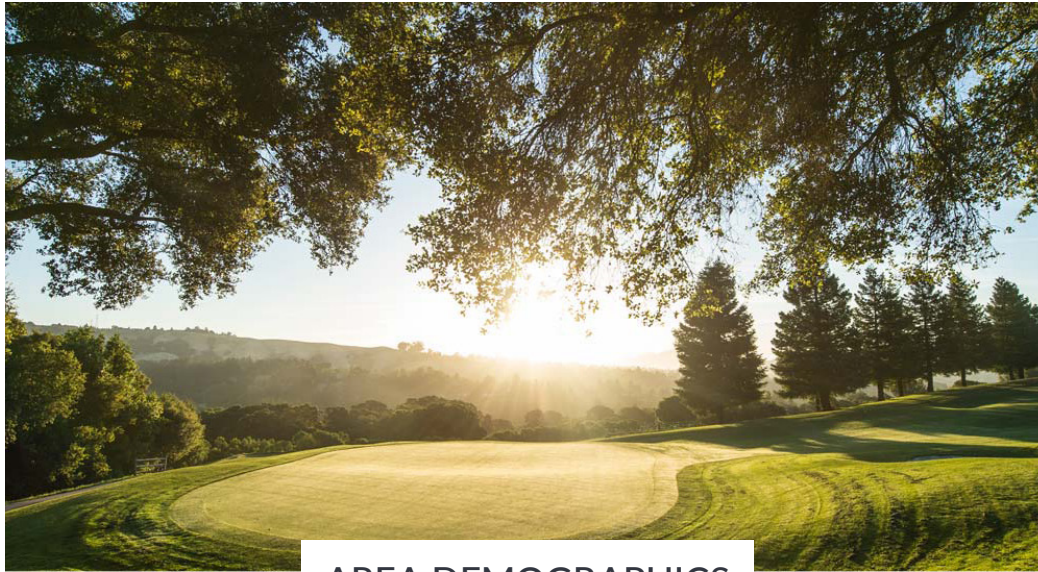
**FORMER BANK BRANCH**  
**±4,851 SF**  
**(DIVISIBLE TO ±1,152 SF)**



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### AREA DEMOGRAPHICS



1 Mile      3 Miles      5 Miles

#### POPULATION

	1 Mile	3 Miles	5 Miles
<b>2024 Estimated Population</b>	<b>6,823</b>	<b>25,651</b>	<b>122,963</b>
2029 Projected Population	6,721	25,297	121,052
2020 Census Population	6,872	26,157	126,085
2010 Census Population	6,520	24,683	117,557
Projected Annual Growth 2024 to 2029	-0.3%	-0.3%	-0.3%
Historical Annual Growth 2010 to 2024	0.3%	0.3%	0.3%
2024 Median Age	42.4	43.7	47.1

#### HOUSEHOLDS

2024 Estimated Households	2,316	9,006	51,112
2029 Projected Households	2,259	8,796	49,886
2020 Census Households	2,309	8,945	51,188
2010 Census Households	2,239	8,723	48,967
Projected Annual Growth 2024 to 2029	-0.5%	-0.5%	-0.5%
Historical Annual Growth 2010 to 2024	0.2%	0.2%	0.3%

#### RACE & ETHNICITY

2024 Estimated White	65.7%	66.1%	59.0%
2024 Estimated Black or African American	1.6%	1.7%	8.8%
2024 Estimated Asian or Pacific Islander	19.7%	19.5%	18.5%
2024 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.4%
2024 Estimated Other Races	12.9%	12.4%	13.3%
2024 Estimated Hispanic	11.3%	10.7%	11.5%

#### INCOME

	1 Mile	3 Miles	5 Miles
<b>2024 Estimated Average Household Income</b>	<b>\$289,907</b>	<b>\$309,910</b>	<b>\$261,876</b>
2024 Estimated Median Household Income	\$206,396	\$220,396	\$183,942
2024 Estimated Per Capita Income	\$99,099	\$109,279	\$109,072

#### EDUCATION

2024 Estimated High School Graduate	6.5%	5.0%	7.5%
2024 Estimated Some College	7.7%	7.5%	10.5%
2024 Estimated Associates Degree Only	7.1%	6.4%	5.4%
2024 Estimated Bachelors Degree Only	41.3%	40.1%	35.9%
2024 Estimated Graduate Degree	35.4%	39.6%	36.7%

#### BUSINESS

2024 Estimated Total Businesses	257	821	5,399
<b>2024 Estimated Total Employees</b>	<b>1,644</b>	<b>6,192</b>	<b>32,648</b>
2024 Estimated Employee Population per Business	6.4	7.5	6.0
2024 Estimated Residential Population per Business	26.6	31.2	22.8



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