

FOR LEASE

Moraga Professional Center

1030 COUNTRY CLUB DR

Moraga, CA 94556

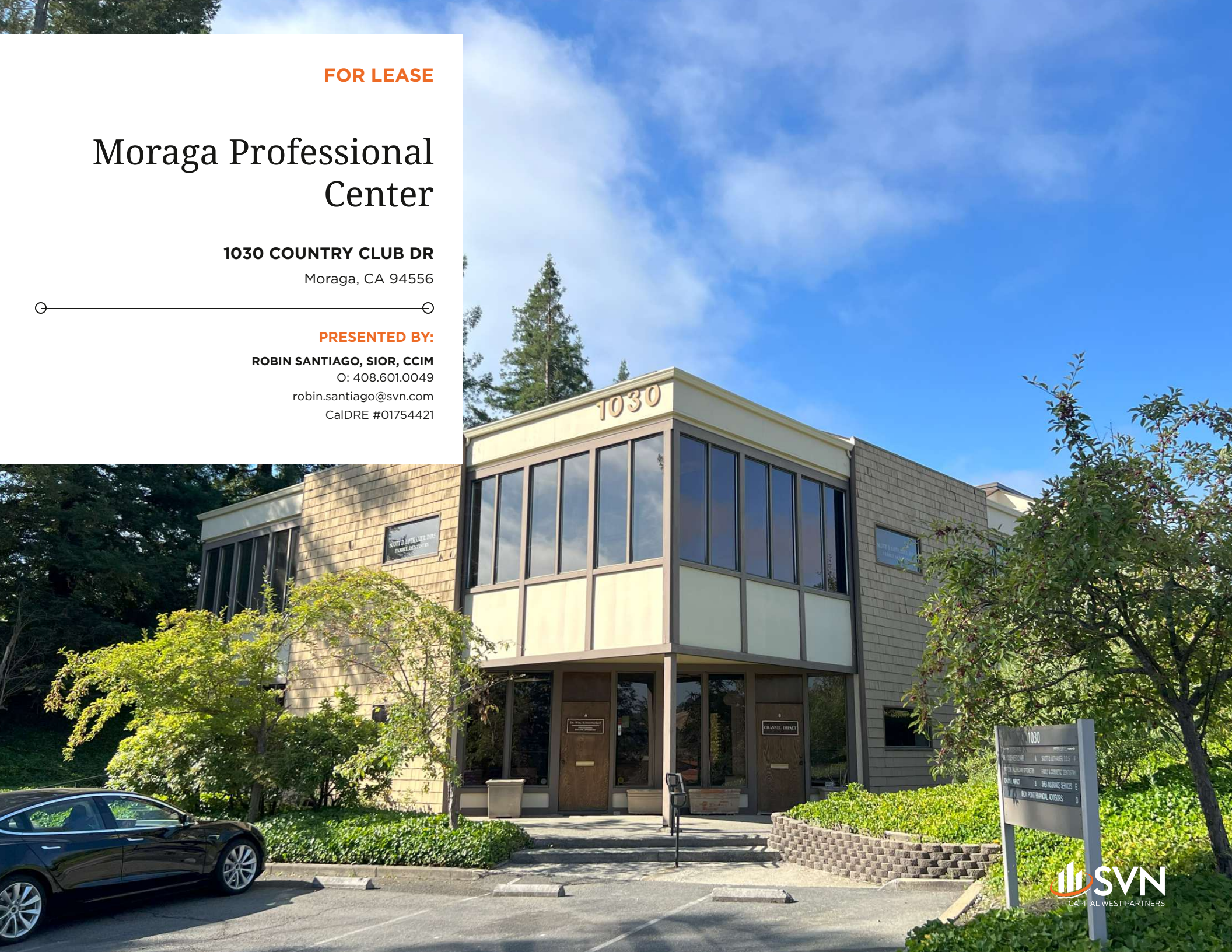
PRESENTED BY:

ROBIN SANTIAGO, SIOR, CCIM

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PROPERTY SUMMARY



OFFERING SUMMARY

BUILDING SIZE:	±5,508 SF
AVAILABLE SUITE:	±1,430 SF (demisable)
LOT SIZE:	±0.74 Acres
YEAR BUILT:	1978
SUBMARKET:	Lamorinda Submarket

PROPERTY HIGHLIGHTS

- ±1,430 SF medical office space (former eyecare/optometry office) first time available in over 20 years with the potential to include equipment (multiple private offices)
- The suite can be demised
- Ample parking available
- Excellent demographics within the trade area
- Close to residential and retail

SPACES	LEASE RATE	SPACE SIZE
SUITES A & C	\$4,200 per month	1,430 SF

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EXTERIOR PHOTOS



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SVN | CAPITAL WEST PARTNERS 3

INTERIOR PHOTOS OF SUITE A & C - 1,430 SQUARE FEET



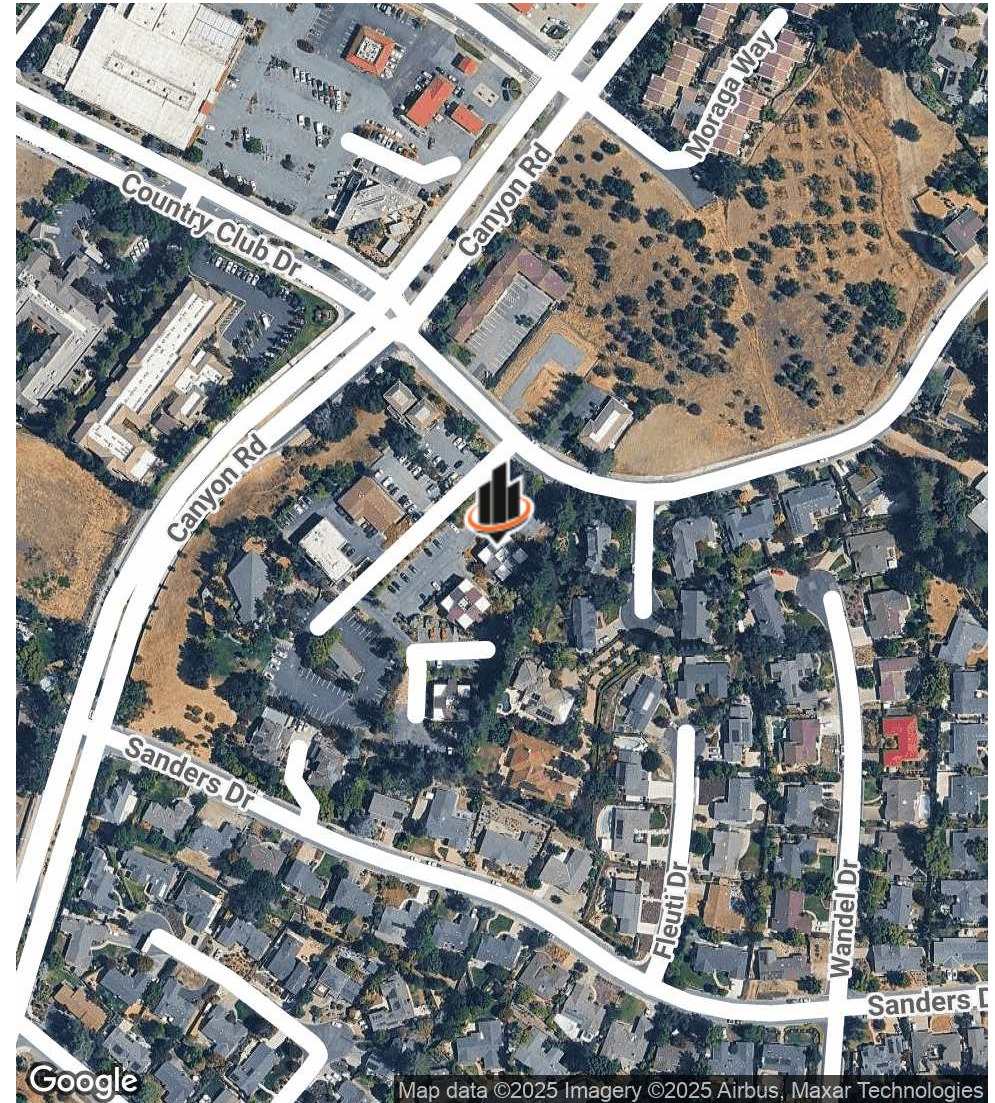
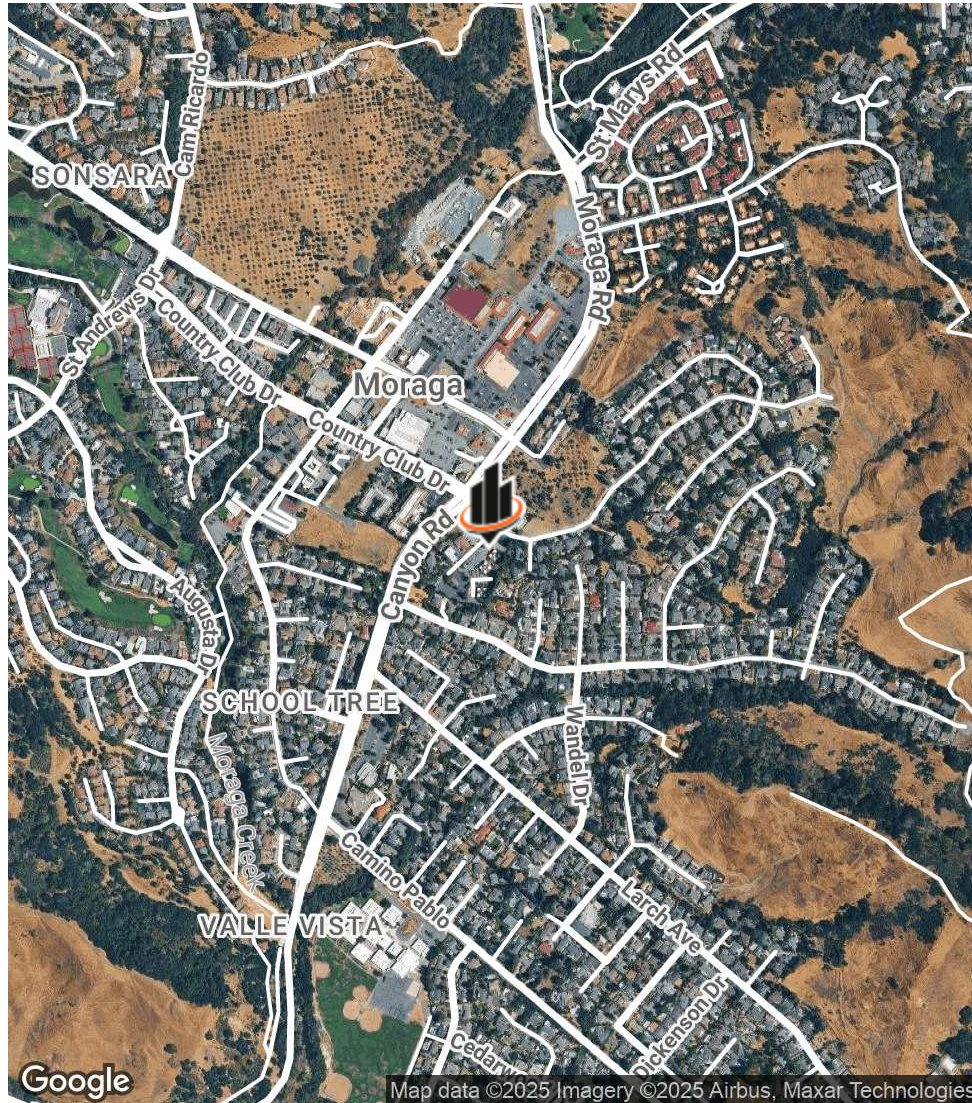
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LOCATION MAP



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SVN | CAPITAL WEST PARTNERS



Retail Amenities Nearby

- ① Canyon Club Brewery
- ② Outdoor Supply Hardware
- ③ Bank of America
- ④ Moraga Wine & Spirits
- ⑤ La Finestra Ristorante
- ⑥ UPS
- ⑦ Safeway
- ⑧ iTea

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DEMOGRAPHICS MAP & REPORT

POPULATION

1 MILE 5 MILES 10 MILES

TOTAL POPULATION	4,453	128,673	1,085,367
AVERAGE AGE	37.4	46.1	40.1
AVERAGE AGE (MALE)	38.1	45.7	39.4
AVERAGE AGE (FEMALE)	36.9	46.6	41.0

HOUSEHOLDS & INCOME

1 MILE 5 MILES 10 MILES

TOTAL HOUSEHOLDS	1,412	53,089	435,881
# OF PERSONS PER HH	3.2	2.4	2.5
AVERAGE HH INCOME	\$230,925	\$180,961	\$133,945
AVERAGE HOUSE VALUE	\$1,197,603	\$1,044,871	\$810,899

2020 American Community Survey (ACS)



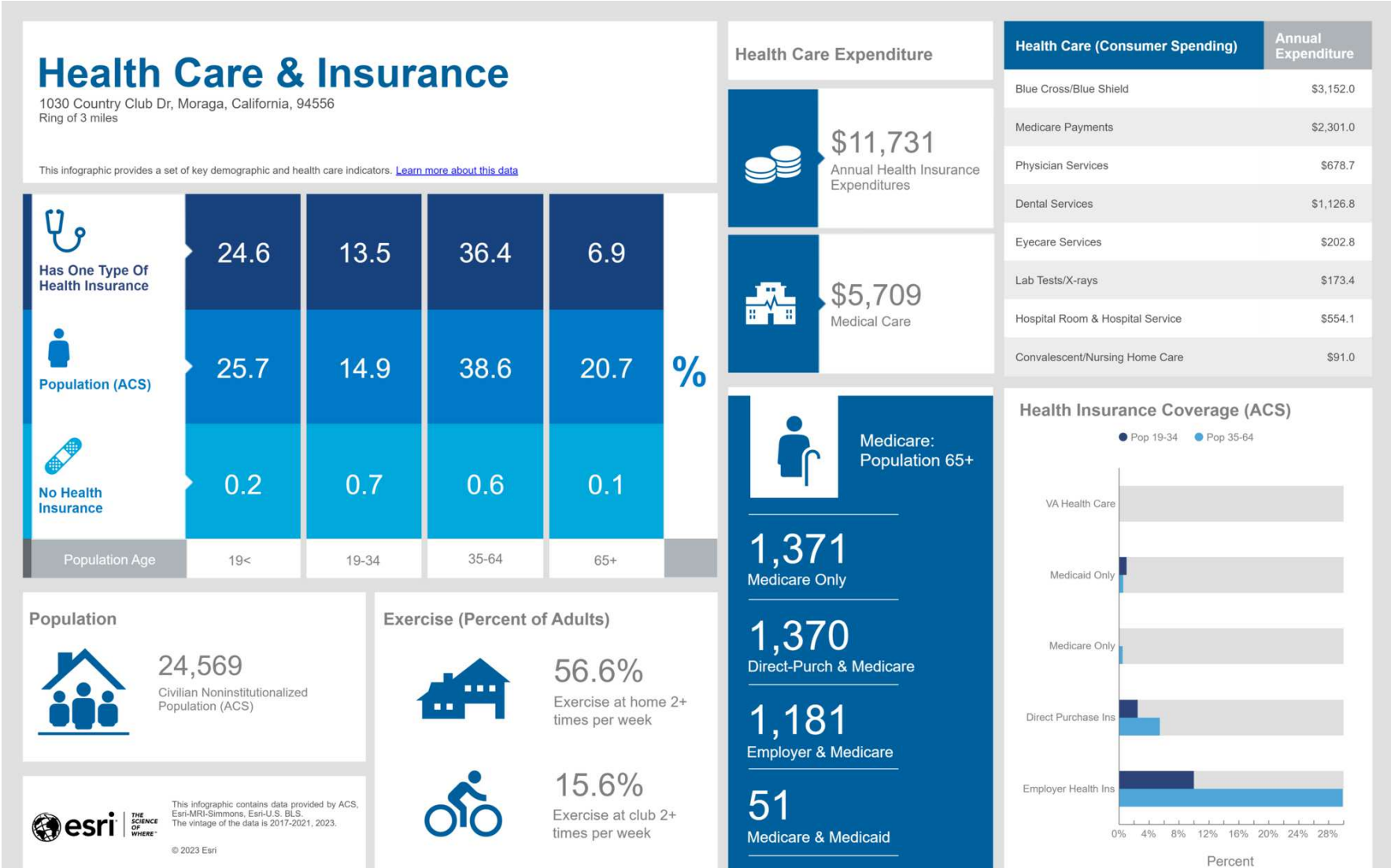
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MEDICAL EXPENDITURES



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