

Retail for Lease in Downtown Orinda

±1,350 SF Available



LOCKEHOUSE



81 Moraga Way, Orinda, CA 94563



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A well located, second generation salon space is available for lease on the main corridor in downtown Orinda. Formerly a Supercuts, the 1,350 SF ground floor space offers fascia signage lining Moraga/Theatre Way. The exposure and signage along Moraga Way with customer parking onsite makes this a unique opportunity in the affluent town of Orinda. Seeking Kids Cuts, Cellular & Retailers. Adjacent to Smiley Nail Spa and Mechanics Bank. Second floor tenants are office and medical office users. There is a private parking lot with ample parking accessed from Moraga way off Southwood and just a few blocks from Hwy 24.



SUMMARY

Retail for Lease on Moraga Way in Downtown Orinda

Address:	81B Moraga Way, Orinda, CA 94563
Cross Streets:	Southwood Drive
Size:	±1,350 SF (formerly Supercuts)
Rent:	\$3.50 psf plus .56 NNNs
Zoned:	Downtown Commercial (DC) / Type 1
Parking Ratio:	3.32/1,000 SF (34 free Surface Spaces)
Traffic Counts:	Camino Pablo: 33,000 cars per day Moraga Way: 7,000 cars per day
Seeking:	Kids Cuts, Cellular, and Retailers

HIGHLIGHTS

- 1st Floor Retail Space on Moraga Way
- ±1,350 SF 2nd Generation Salon Space
- Excellent Exposure & Visibility – 7,000 cars per day
- Located in the Heart of Downtown Orinda
- Blocks to BART and Hwy 24
- Private Parking Lot for Customers
- Amidst great local restaurants and neighborhood needs

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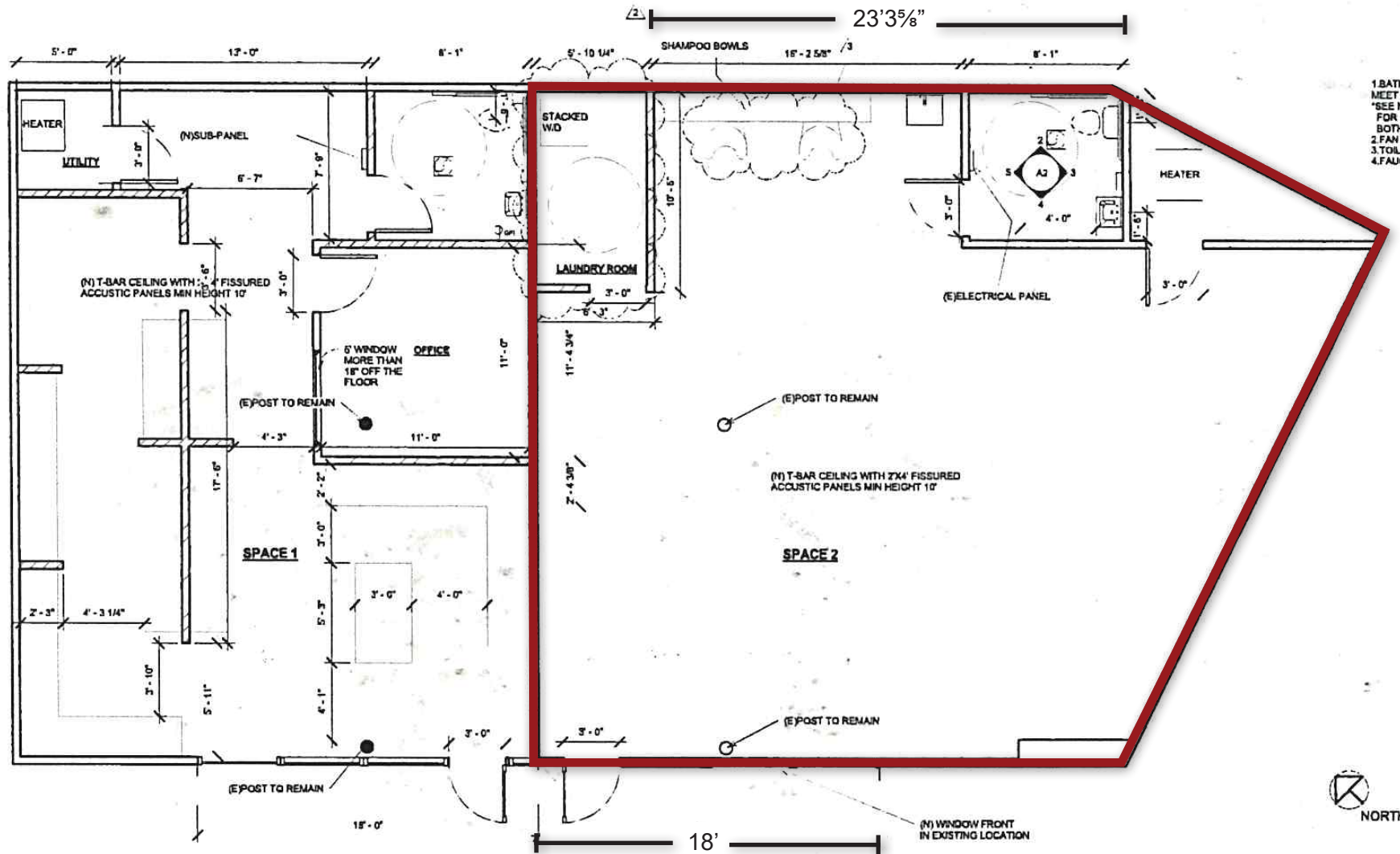
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Site Plan



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1. BATHROOMS UPGRADED TO MEET ADA REQUIREMENTS. *SEE NOTES AND ELEVATIONS FOR REQUIREMENTS TYP. FOR BOTH BATHROOMS
2. FAN MIN. 50 CFM
3. TOILET TO BE 1.28 GPF
4. FAUCET TO BE 1.5 GPM/L

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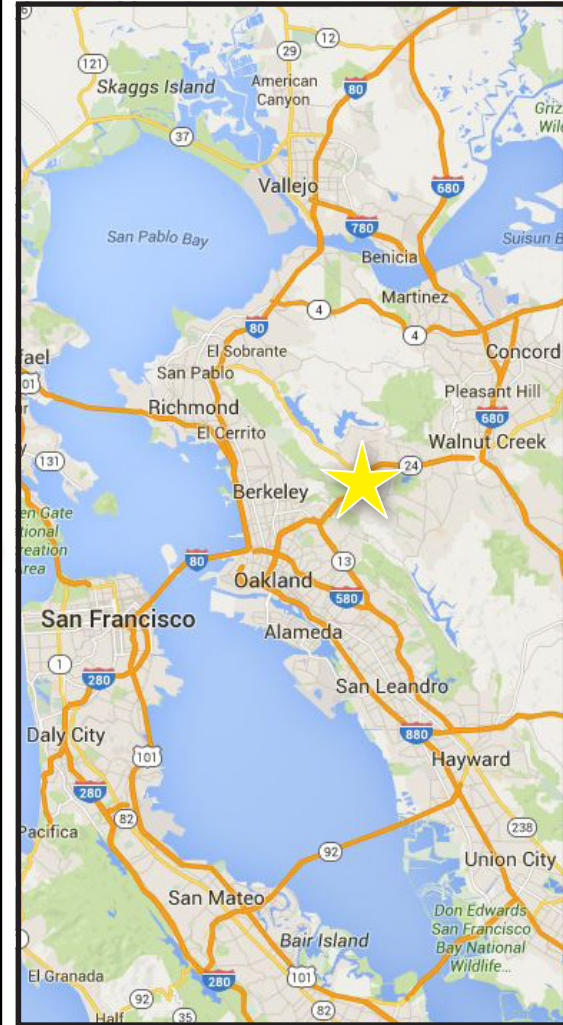
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BAY AREA AERIAL



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ORINDA *California*

The City of Orinda is located in Southwest Contra Costa County, within 20 minutes of downtown San Francisco. Orinda incorporated as a City in 1985, after more than 100 years of gradual development, and the City has a reputation as a well managed and stable municipal government and is a relatively new city, with a population of 18,935 and an annual operating budget of \$12.9 million.

Orinda is a family-oriented community with a semi-rural setting. In contrast to the more urban existence of the surrounding area, the tree-studded hillsides of the 12.8 square-mile City contribute to Orinda's aesthetic beauty. Natural beauty, excellent schools, safety, history, culture and close proximity to major San Francisco Bay locations and activities make Orinda a delightful place in which to work, live, visit and play!

DEMOGRAPHICS 2018	3 Miles
Est. Population	32,511
Est. Average HH Income	\$282,963
Est. Average HH Net Worth	\$2,735,202
Average Age	47.7
Bachelors Degree or Higher	78.8%
Monthly HH Expenditures	\$13,514
Non Retail Expenditures	\$7,393
Retail Expenditures	\$6,121

THE ABOVE INFORMATION, WHILE NOT GUARANTEED, HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE. SUBMITTED SUBJECT TO ERROR, CHANGE OR WITHDRAWAL. AN INTERESTED PARTY SHOULD VERIFY THE STATUS OF THE PROPERTY AND THE INFORMATION HEREIN.

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