



**OFFERING MEMORANDUM**

HIGH QUALITY OFFICE BUILDING FOR SALE OR LEASE

**1150 MORAGA WAY | MORAGA, CA**

**NEWMARK**

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## EXECUTIVE SUMMARY

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Newmark, as exclusive advisor, is pleased to offer the opportunity to lease or purchase a high quality, elevator-served 2-story office building and located at 1150 Moraga Way (the "Property") in affluent Moraga, California. Totalling approximately 9,516 square feet, the Property is currently leased by a single tenant (with the 2nd floor subleased) but can delivered vacant upon being leased or sold.

Completely remodeled in 2013, 1150 Moraga Way is in immediate proximity to Moraga Country Club and within 400 yards of several shopping centers offering a variety of retail and restaurant amenities.

## OFFERING TERMS

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**Pricing:** \$3,800,000

**Lease Rate:** Contact Agents

**Size:** ±9,516 square feet

**Parcel:** ±0.56 Acres

**Parking:** ±3.36/1,000 square feet (32 spaces)

**Lease Availability:** Full floor (4,758 SF) or entire building

## OFFERING HIGHLIGHTS

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- Beautiful office building well-configured for 1 or 2 users
- Excellent visibility and identity on highly trafficked Moraga Way
- Immediate proximity to Moraga Country Club and close to retail amenities
- Ample parking and flexible zoning
- Located in affluent Moraga, with average household incomes exceeding \$200,000 (3-mile radius)









## PROPERTY INFORMATION

**Address:** 1150 Moraga Way, Moraga, CA 94556

**APNs:** 257-180-080

**Improvements:** ±9,516 square feet

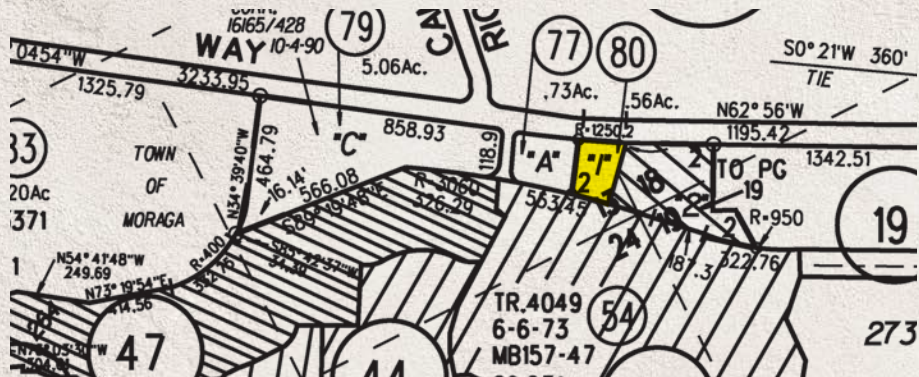
**Site:** ±0.56 acres

**Parking:** ±3.36/1,000 square feet (32 spaces)

**Built:** 1987 – full remodel in 2013

**Zoning:** MCSP-OR (Moraga Center Specific Plan)

## PARCEL MAP



## DEMOGRAPHICS

### 2023 HOUSEHOLDS

1 MILE: 2,716 • 3 MILE: 9,360 • 5 MILE: 53,640

### MEDIAN HOUSEHOLD INCOME

1 MILE: \$181,705 • 3 MILE: \$194,645 • 5 MILE: \$147,963

### MEDIAN HOME VALUE

1 MILE: \$1,103,443 • 3 MILE: \$1,112,860 • 5 MILE: \$1,038,828



## Town of Moraga Overview

Moraga is a charming town known for its tight-knit community, top-rated schools, rural serenity, and proximity to the vibrant urban regions of Oakland and San Francisco. Nestled beyond the mountains from Oakland, Moraga offers easy city commutes via a nearby BART station. This Bay Area gem boasts a pleasant year-round climate, abundant outdoor recreation, and a peaceful escape from the hustle and bustle of city life.

Residents appreciate the town's peaceful ambiance, numerous outdoor activities, and easy access to BART. The local lifestyle benefits from high-performing schools, friendly neighbors, and a simpler pace of life compared to other Northern California communities. Moraga also offers a variety of excellent dining and entertainment options, including the historic Rheem Theatre and multiple popular dining locations.

Moraga's natural beauty is showcased in its parks and outdoor spaces. The Lafayette-Moraga Trail provides 7.5 miles of hiking, biking, and horseback riding paths. Moraga Commons Park features sporting fields, courts, a splash pad, picnic facilities, and the Lamorinda Skatepark. The park hosts seasonal celebrations and the weekly Moraga Farmers' Market, where locals can purchase fresh produce and more from over 40 vendors.

Part of the esteemed Lamorinda school district, Moraga offers excellent educational opportunities, making it a desirable place to live for families seeking a tranquil yet connected community.



### **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 with a homeowners association that includes 521 private residences. The club features a clubhouse, restaurant, swimming pool, and racquet facilities, all encompassed by the renowned 18-hole golf course.





## OFFERING MEMORANDUM

**DISCLAIMER:** This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation (6/20/2024) 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. Additionally, it is understood that the Property is being sold in its as-is condition. Buyer agrees to pay all cash, or obtain such financing as Buyer may choose, at Buyer's expense.

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.

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