

# 346 RHEEM BLVD

MORAGA • CA

REDEVELOPMENT OR  
OWNER/USER  
OPPORTUNITY



±16,290 SF OFFICE BUILDING ON 1.69 ACRES

**NEWMARK**

OFFERING MEMORANDUM





## Disclaimer

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This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation (November 2025) of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent. 10552254834 346 Rheem Moraga OM



# 346 RHEEM BLVD

## MORAGA • CA



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# 1

## EXECUTIVE SUMMARY



# THE OFFERING

Newmark, as exclusive advisor, is pleased to offer the opportunity to acquire 346 Rheem Boulevard (the “Property” or “Site”), an approximately 16,290 square foot multi-tenant office building situated on 1.69 acres in the affluent community of Moraga, CA. With a largely flat topography, shorter term tenants and the Rheem Mixed Office-Residential (RMOR) zoning allowing a permitted density of 24 units per acre, the Site is well suited for a residential or mixed-use redevelopment.

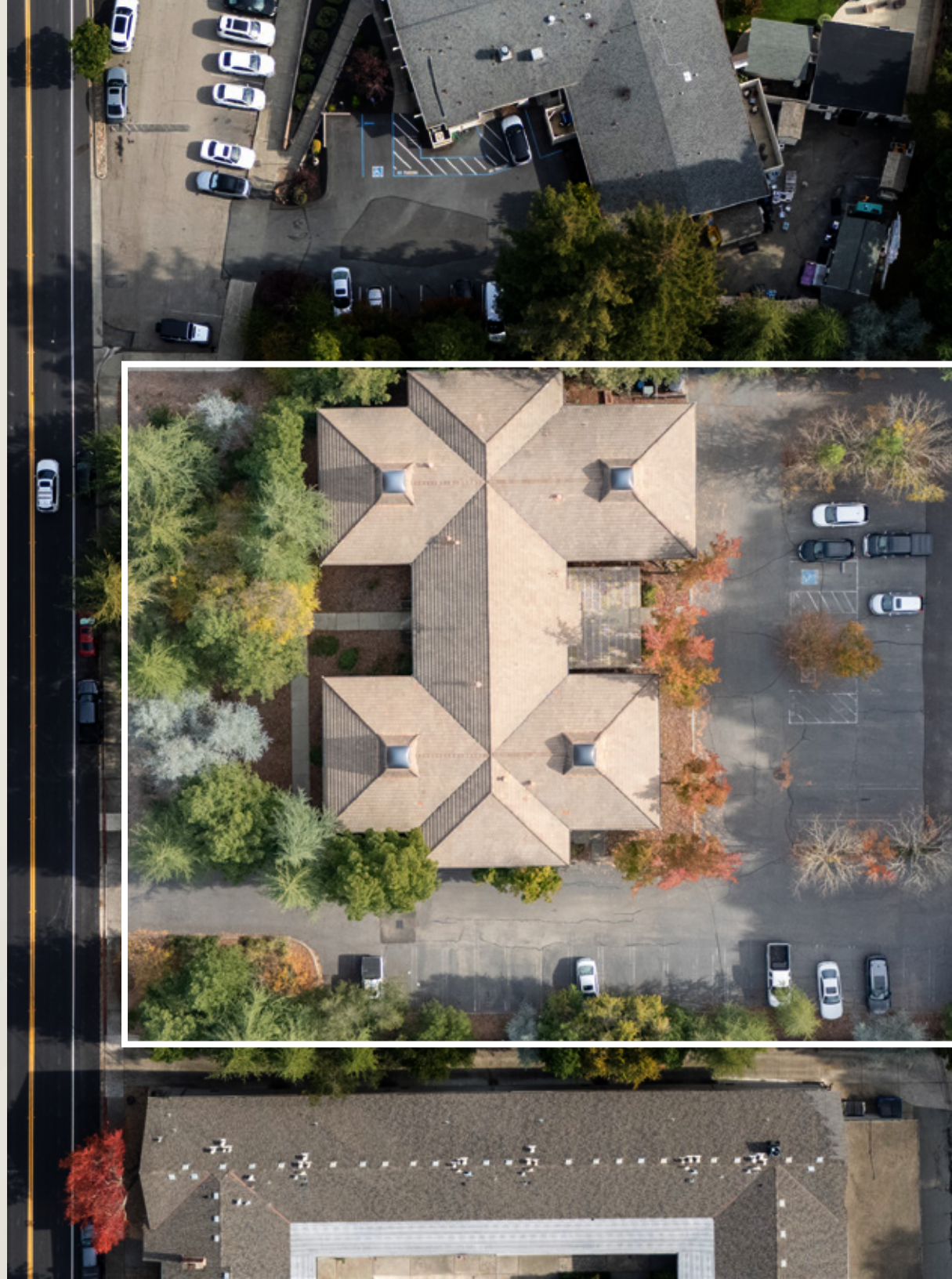
## OFFERING SUMMARY

**Price:** Determined by market

**Site:** ±1.69 acres

**Building:** ±16,290 square feet

**Units/Acre:** 24 (base zoning), higher density possible with State Bonus Density Program



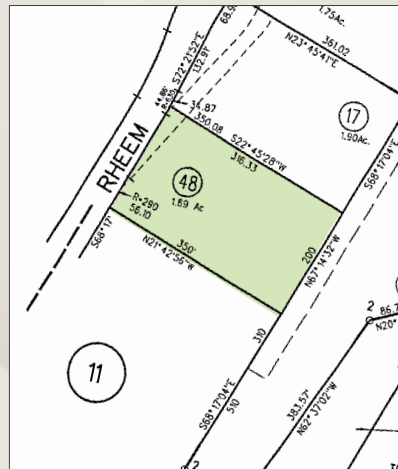


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## PROPERTY INFORMATION

Address:	346 Rheem Blvd., Moraga. CA 94556
Parcel Number:	255-140-048-0
Site:	±1.69 acres
Building:	±16,290 square feet (public record)
Stories:	2
Elevator:	No
Sprinklers:	Yes
Zoning:	Rheem Mixed Office-Residential (RMOR)
Parking:	Ample surface
Built:	1984



	1 Miles	5 Miles	10 Miles
Population	6,245	116,386	1,017,099
Avg. HH Income	\$183,787	\$181,740	\$142,284
Daytime Population	1,635	60,576	524,275









## 2 PROPERTY OVERVIEW



# OFFERING HIGHLIGHTS



## **SITE**

Large, 1.69-acre infill parcel rezoned in 2023 to allow residential uses.

## **STATUS**

Designated by the Town of Moraga as a Housing Opportunity Site.

## **INCOME**

Shorter-term tenants provide near-term revenue and leasing flexibility.

## **PROFILE**

Extremely affluent demographics with highly ranked schools across all grade levels.

## **PARKING**

Owner/user potential supported by ample on-site surface parking.

## **AMENITIES**

Easy walking distance to downtown retail and dining, including Rheem Valley Shopping Center.

## **PROXIMATE TO ST. MARY'S COLLEGE CAMPUS**

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

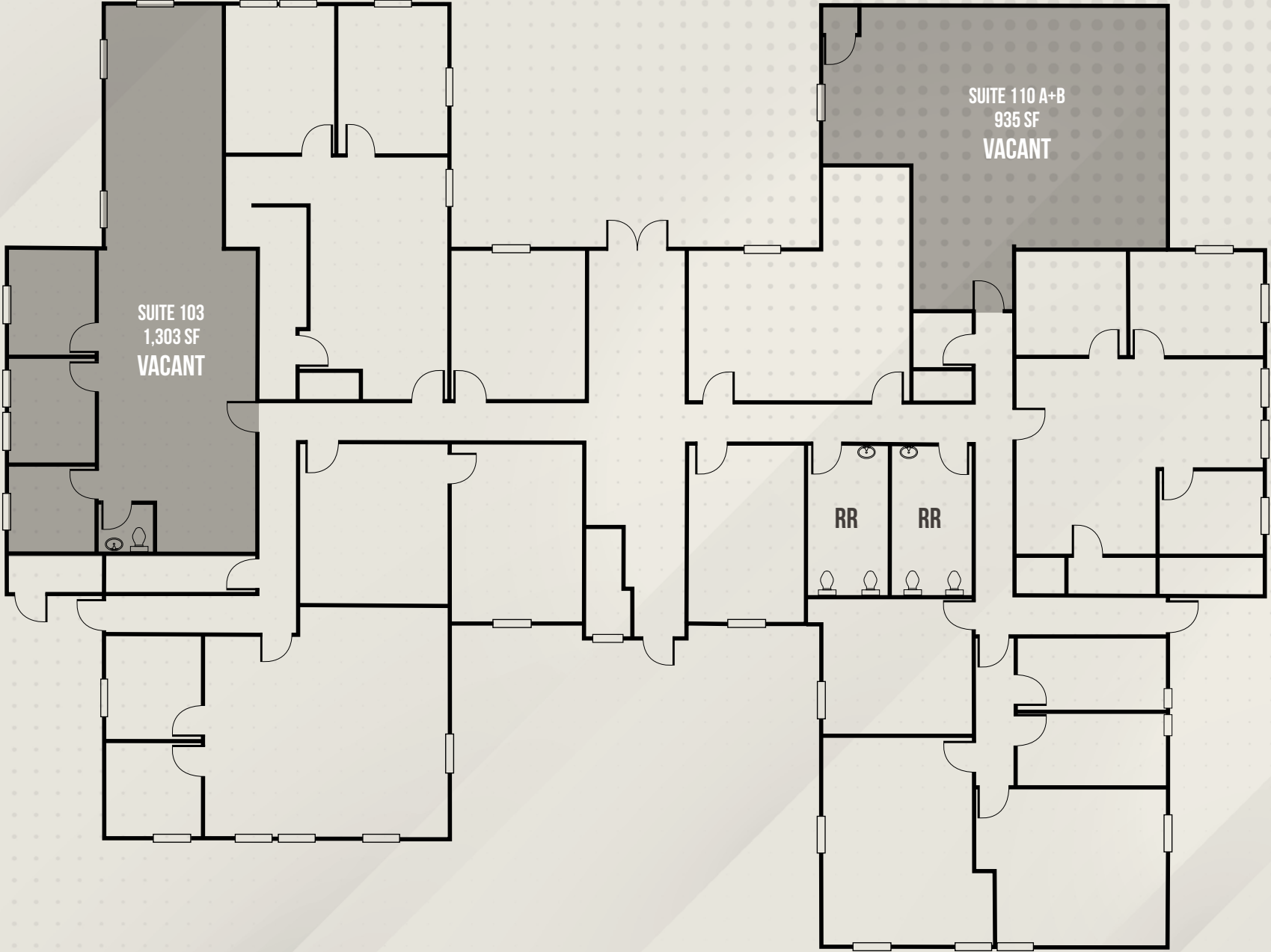


# AMENITIES/ LOCATION AERIAL



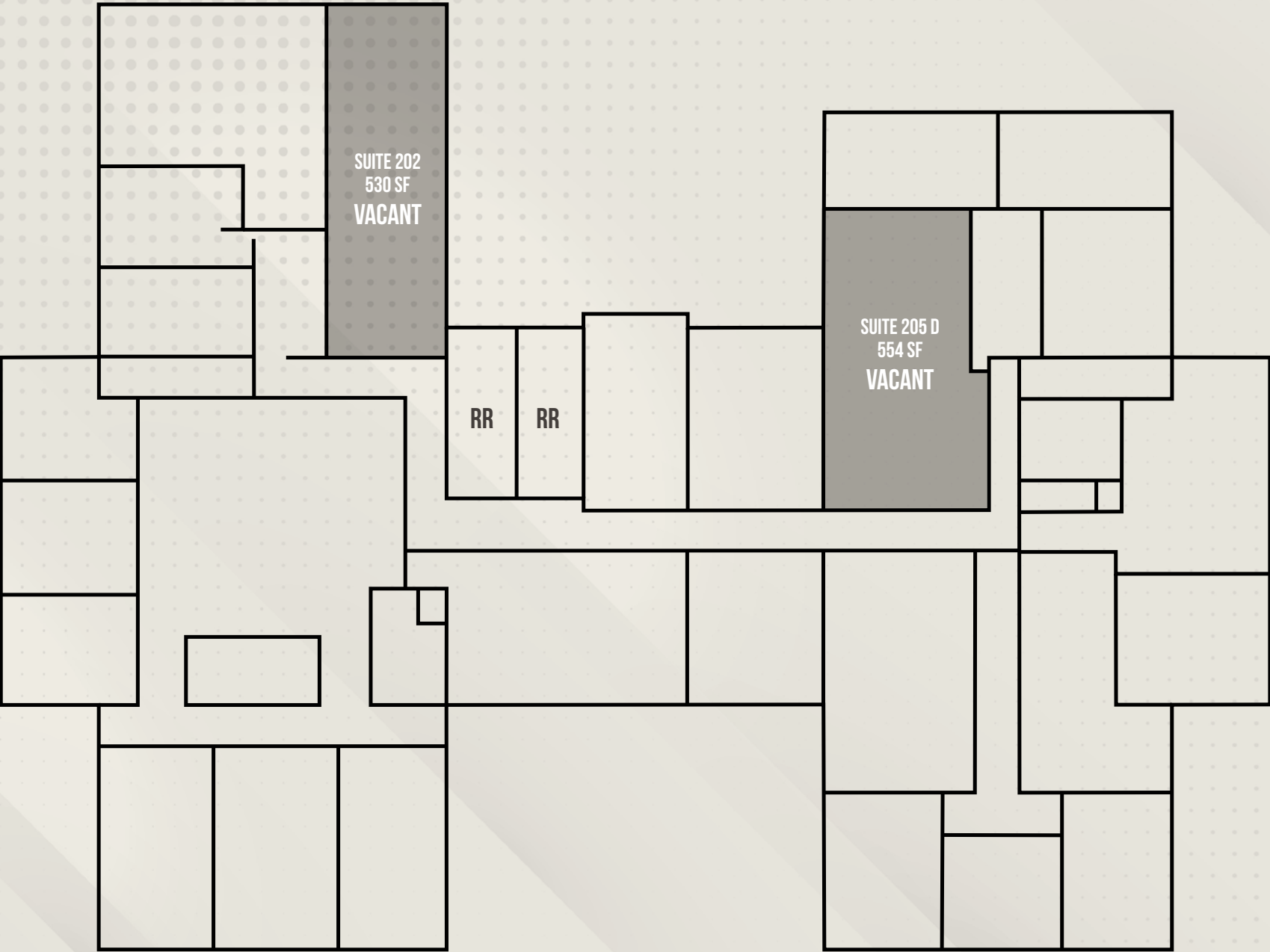


# 346 RHEEM BLVD - FIRST FLOOR





# 346 RHEEM BLVD - SECOND FLOOR





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