

# MORAGA LAND FOR SALE

## Mixed Use Development Encouraged

**Rheem Blvd off Moraga Rd, Moraga, CA**



### PROPERTY PROFILE

This parcel of land is on Rheem Blve, just off Moraga Rd in Moraga. Zoned Commercial, this is an excellent retail or office site in an affluent community.

The parcel sits adjacent to the Rheem Movie Theater and the Rheem Valley Shopping Center, which is anchored by TJ Maxx, Home Goods and CVS. 24 Hour Fitness is across the street from the available site.

Campolindo High School (1,800 students) and St. Mary's College (3,840 students) are within the immediate trade area.

### 2011 DEMOGRAPHICS

	1-mi.	3-mi.	5-mi.
Population	5,287	47,681	109,254
Avg. HH Inc.	\$139,910	\$159,194	\$152,726

### LAND AVAILABLE

**1.26 acres**

### PRICE

**\$1,399,000**

For more information, please contact:

**METROVATION**  
BROKERAGE

**Christine Firstenberg**  
cfirstenberg@metrovation.com  
DRE # 00973135

**METROVATION BROKERAGE**  
TEL (510) 839-4000 X 240

The above information has been secured from sources we believe reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. We make no representations or warranties that the premises are free of environmental hazards or that the premises are suitable in all respects to your contemplated use. You should conduct an independent investigation of all pertinent property information. We bear no liability for any errors, inaccuracies or omissions.

# PARCEL MAP

METROVATION

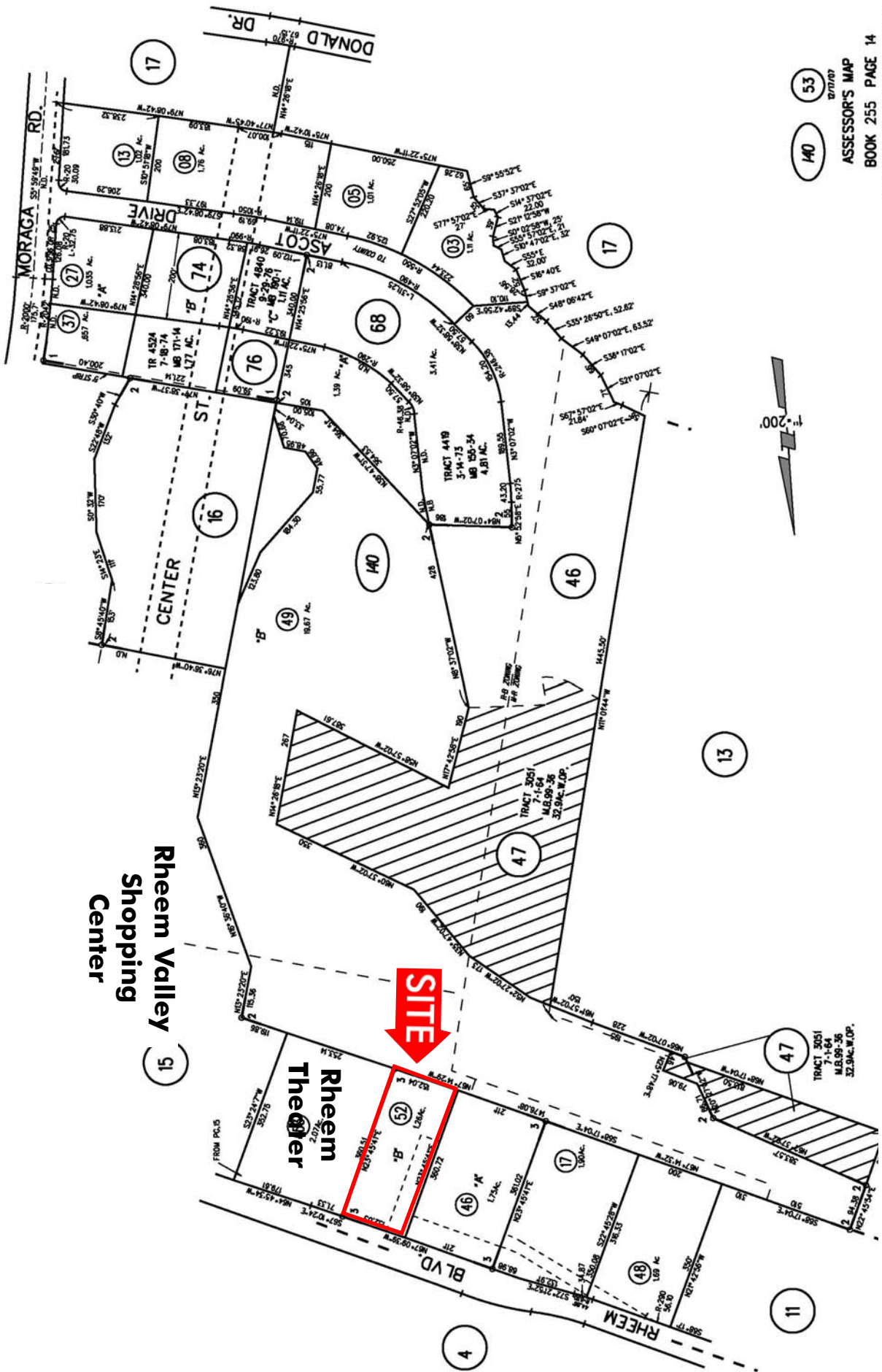
Rheem Blvd & Moraga Rd  
Moraga, CA

ASSESSOR'S MAP

BOOK 255 PAGE 14

2017/4 CONTRA COSTA COUNTY, CALIF.

53 140



Rheem Valley Shopping Center

Rheem Theater

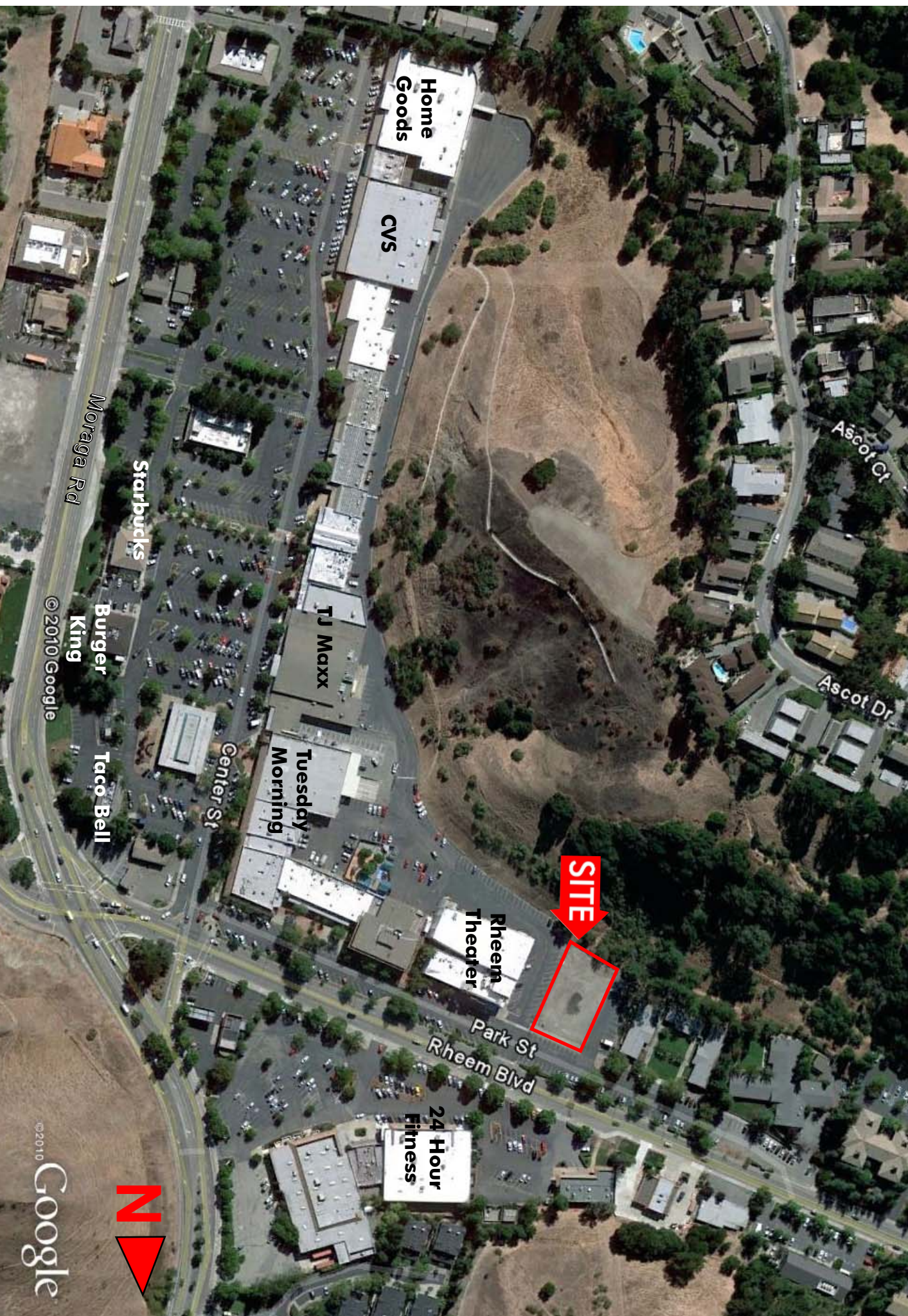
**SITE**

TRACT 3051  
7-1-64  
M.B. 99-36  
32.9 AC. W.D.P.



# AERIAL MAP

Rheem Blvd & Moraga Rd  
Moraga, CA



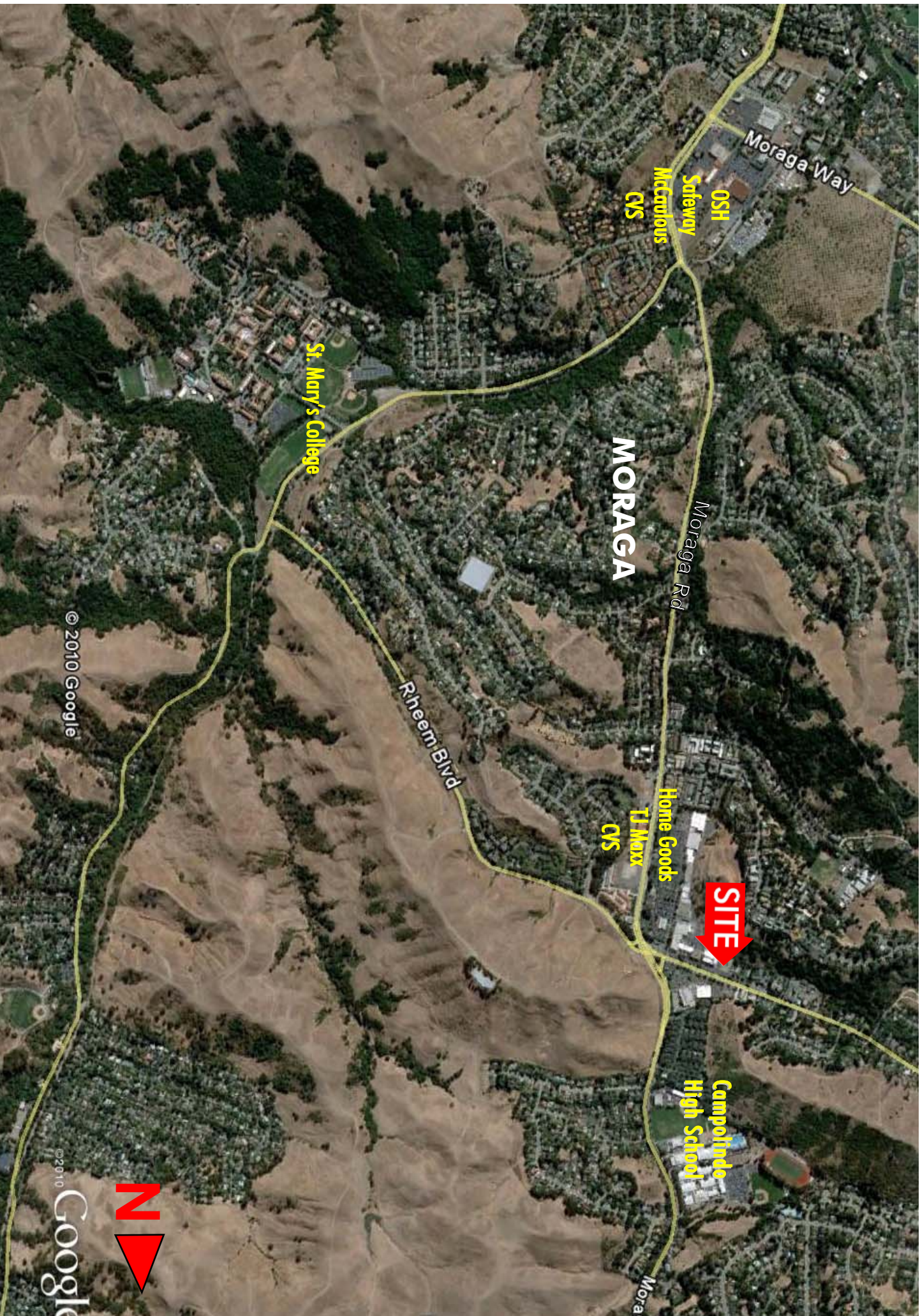
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# AERIAL MAP

Rheem Blvd & Moraga Rd  
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