

JUNIOR ANCHOR SPACE AVAILABLE

# Moraga Shopping Center

KENNEDY WILSON

BROKERAGE

1441 Moraga Way, Moraga, CA 94556



**BRUCE CARLSON** · 415.385.1322 · [bcarlson@kennedywilson.com](mailto:bcarlson@kennedywilson.com) · DRE #00887127

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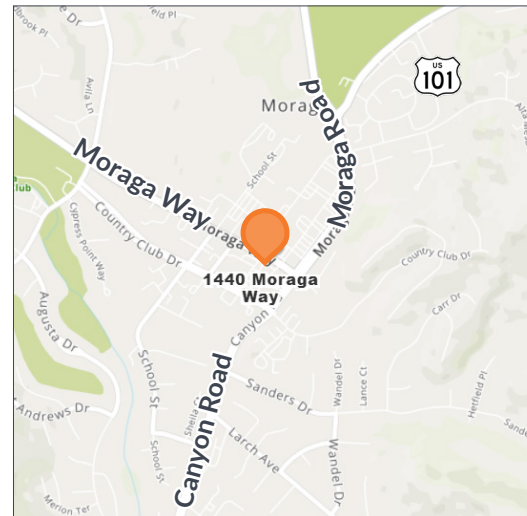
### AVAILABLE

	Size:	Rent:
Jr. Anchor Space	22,289 SF	call for pricing

### PROPERTY HIGHLIGHTS

- Rare opportunity for junior anchor space
- Fantastic co-tenancy with Safeway and Wells Fargo as anchor tenants
- Junior anchor space is located on the main thoroughfare at the corner of Moraga Way and Canyon Road
- ±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



**Bruce Carlson**  
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**Kennedy Wilson Brokerage • 1850 Gateway Blvd., Suite 130, Concord, CA 94520**

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JUNIOR ANCHOR



MORAGA RD.: ±23,360 CPD

CANYON RD.: ±16,570 CPD

MORAGA WAY.: ±17,459 CPD

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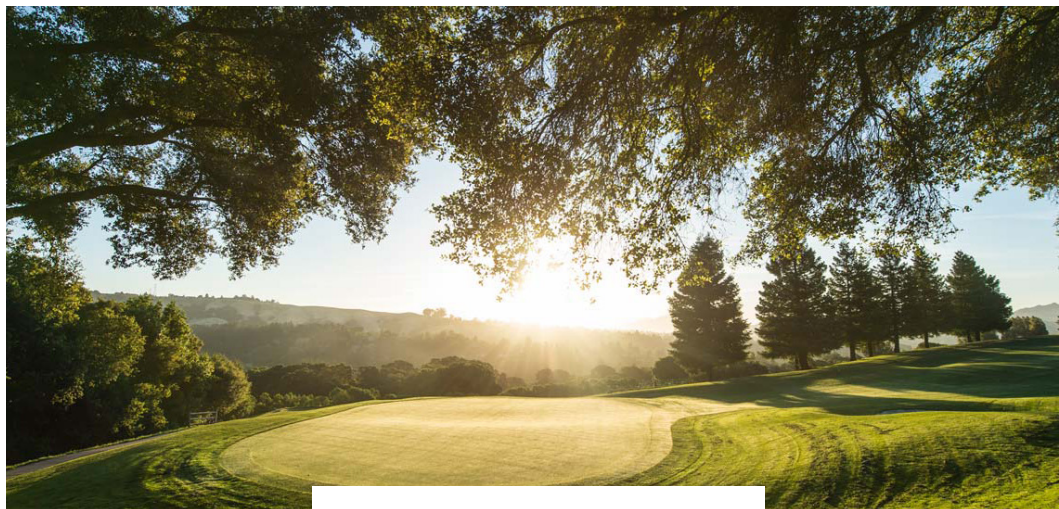
**JUNIOR ANCHOR SPACE**  
**22,289 SF**



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### AREA DEMOGRAPHICS



	1 Mile	3 Mile	5 Miles
<b>POPULATION</b>			
<b>2021 Estimated Population</b>	<b>7,729</b>	<b>27,137</b>	<b>122,181</b>
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
<b>HOUSEHOLDS</b>			
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%
<b>RACE &amp; ETHNICITY</b>			
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%
<b>INCOME</b>			
<b>2021 Estimated Average Household Income</b>	<b>\$234,158</b>	<b>\$236,669</b>	<b>\$207,472</b>
2021 Estimated Median Household Income	\$166,224	\$184,732	\$157,894
2021 Estimated Per Capita Income	\$80,608	\$82,536	\$85,335
<b>EDUCATION</b>			
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%
<b>BUSINESS</b>			
2021 Estimated Total Businesses	291	718	5,138
<b>2021 Estimated Total Employees</b>	<b>2,674</b>	<b>5,209</b>	<b>31,564</b>
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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An aerial photograph of a commercial and residential area. In the foreground, there are several large commercial buildings with flat roofs and extensive parking lots filled with cars. The buildings have a mix of light-colored and reddish-brown roofs. In the background, there are rolling hills and mountains covered in dense green trees. The sky is overcast and grey.

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