

OFFERING MEMORANDUM

FOR SALE

*Multi-Use Residential/Commercial Property
Development/Owner-User/Investor*

*±2.51 Acre Site includes ± 27,960 Office
Building with ±100 Parking Spaces*

Rare development opportunity in the affluent
Town of Moraga

Proximity to Saint Mary's campus and across from
Rheem Valley Shopping Center

Delivered vacant

VERSATILE DEVELOPMENT

Permitted residential density is 24 units per acre or 60
developable units

Higher density, 75-100+ units, may be achieved by
developing senior housing, affordable housing and/or
using State Density Bonus Program

As a former Lucky's Supermarket the property
improvements are versatile for retail and commercial use

km Kidder
Mathews

380 MORAGA ROAD, MORAGA, CA

380 MORAGA
ROAD

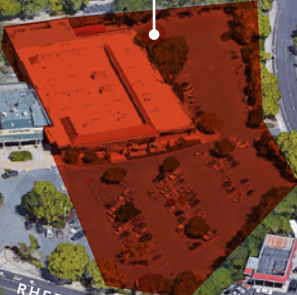




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AREA OVERVIEW

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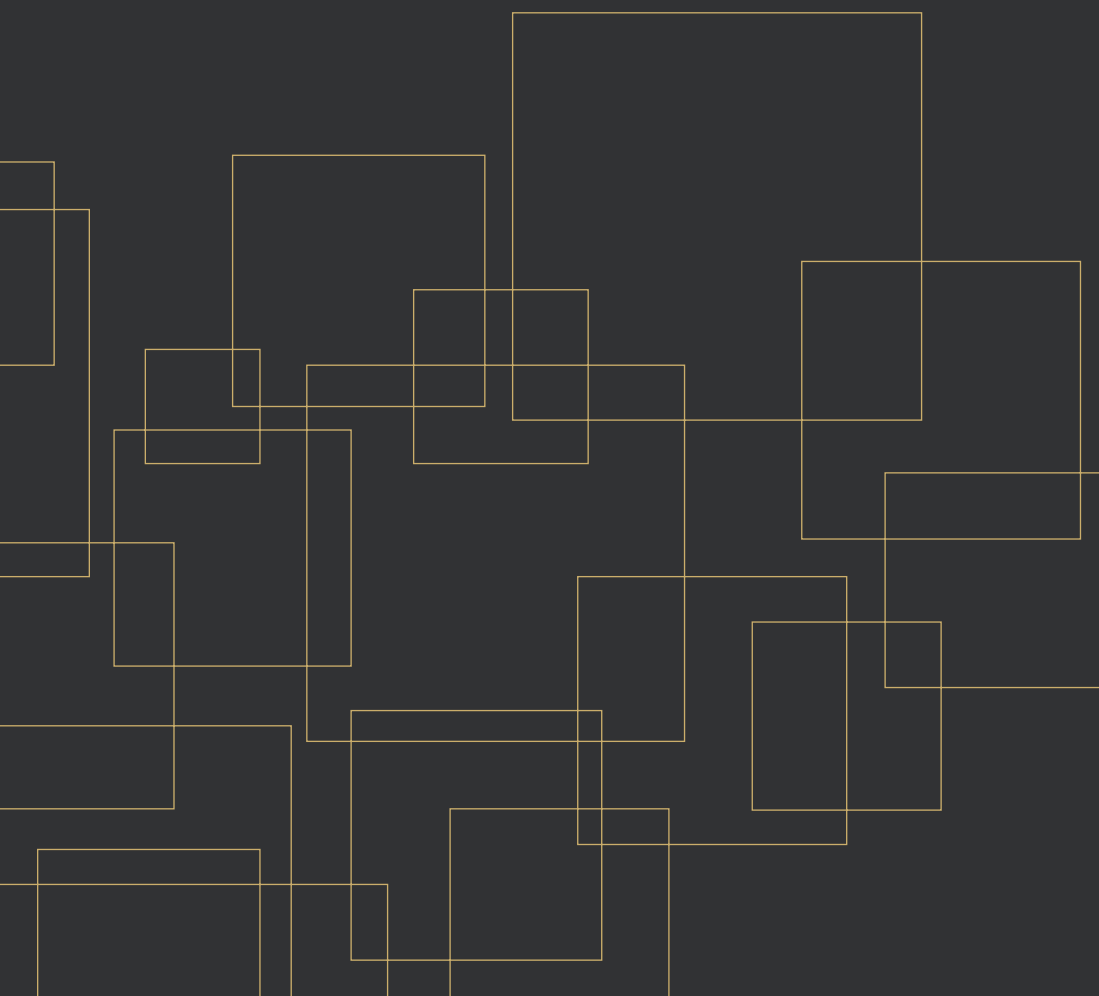
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EXECUTIVE SUMMARY

PREMIER *MULTI- USE RESIDENTIAL/ COMMERCIAL* OPPORTUNITY

Kidder Mathews as Exclusive Representative, is pleased to offer for sale 380 Moraga Road, Moraga CA, (the "Property"). This is a rare opportunity for a developer, owner-user and/or investor to acquire a 2.51 acre site improved with a ±27,960 SF office building, in the affluent Town of Moraga. Located at the prominent corner of Moraga Road and Rheem Blvd, the Property is situated across from the Rheem Shopping Center with proximity to the Saint Mary's College campus.

The Town of Moraga, California is one of the most prosperous zip codes in the United States. Boasting a median household income well above the national average, highly rated schools, and strong quality of life, Moraga attracts a highly educated and established population with strong purchasing power.

The Town of Moraga recently adopted housing element and zoning changes to Rheem Park Mixed Commercial-Residential which allows for residential development at a permitted density of 24 units per acre. Additional density may be achieved by developing senior and affordable housing and utilizing the State Density Program.

±2.51 AC

GROSS LAND SIZE

24

UNITS/AC

±27,960

OFFICE BUILDING



Offering Purchase Price \$8,888,000

OFFERING TERMS

380 Moraga Road, Moraga CA, is being offered for sale. All investors should base their offer on the "as-is, where is" condition of the property.

In order to assist with underwriting, qualified purchasers will be provided access upon request to available due diligence information. The Owner requests that all interested parties provide Kidder Mathews with a formal Letter of Intent outlining the terms and conditions under which they propose to acquire the site. In addition, please provide a detailed summary of your company, principals and transaction history.

PROPERTY SUMMARY

ADDRESS	380 Moraga Road, Moraga, CA 94575
PROPERTY IMPROVEMENT	±27,960 SF 1 story office
GROSS LAND SIZE	±2.51 Acres (±109,336 SF)
FRONTAGE DIMENSIONS	Moraga Rd: 389' Rheem Blvd: 72'
PERMITTED DENSITY	24 units/acre
ZONING	Rheem Park Mixed Commercial-Residential
YEAR BUILT	1971 (Fully renovated to office 1998)

380 MORAGA ROAD



INVESTMENT HIGHLIGHTS

IRREPLACEABLE

Rare opportunity to develop ±2.51-acre site in one of the most affluent neighborhoods in the Bay Area.

RESIDENTIAL DEVELOPMENT

The town of Moraga recently adopted a Housing Element and a zoning change that now allows for residential development of this site.

MORAGA

Offers a unique blend of upscale living, a well-educated population, and a stable economy in a safe neighborhood.

GREAT PLACE TO RAISE KIDS

Nationally ranked schools, multiple sports options, scenic hikes, and a thriving farmers market.

STRATEGIC LOCATION

Moraga is located in East Bay's innovation corridor, providing easy access to major highways and BART. Businesses can reach centers like Walnut Creek, Oakland, and San Francisco with ease, and tap into a wider talent pool and customer base. However, there has been a critical shortage of new housing development.

SAINT MARY'S COLLEGE

Moraga benefits from the presence of Saint Mary's College of California, which is a primary employer for the area and generates high student population.

DEMOGRAPHICS

One of the nation's highest median household incomes and home values.



MORAGA'S MARKET IS RIPE FOR CHANGE

The town of Moraga spans 9.4 square miles and has a population of 17,105 individuals across 15,210 households.

+118,018

POPULATION WITHIN 5 MILES

+1,044,302

POPULATION WITHIN 10 MILES

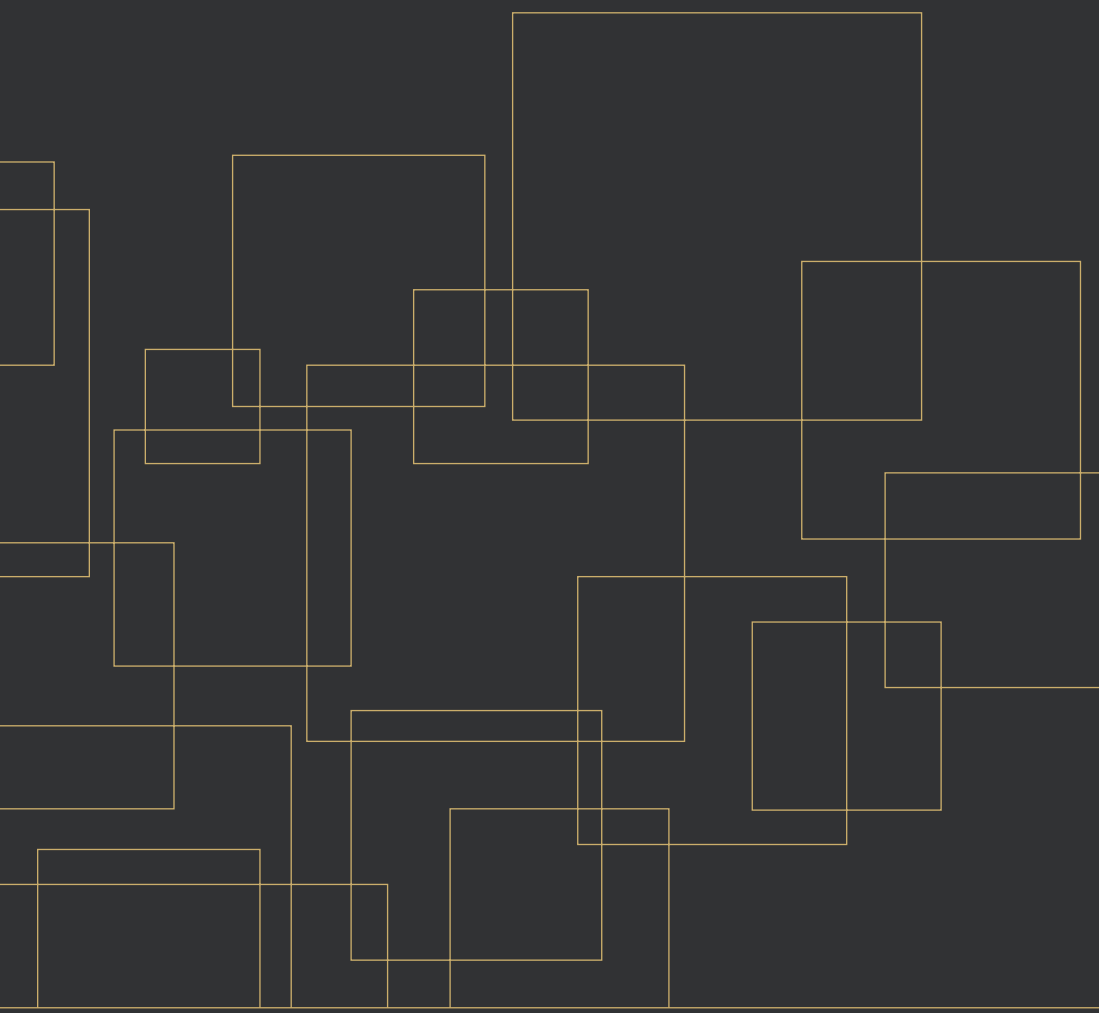
\$264,967

AVERAGE HOUSEHOLD INCOME

79.1%

COLLEGE & ADVANCED DEGREES





PROPERTY OVERVIEW

PROPERTY SUMMARY

380 Moraga Road comprises a one-story office building, owned and occupied by Saint Mary's College.

Property has a total rentable area of ±27,960 square feet and sits on a 2.51-acre site providing 100 on-site surface parking spaces, resulting in a parking ratio of 3.58 per 1,000 SF of net rentable area. The building is located on the corner of Rheem Boulevard and Moraga Road in the Town of Moraga. It was originally constructed in 1971 as a supermarket and fully renovated in 1998 into an office building for Saint Mary's College Rheem Campus.

HIGHLIGHTS

BASIC CONSTRUCTION	Concrete and wood
FOUNDATION	Reinforced concrete slab
FLOORS	Concrete slab
EXTERIOR WALLS	Concrete and rock
ROOF TYPE	Flat with parapet walls and mansard
ROOF COVER	Built-up assemblies with rolled asphalt cover/sealed membrane and tile on mansard
WINDOWS	Thermal windows in aluminum frames
HEAT SOURCE	Gas
HEATING SYSTEM	Forced Air
COOLING	Central HVAC roof mounted
ELECTRICAL SERVICE	2-1000 amp, 3 phase services



±27,960
TOTAL SF

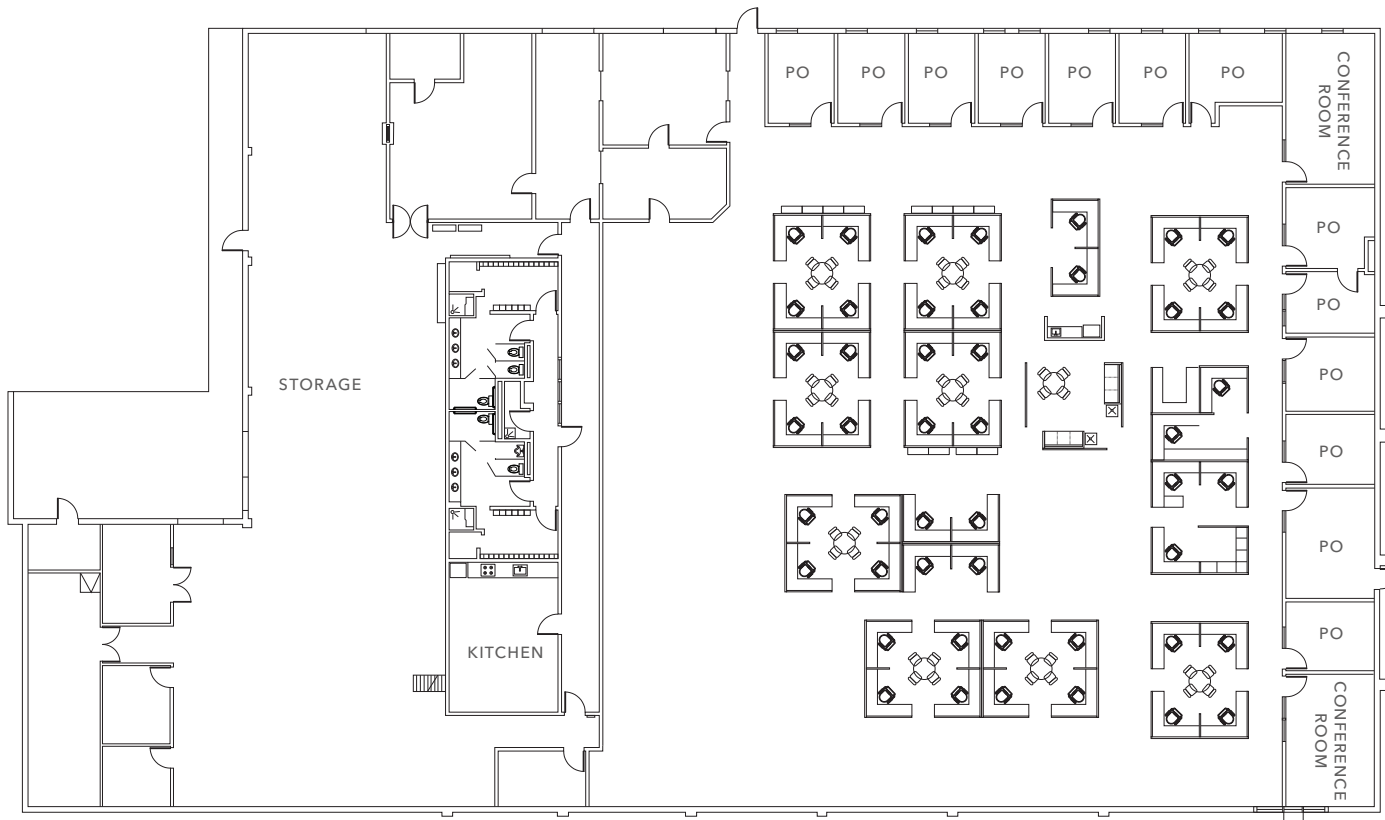
±2.51
TOTAL ACRES

100
PARKING SPACES

INTERIOR PHOTOS



FLOOR PLAN



±27,960 SF

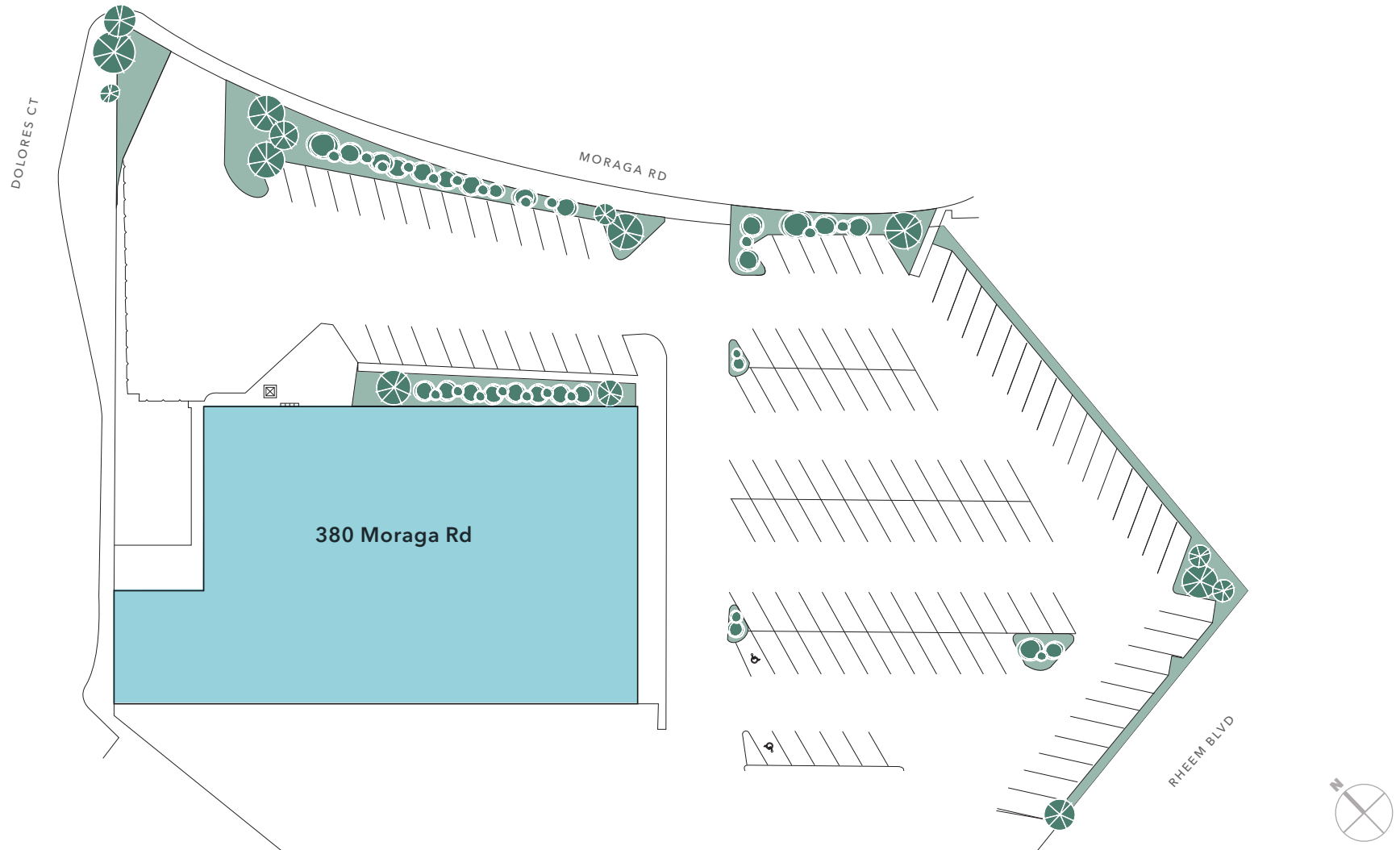
IMPROVEMENTS

\$8.888M

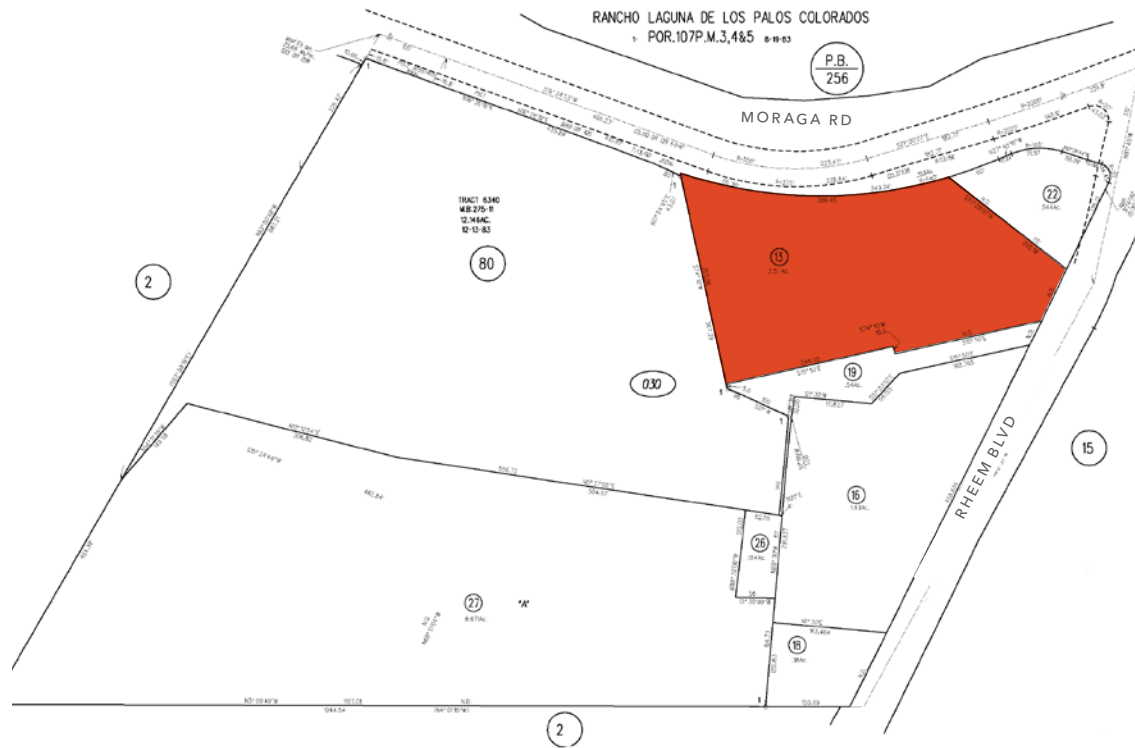
PRICE

- Twelve (12) private offices (perimeter)
- Two (2) conference rooms
- Large open area for workstations
- Ample kitchen breakroom
- Lounge room
- Copy/supply room
- Dock-Hi loading access

SITE PLAN



PLAT MAP



ZONING

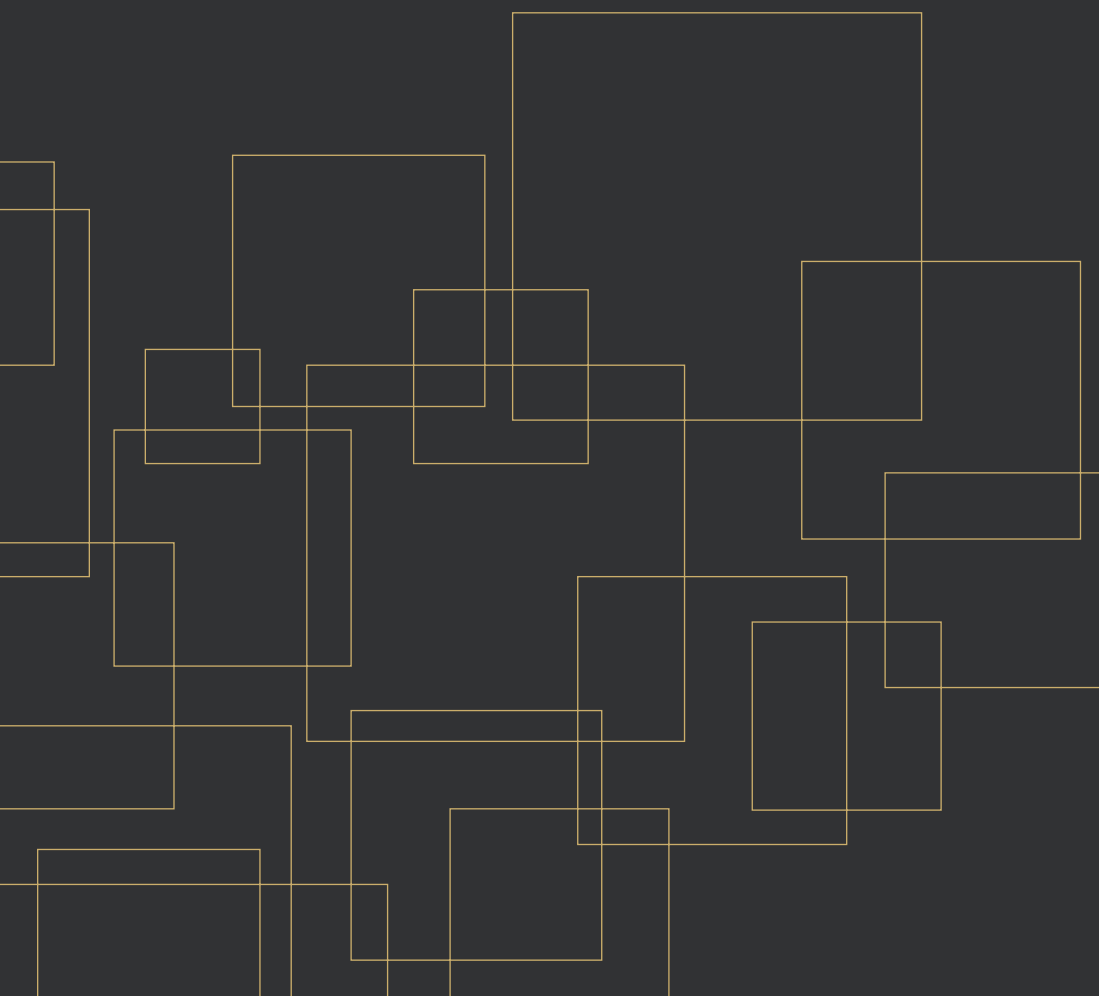
According to information provided by the Planning Department of the Town of Moraga, the Town Council held a meeting on January 25, 2023, where they adopted the Housing Element and made changes to the zoning.

As a result, the property has now been zoned as Rheem Park Mixed Commercial-Residential. The new zoning allows for a maximum density of 24 dwelling units per acre. The property has been identified by Moraga Planning as a potential residential redevelopment site due to the current zoning.

Based on the indicated density of 24 dwelling units per acre, the property has a potential for development of up to 60 units. Planning also indicated that the use of density bonus laws or affordable housing use could increase the potential unit count over 100 units.

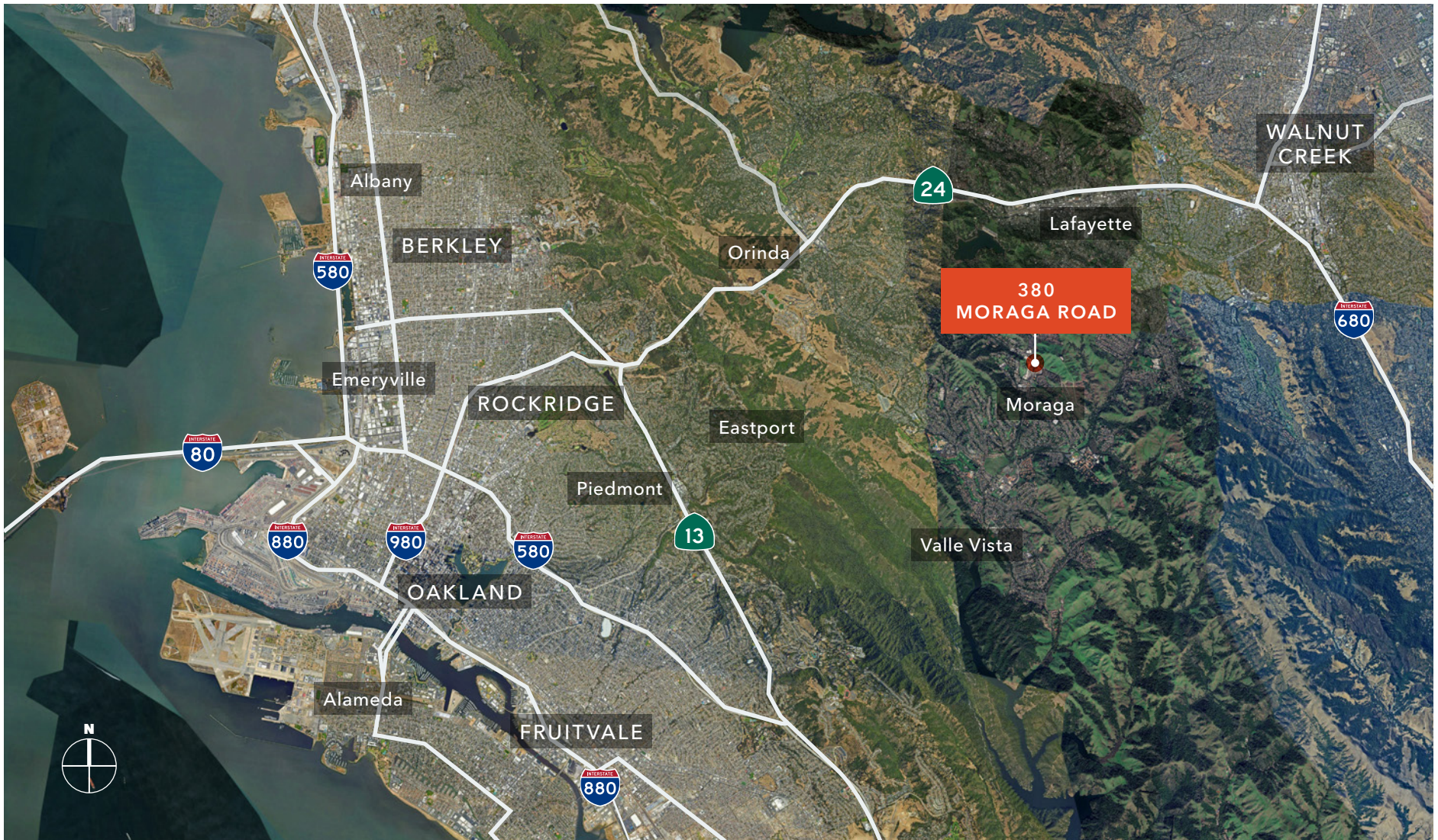
As per the Updated Housing Element for the Town of Moraga, the town will continue to work with property owners in the Moraga Center and Rheem Park commercial districts to support and encourage the development of housing on vacant and underutilized sites. This will involve implementing the Moraga Center Specific Plan, as well as additional plans and programs to make residential and mixed-use development more viable in both the Moraga Center and Rheem Park areas.





AREA OVERVIEW

REGIONAL MAP



MAJOR *CONTRA COSTA AND ALAMEDA COUNTY* EMPLOYERS



UNIVERSITY OF CALIFORNIA

NO. OF EMPLOYEES >10,000

BUSINESS TYPE Education



WESTERN DIGITAL

NO. OF EMPLOYEES >10,000

BUSINESS TYPE Technology



CHEVRON CORPORATION

NO. OF EMPLOYEES >10,000

BUSINESS TYPE Energy



GRIFOLS

NO. OF EMPLOYEES 5,000-9,999

BUSINESS TYPE Education



LAWRENCE LIVERMORE NATIONAL LIBRARY

NO. OF EMPLOYEES 5,000-9,999

BUSINESS TYPE Research



LAWRENCE BERKELEY NATIONAL LIBRARY

NO. OF EMPLOYEES 5,000-9,999

BUSINESS TYPE Research



JOHN MUIR HEALTH

NO. OF EMPLOYEES 1,000-4,499

BUSINESS TYPE Healthcare



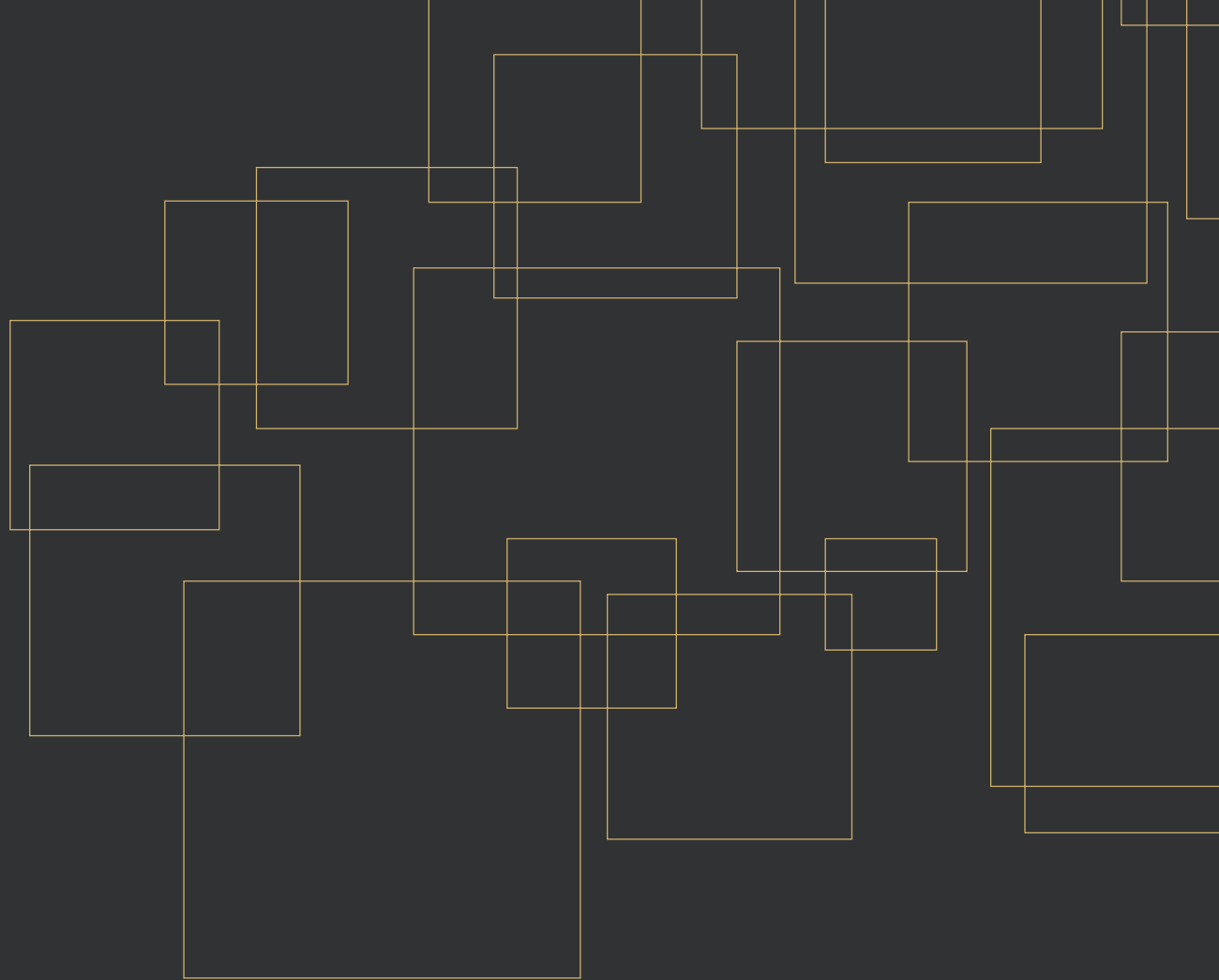
KAISER PERMANENTE

NO. OF EMPLOYEES 1,000-4,499

BUSINESS TYPE Finance

BART TRANSIT MAP





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