



1024 COUNTRY CLUB DRIVE

MORAGA, CALIFORNIA | AVAILABLE FOR SALE

[VIEW SITE SPECIFIC COVID-19 PREVENTION PLAN](#)

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*Available for Sale
Confidential Offering Memorandum*

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CONTENTS

Disclaimer	ii
PROPERTY OVERVIEW	
Property Overview	01
AERIALS / MAP	
Aerial Facing North	02
Aerial Surrounding Area	03
Amenities Aerial	04
Aerial Photo	05
PHOTOGRAPHS	
Photographs	06
PARCEL MAP & FLOOR PLANS	
Parcel Map	09
Floor Plan - First Floor	10
Floor Plan - Lower Level	12
DEMOGRAPHICS	
Demographics	14

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PROPERTY OVERVIEW

ASKING PRICE: \$1.295,000

ADDRESS	1024 Country Club Drive
CONSTRUCTION	Wood-Frame
BUILDING AREA	First Floor ±4,294 SF (Public Record) ±4,885 RSF (LaserTech) Lower Level Storage ±2,961 SF (LaserTech)
PARCEL SIZE	±0.39 Acres
YEAR BUILT	1973
APN	258-410-023-0
ZONING	Commercial (Office) Click for more information

PROPERTY HIGHLIGHTS

Great opportunity for an owner-user to purchase a well-located Moraga office building with proximity to nearby retail, restaurant and financial services amenities. This two-story building has a main floor of improved office space with a lower level that consists of storage space and a fitness room with an adjacent bathroom that includes a shower providing a convenient way to exercise during the day. The building contains a combination of covered and uncovered surface parking and is easily accessible off a main thoroughfare.



AERIAL FACING NORTH



AERIAL SURROUNDING AREA



AMENITIES AERIAL



AERIAL PHOTO



1024 COUNTRY CLUB DRIVE

PHOTOGRAPHS







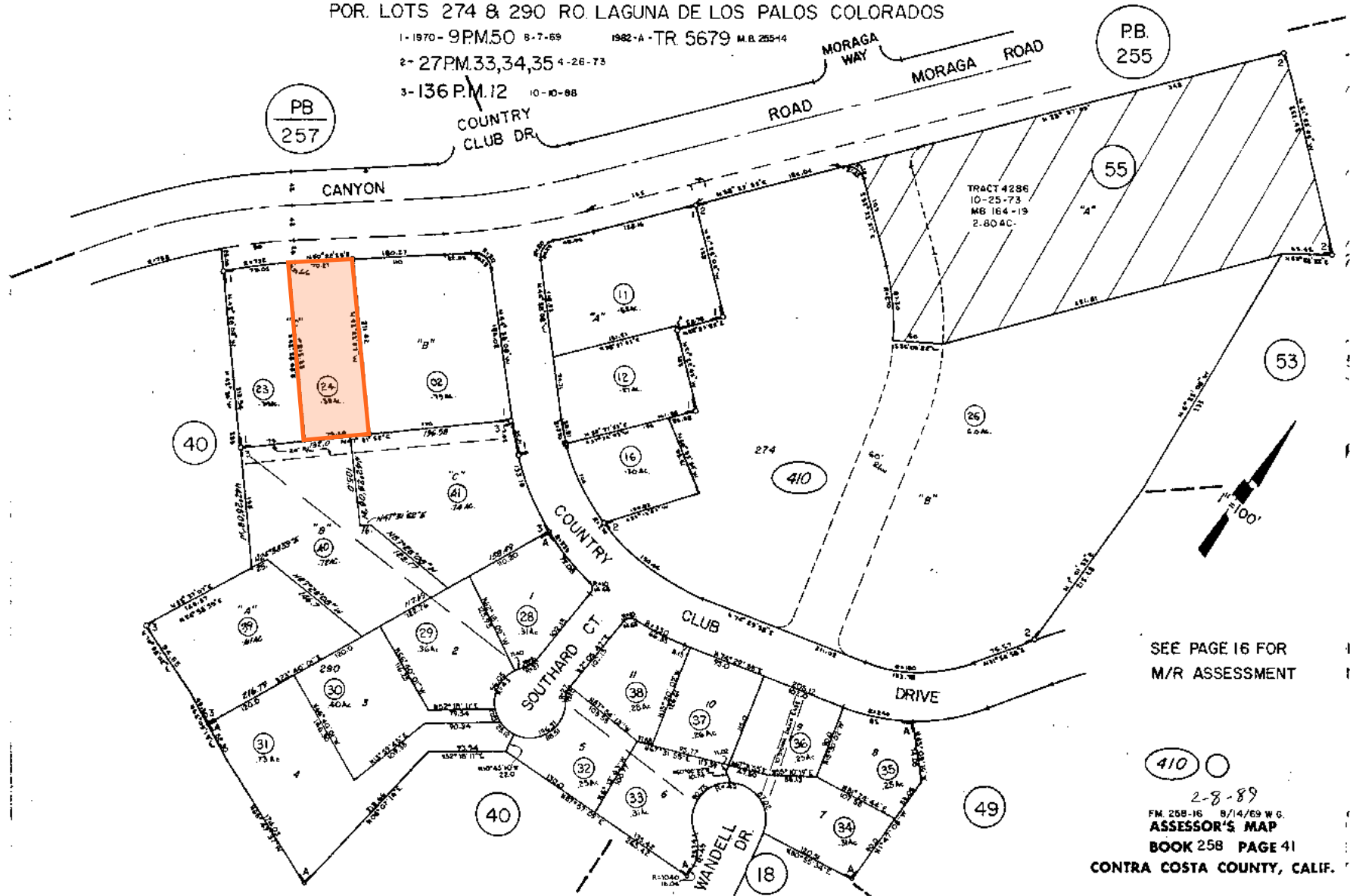
PARCEL MAP

POR. LOTS 274 & 290 RO. LAGUNA DE LOS PALOS COLORADOS

1- 1970- 9PM.50 8-7-69 1982-A-TR 5679 M.B. 255-14

2- 27PM.33,34,35 4-26-73

3- 136 P.M.12 10-10-88

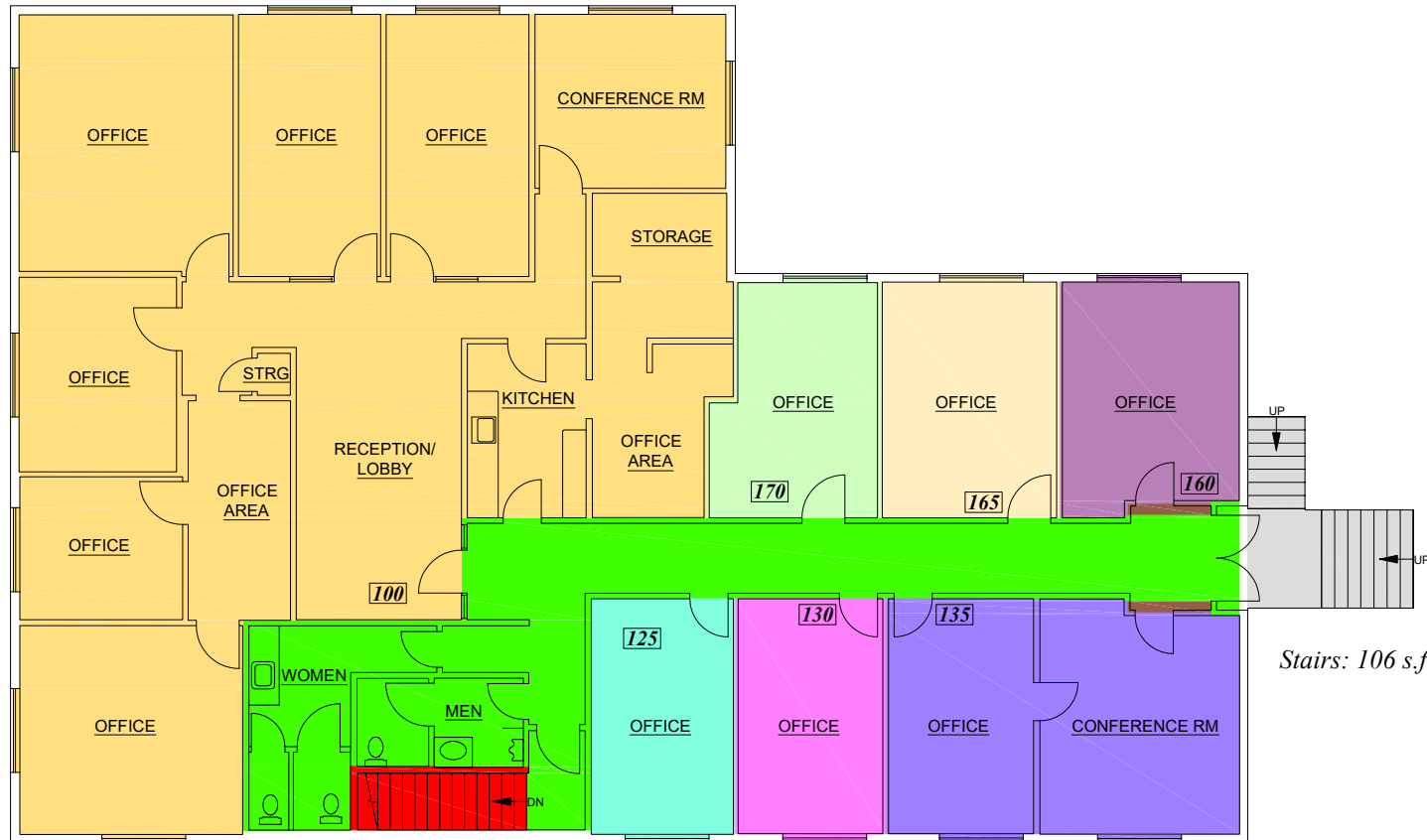


FLOOR PLAN - FIRST FLOOR

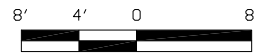


BUILDING SUMMARY	SQ.FT.
Total Rentable	4,885
Total Occupant Storage	2,584
Total Usable	3,817
Total Tenant	3,560
Total Ancillary	10
Total Occupant	3,569
Floor Service	632
Building Service	435
Inter-Building Service	0
Building Amenity	248
Inter-Building Amenity	0
Total Vertical Penetration	54
Total Unenclosed Covered Gallery	0
Total Parking	879

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Stairs: 106 s.f.



SCALE: 1/8" = 1' - 0"

Suite #	Occup. Area	Rentable	Capped R.	Capped LF	% of Tot. R.
100	2,213.5	3,029.5	3,029.5	1,368.7	62.0
125	169.4	231.9	231.9	1,368.7	4.7
130	175.0	239.5	239.5	1,368.7	4.9
135	409.3	560.2	560.2	1,368.7	11.5
160	206.6	282.7	282.7	1,368.7	5.8
165	210.0	287.4	287.4	1,368.7	5.9
170	185.5	253.9	253.9	1,368.7	5.2

FLOOR PLAN - FIRST FLOOR

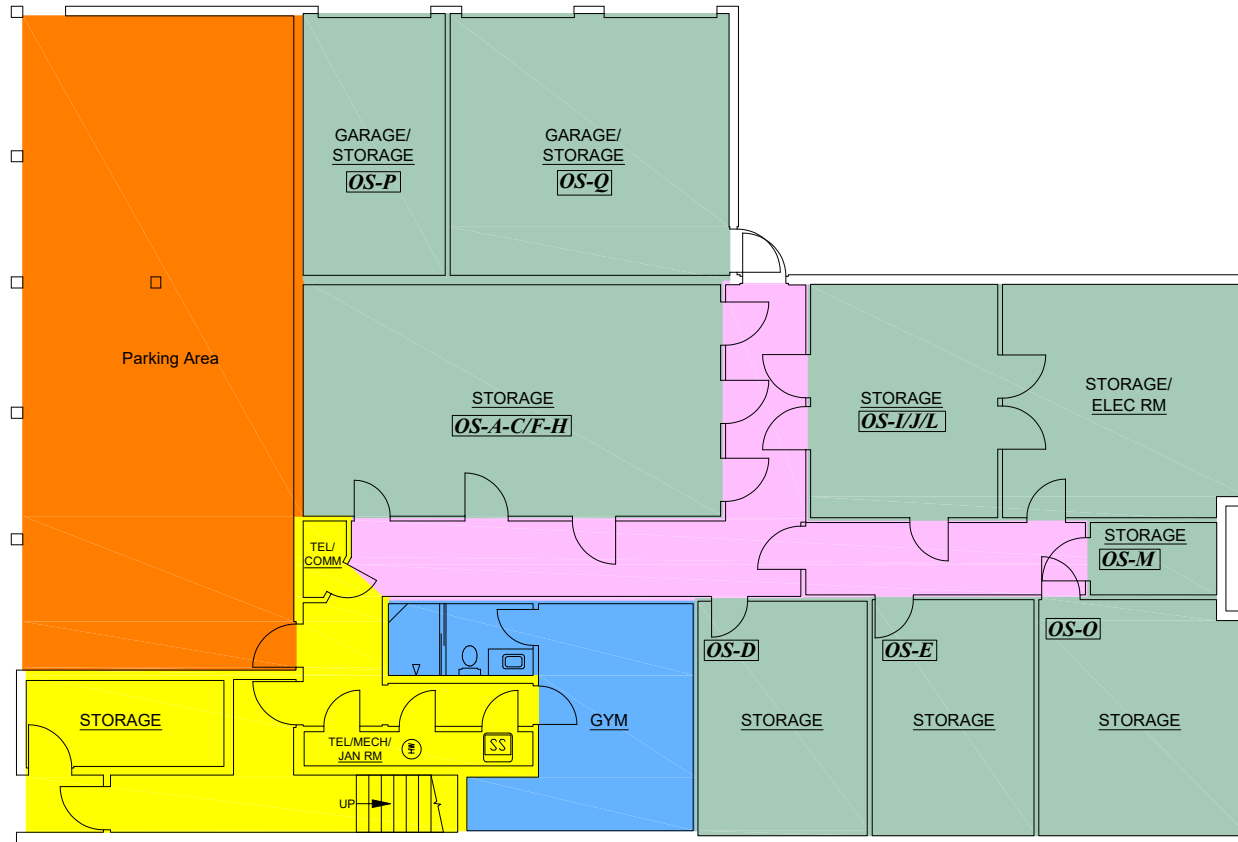


FLOOR PLAN - LOWER LEVEL



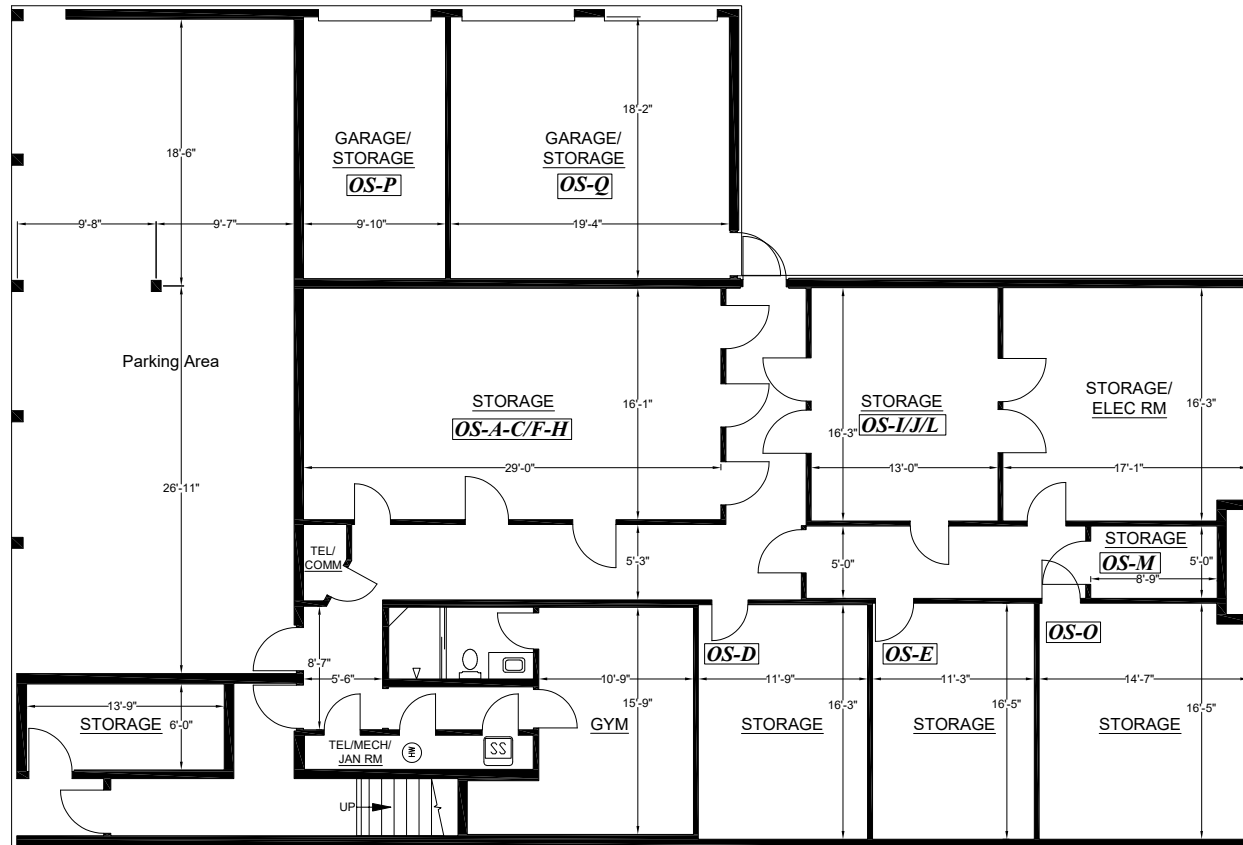
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Total Rentable	0
Total Occupant Storage	2,584
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Total Ancillary	0
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Floor Service	0
Building Service	435
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OS #	Occup Strg
A-C/F-H	565.3
D	233.4
E	224.6
I/J/L	581.7
M	56.2
O	281.3
P	217.6
Q	423.9



SCALE: 1/8" = 1' - 0"

FLOOR PLAN - LOWER LEVEL



DEMOGRAPHICS

	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	6,333	22,662	118,733
Households	2,405	8,021	49,241
Families	1,864	6,246	31,160
Average Household Size	2.41	2.61	2.34
Owner Occupied Housing Units	2,131	6,916	38,164
Renter Occupied Housing Units	274	1,105	11,077
Median Age	46.6	45.8	46.4
2020 Summary			
Population	6,701	23,637	124,265
Households	2,565	8,376	51,503
Families	1,984	6,514	32,503
Average Household Size	2.40	2.61	2.35
Owner Occupied Housing Units	2,279	7,239	40,09
Renter Occupied Housing Units	286	1,137	11,413
Median Age	50.5	48.9	49.4
Median Household Income	\$181,394	\$179,872	\$138,045
Average Household Income	\$237,568	\$242,962	\$195,545
2025 Summary			
Population	6,879	24,094	126,748
Households	2,643	8,552	52,437
Families	2,044	6,651	33,175
Average Household Size	2.39	2.61	2.35
Owner Occupied Housing Units	2,356	7,414	41,032
Renter Occupied Housing Units	287	1,139	11,404
Median Age	51.0	48.8	49.9
Median Household Income	\$191,397	\$189,850	\$150,990
Average Household Income	\$255,373	\$262,142	\$213,840
Trends: 2020-2025 Annual Rate			
Population	0.53%	0.38%	0.40%
Households	0.60%	0.42%	0.36%
Families	0.60%	0.42%	0.41%
Owner Households	0.67%	0.48%	0.47%
Median Household Income	1.08%	1.09%	1.81%





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