

Owner User / Investment Opportunity

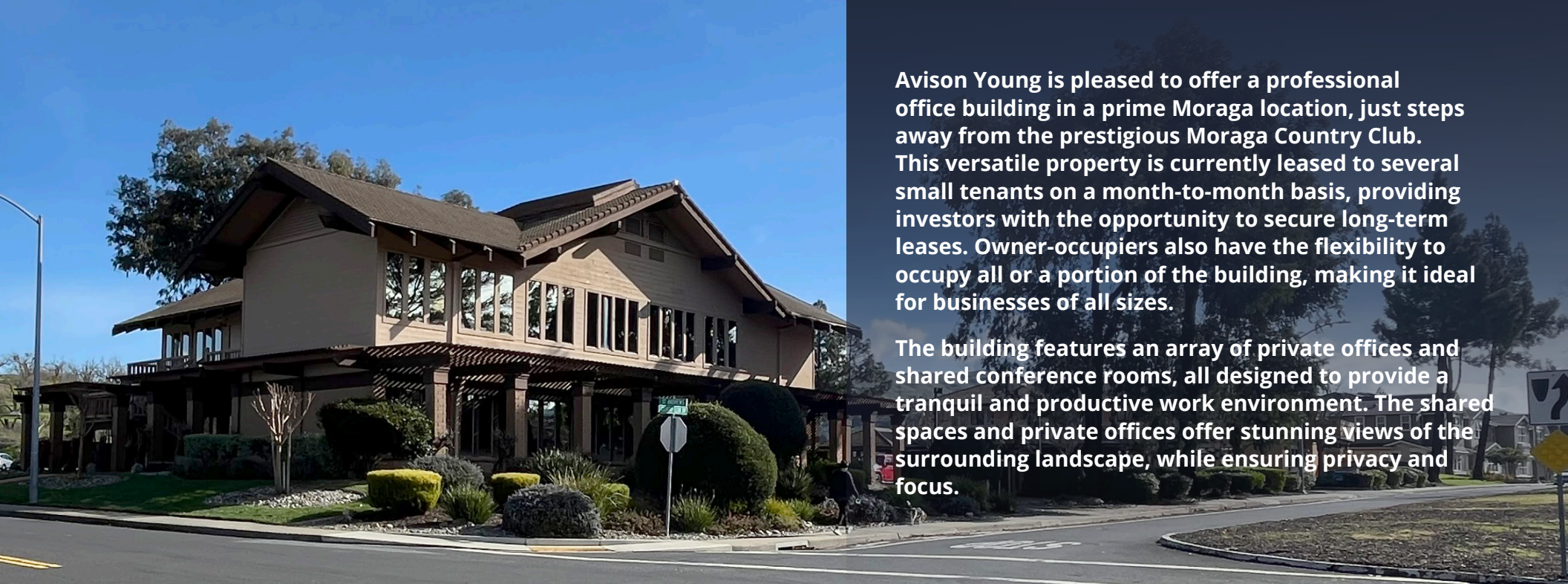
±8,109 Sq.Ft. Office Building for Sale



1100 Moraga Way
Moraga, CA

Offering Memorandum

**AVISON
YOUNG**



Avison Young is pleased to offer a professional office building in a prime Moraga location, just steps away from the prestigious Moraga Country Club. This versatile property is currently leased to several small tenants on a month-to-month basis, providing investors with the opportunity to secure long-term leases. Owner-occupiers also have the flexibility to occupy all or a portion of the building, making it ideal for businesses of all sizes.

The building features an array of private offices and shared conference rooms, all designed to provide a tranquil and productive work environment. The shared spaces and private offices offer stunning views of the surrounding landscape, while ensuring privacy and focus.

Property Highlights



Prime Location in the Heart of Moraga Own a unique office building in the heart of Moraga, ideally situated just steps away from the renowned Moraga Country Club. This highly desirable location offers exceptional visibility and accessibility, perfect for establishing your presence and attracting clients.



Exceptional Visibility and Accessibility Strategically positioned on a busy corner with over 12,000 cars passing daily, this property offers tremendous signage potential, ideal for establishing a strong brand presence. The charming brick and wood building, complete with a terracotta roof and inviting outdoor patio, creates a welcoming and professional atmosphere.



Tranquil Environment with Nearby Amenities Enjoy the benefits of working in a serene environment surrounded by meticulously maintained landscaping. Nearby amenities, including the Moraga Shopping Center with its diverse restaurants, cafes, and shops, offer excellent convenience for employees and clients.



Effortless Commute with Diverse Surroundings

Transportation is a breeze with Highway 24 and the Orinda BART station just a 10-minute drive away. This prime location also grants easy access to the vibrant cities of Lafayette and Walnut Creek within a 15-minute commute.



Trophy Property in a Thriving Community

Own a prestigious property in one of the East Bay's most sought-after suburbs. With an average household income exceeding \$200,000 within a 3-mile radius, this presents a truly exceptional investment opportunity.

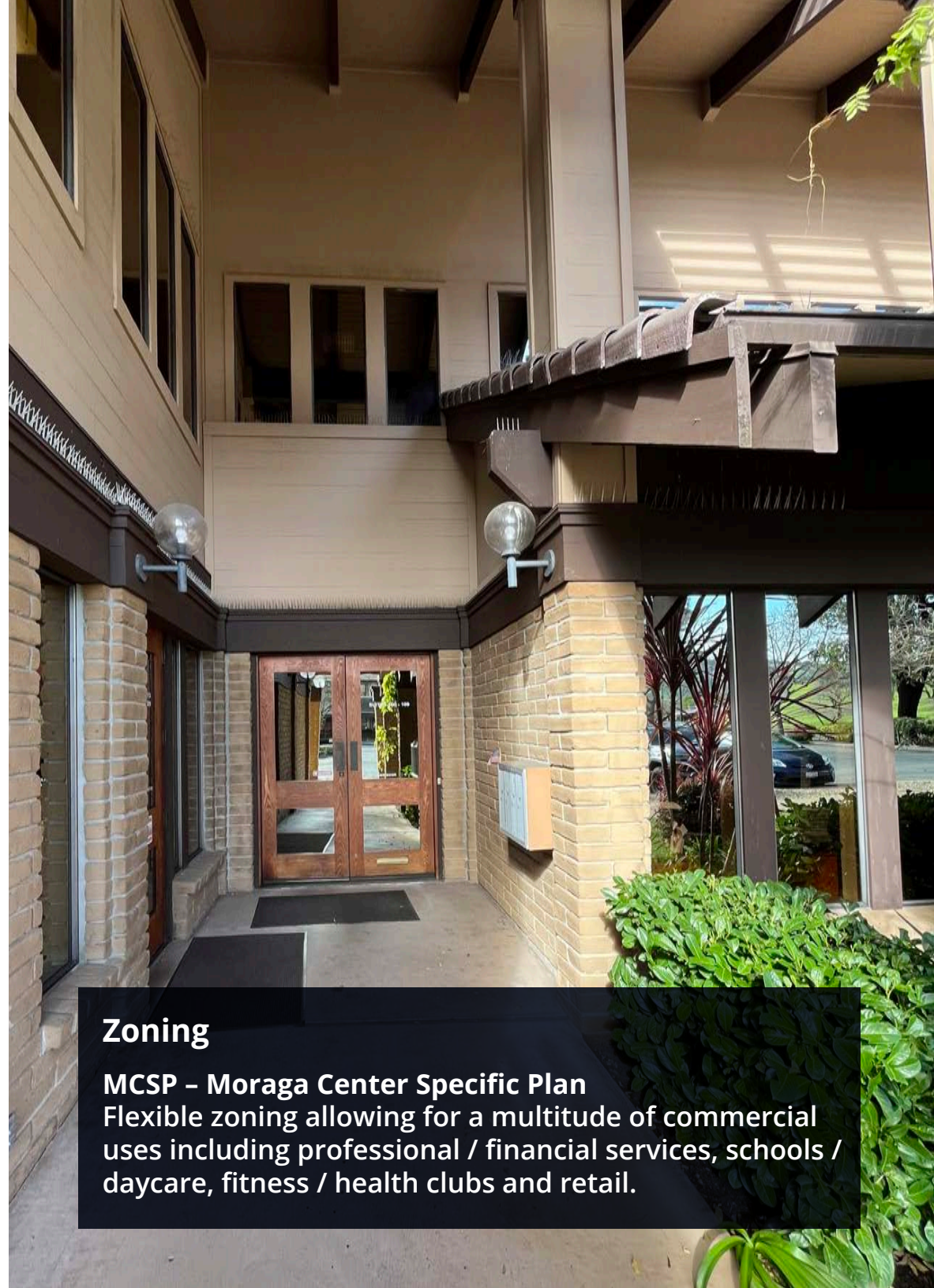


Flexible Zoning for Diverse Business Needs

The mixed-use commercial zoning allows for a vast range of uses, including professional and financial services, retail, schools, catering, fitness/spa, and many more. This flexibility caters to a variety of business needs and ensures long-term value.

Property Description

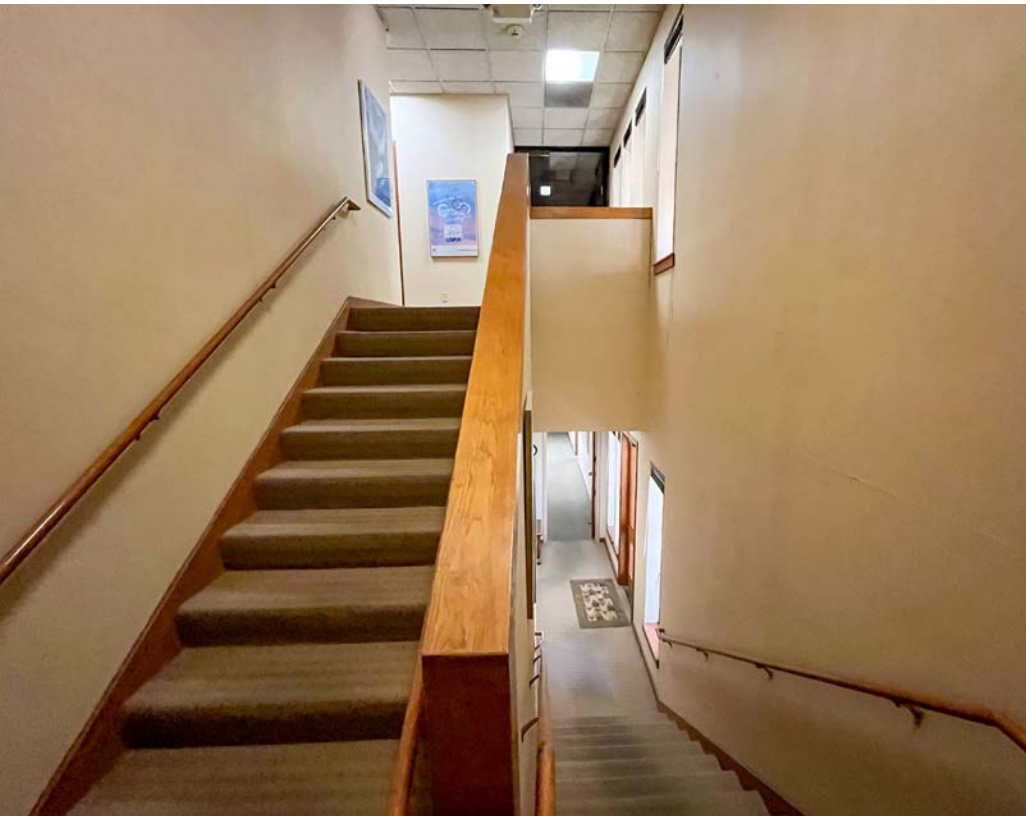
| | |
|----------------|---|
| Address | 1100 Moraga Way, Moraga, CA 94556 |
| APN | 257-180-077-6 |
| Use | Professional Office |
| RBA | 8,109 Sq.Ft. |
| Site | 0.73 Acres |
| Year Built | 1984 |
| Floors | 2 |
| Structure | Wood and timber frame |
| Foundation | Poured Concrete Slab |
| Facade | Lower-level brick; Second Story wood composite |
| Roof | Terra cotta clay tiles |
| Windows | Single-pane with tinted film |
| Stairs | Stairwell access between first and second floors |
| Restrooms | Men's and women's restrooms Located on first and second floors |
| Parking | 30 Stalls |
| HVAC | Forced Air |
| Electric / Gas | PG&E |
| Water | East Bay Municipal Utility District |
| Signage | Monument Signage |
| Zoning | MCSP (Mixed Office/Residential) |
| Frontage | Approximately 286 feet along Moraga Way and St. Andrews Drive |



Zoning

MCSP – Moraga Center Specific Plan

Flexible zoning allowing for a multitude of commercial uses including professional / financial services, schools / daycare, fitness / health clubs and retail.



Daily Traffic Counts



1100 Moraga Way

< 2,923 Cars Daily >

< 10,420 Cars Daily >

Source: Google Earth
Costar



With exposure to over 12,000 vehicles daily, this prominent corner location presents a unique opportunity to establish a distinguishable brand presence with existing monument signage located at the north end of the property along Moraga Way.

Neighborhood Amenities



MORAGA SHOPPING CENTER

SAFEWAY  WELLS FARGO  Valero 

CHASE   ACE  Loard's 

100 YEARS OF HELPFUL


SAINT MARY'S
COLLEGE OF CALIFORNIA


MORAGA
COUNTRY CLUB

1100 Moraga

CANYON CLUB
BREWERY

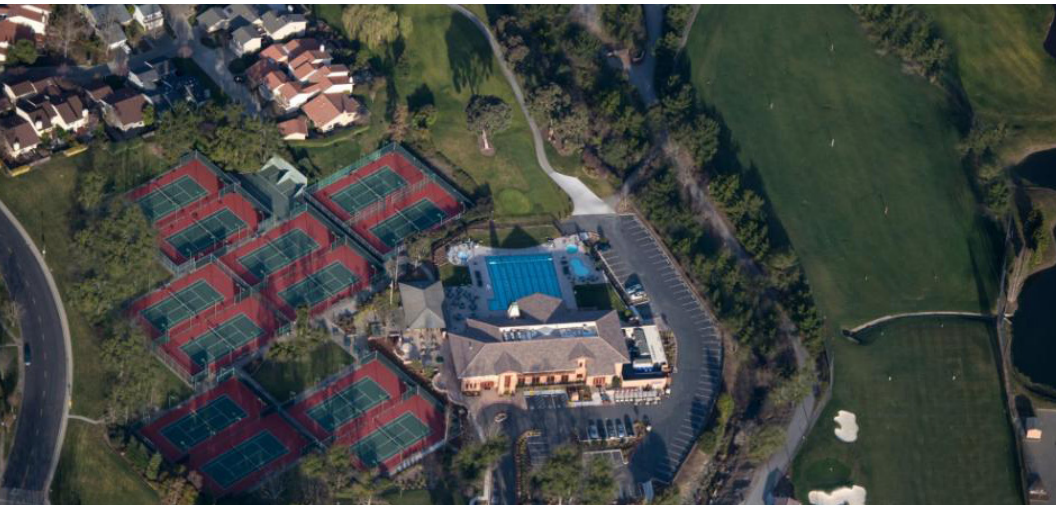

OUTDOOR
SUPPLY HARDWARE

Source: Google Earth

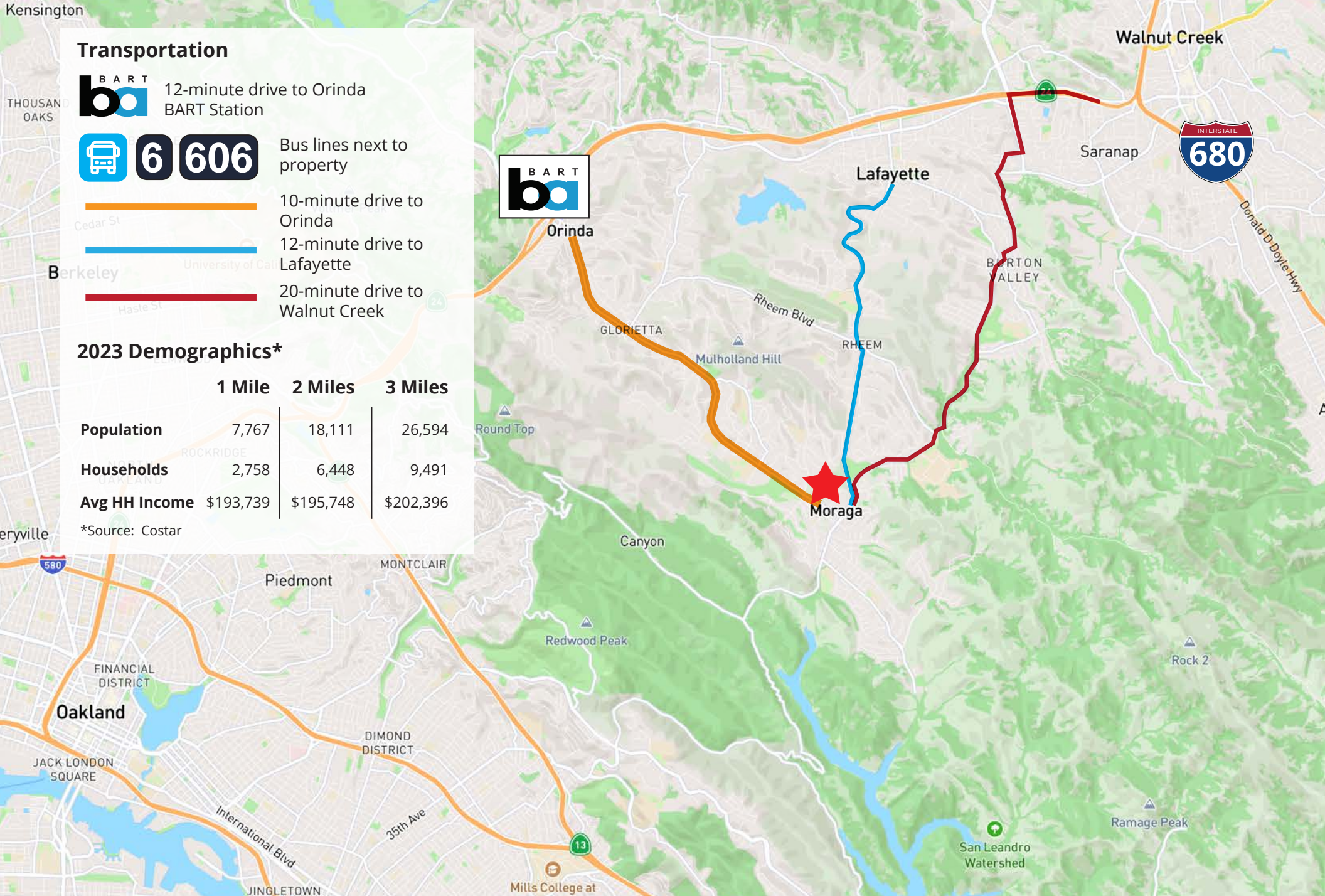
Moraga Country Club



The Moraga Country Club provides a picturesque backdrop to the property. This unique community seamlessly blends the elegance of a country club and home owners association that includes 521 private residences, clubhouse, restaurant, swimming pool and racquet facilities encompassed by the renowned 18-hole golf course.



Location and Demographics



Transportation



12-minute drive to Orinda
BART Station



Bus lines next to property



10-minute drive to Orinda



12-minute drive to Lafayette



20-minute drive to Walnut Creek

2023 Demographics*

| | 1 Mile | 2 Miles | 3 Miles |
|----------------------|-----------|-----------|-----------|
| Population | 7,767 | 18,111 | 26,594 |
| Households | 2,758 | 6,448 | 9,491 |
| Avg HH Income | \$193,739 | \$195,748 | \$202,396 |

*Source: Costar

Disclaimer

1100 Moraga Way, Moraga, CA (the "Property")

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