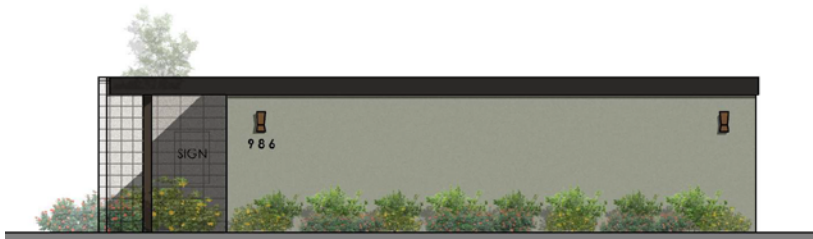


Complete Renovation of High Profile Retail & Office Center in Central Lafayette, CA

THE NOOK



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Best Intersection in Downtown Lafayette!

THE NOOK

PLAZA CENTER



LAFAYETTE PLAZA

Public space with green lawn and bench seating. Shoppers and business people enjoy hanging out in the plaza. Also a venue for City sponsored events.

PLAZA WAY

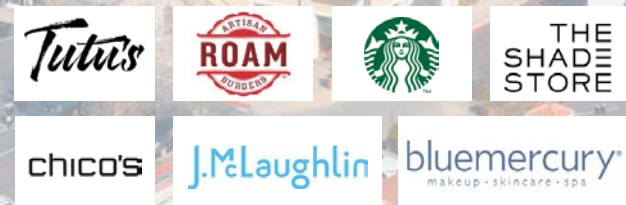


MT. DIABLO BOULEVARD

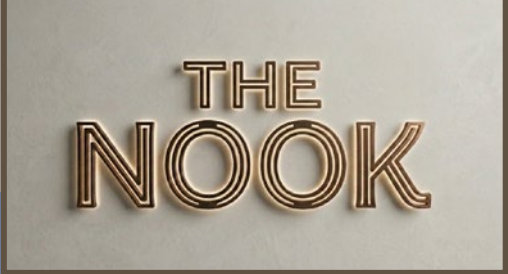
SUBJECT

MORAGA ROAD

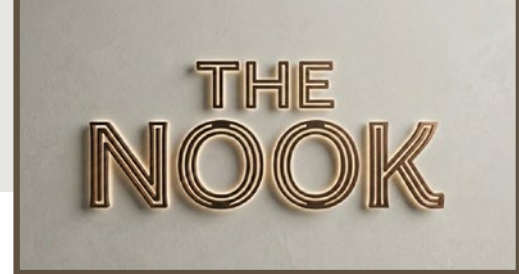
LA FIESTA SQUARE



View from Moraga Road



About



The Nook - a unique commercial property in the heart of Downtown Lafayette, California

Fronting highly travelled Moraga Road, the property is just steps from the intersection at Mt. Diablo Boulevard – widely regarded as the best intersection in the Lamorinda trade area.

- 986 Moraga Road is a ±1,600 SF single-tenant building leased through August of 2027.
- 990 Moraga Road is a vacant +/-8,282 SF building consisting of 2 stories and a partial/split mezzanine.

This one-of-a-kind retail and office property is located in a highly walkable, amenity-rich downtown setting.

The planned remodel includes new siding, new storefronts, new roof, new signage, a refreshed parking lot, and more.

Highlights

- Excellent visibility and frontage
- Surrounded by a mix of national and local retailers, restaurants and service providers
- 22 parking spaces (2.2/1,000)
- Ideal for retail, office or service
- High incomes & density - \$242,283 average household income
- Large population - 160,350 residents within a five miles radius
- Zoned RB, which allows for a wide array of commercial and office uses by-right or with CUP

990 Moraga Road



986 Moraga Road



Highly Affluent Trade Area

THE
NOOK

SAN FRANCISCO

MARIN

OAKLAND

Located in the most affluent
Bay Area trade area -

LAMORINDA - \$354,000K AHHI



ORINDA

AAHHI: \$415,617

POPULATION: 19,094

84.2% GRADUATED COLLEGE



MORAGA

AAHHI: \$298,201

POPULATION: 16,518

79.1% GRADUATED COLLEGE

SUBJECT



LAFAYETTE

AAHHI: \$340,902

POPULATION: 25,154

75.8% GRADUATED COLLEGE

Strong Retail Trade Area / Great Neighbors!

THE NOOK



LA FIESTA SQUARE

FIESTA LANE

LAFAYETTE MERCANTILE

LAFAYETTE TOWN CENTER

WEST END SHOPS

CLOCK TOWER

PLAZA CENTER

SUBJECT →

MORAGA RD. 23,215 ADT

MT. DIABLO 23,800 ADT



HWY 24 173,000 ADT

ba 1,660 Avg. Weekday Exits

Aerial View

THE NOOK



Brioche de Paris
Sideboard Cafe
Big Woof
Assistance League Shop

Across the street from
La Fiesta Square
74,355 sf
Retail Center

MORAGA RD

Five Little Monkeys Toys
Rêve Bistro
Lafayette Optometric
Swad Indian

Great Neighbors / Large Retail Draw!

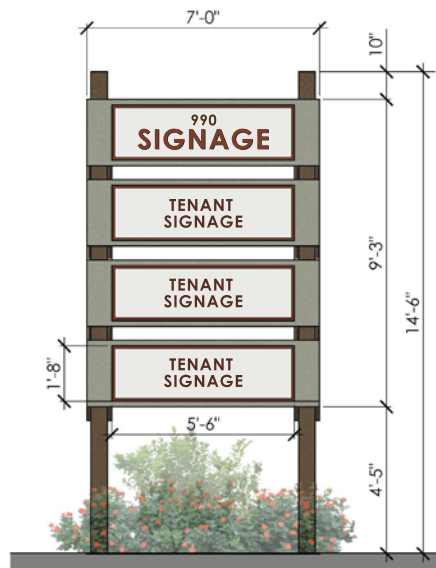
THE NOOK



990 Moraga Road: Elevation

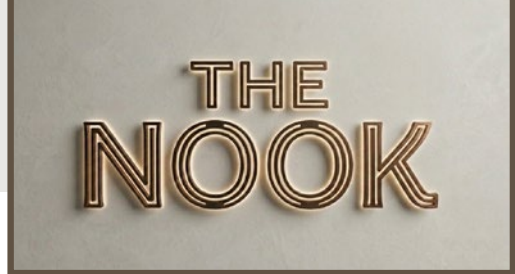
THE
NOOK

PROPOSED FRONT ELEVATION (STREET/WEST)



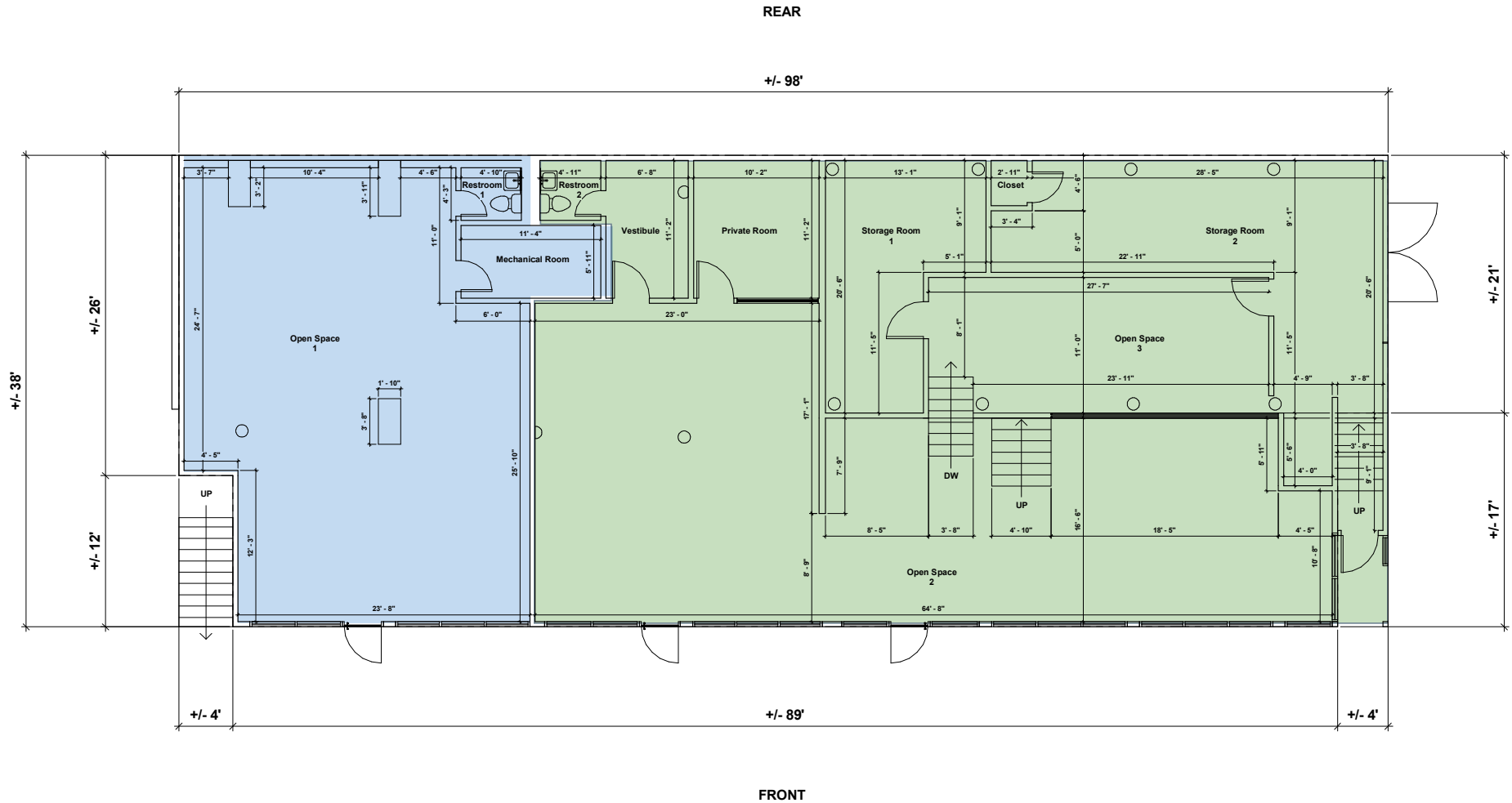
**NEW SIGNAGE
HIGHLY VISIBLE**

990 Moraga Road: Floor Plan



GROUND FLOOR

Flexible Demising Scenarios 826 SF - 3,626 SF

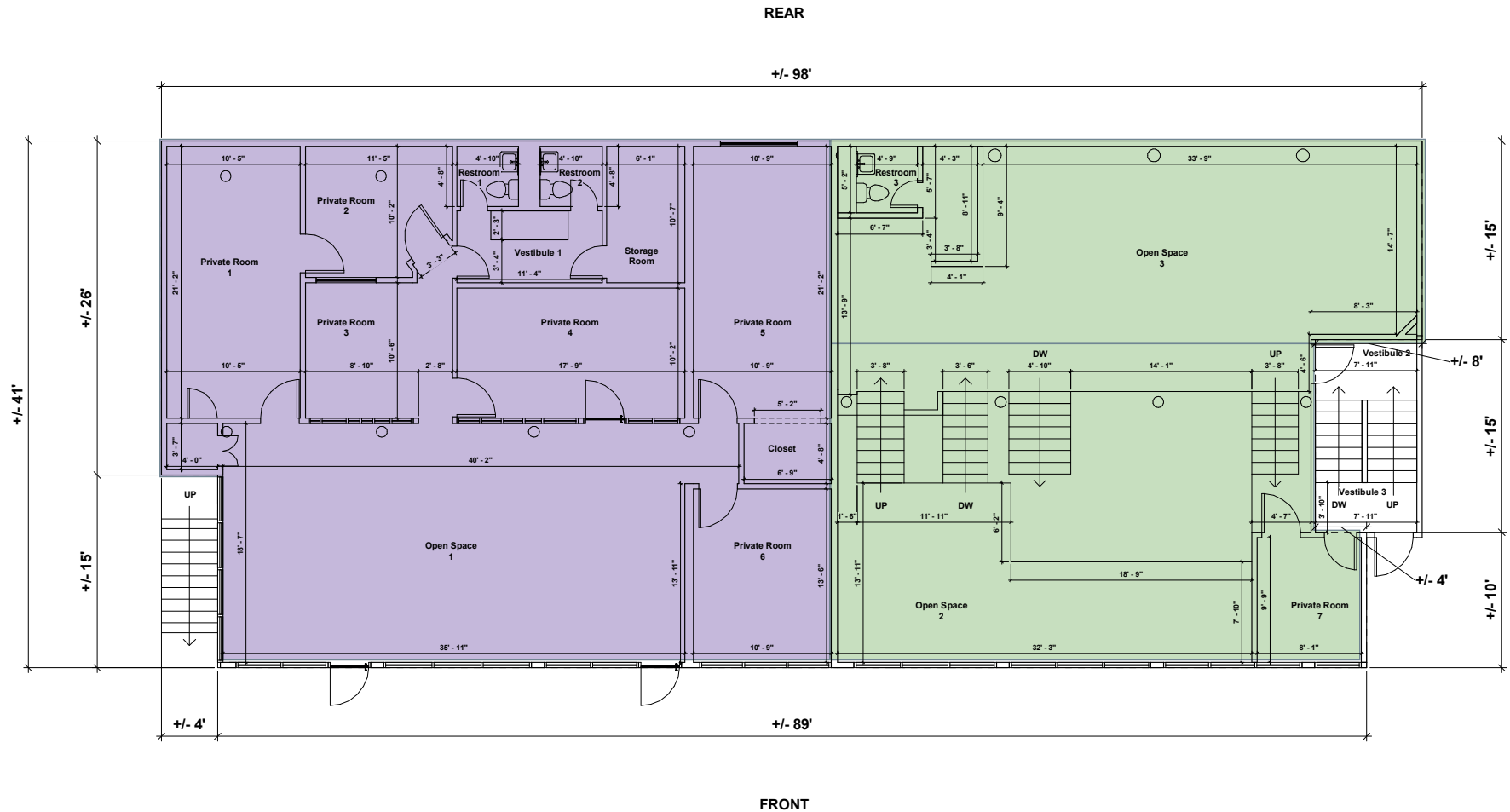


990 Moraga Road: Floor Plan

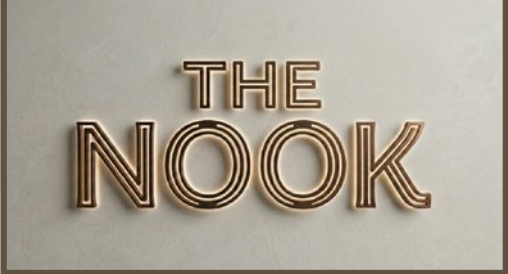
THE NOOK

SECOND FLOOR

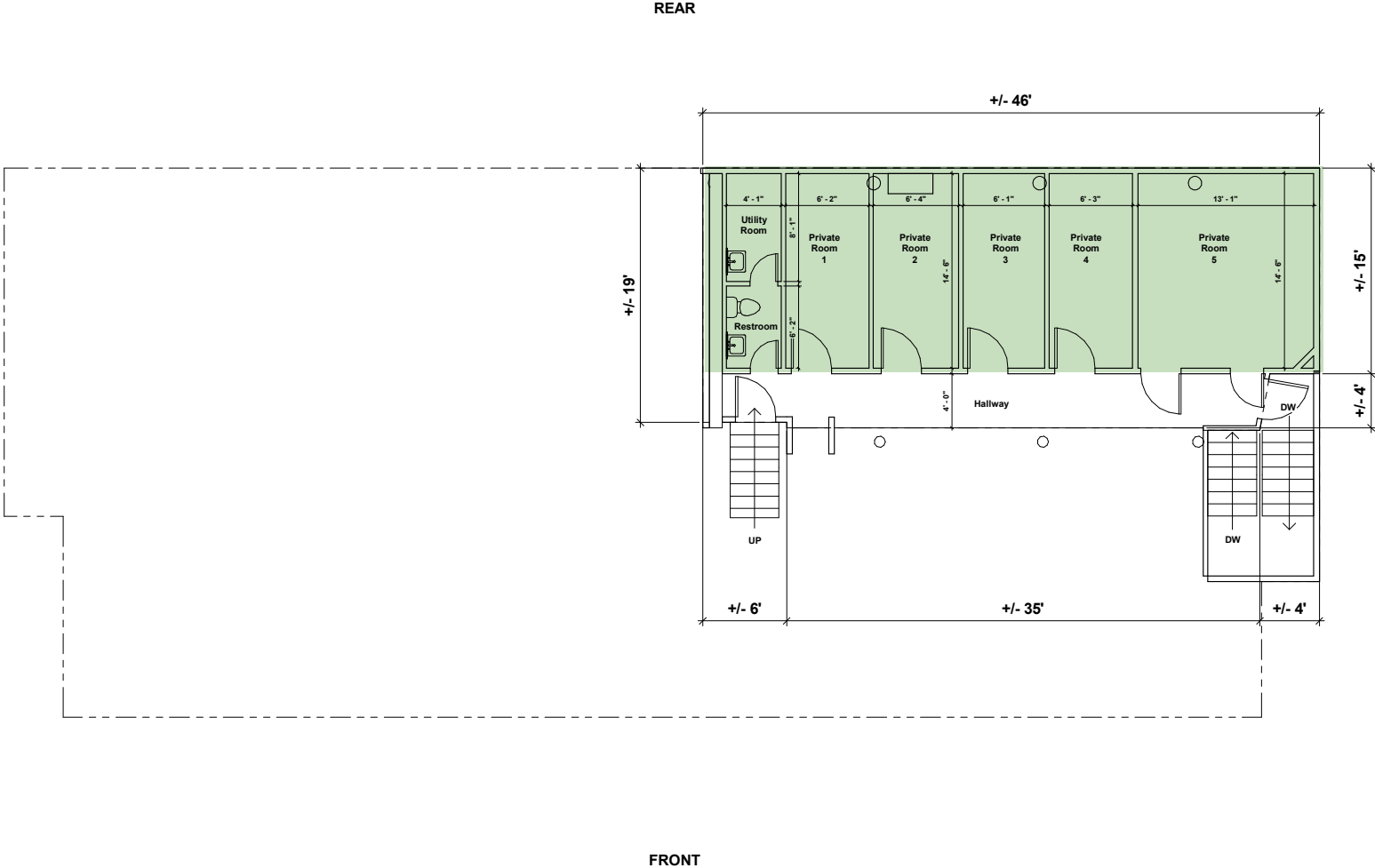
Flexible Demising Scenarios



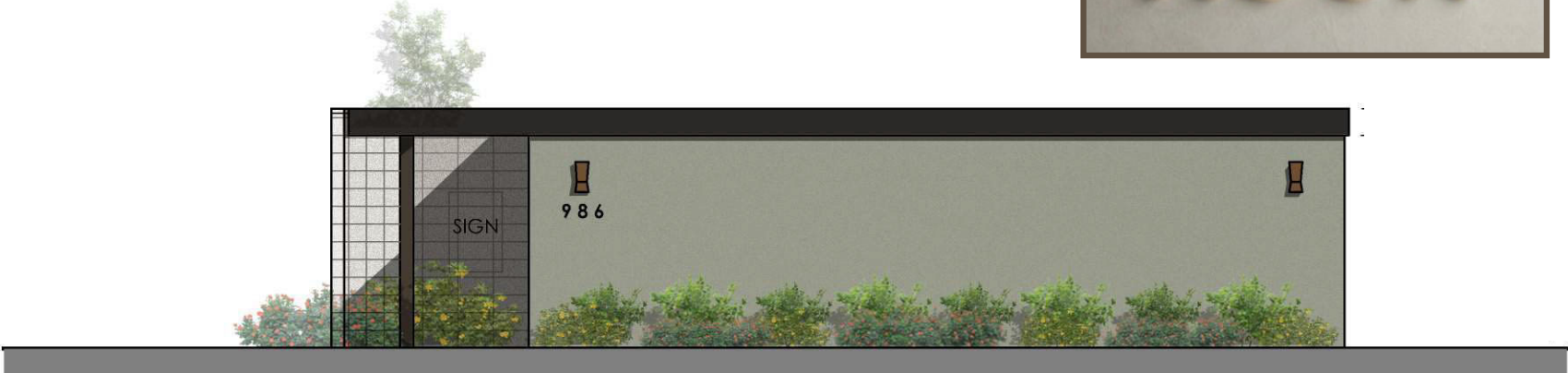
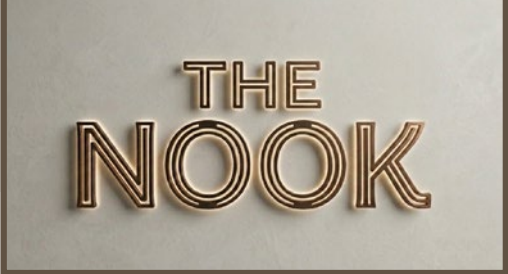
990 Moraga Road: Floor Plan



MEZZANINE



986 Moraga Road: Elevation



PROPOSED FRONT ELEVATION (STREET/WEST)



PROPOSED SIDE ELEVATION (PARKING/NORTH)

Demographics

		1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION	2024 Estimated Population	10,090	57,265	160,350
	2029 Projected Population	9,934	56,260	158,559
	2020 Census Population	9,900	56,956	158,333
	2010 Census Population	9,133	52,494	145,337
	Projected Annual Growth 2024 to 2029	-0.31%	-0.35%	-0.22%
	Historical Annual Growth 2010 to 2024	0.70%	0.61%	0.69%
	2025 Median Age	44.4	47.4	45.9
DAYTIME POPULATION	Adj. Daytime Demographics Age 16 Years +	9,154	41,714	130,844
HOUSEHOLDS	2024 Estimated Households	4,158	23,994	68,736
	2029 Projected Households	4,171	24,023	69,445
	2020 Census Households	4,025	23,414	66,240
	2010 Census Households	3,811	22,320	62,804
	Projected Annual Growth 2024 to 2029	0.0%	0.0%	0.2%
	Historical Annual Growth 2010 to 2024	0.6%	0.5%	0.6%
RACE & ETHNICITY	2024 Estimated White	69.3%	68.5%	65.8%
	2024 Estimated Black or African American	1.3%	2.1%	2.7%
	2024 Estimated Asian or Pacific Islander	16.1%	16.9%	18.1%
	2024 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.3%
	2024 Estimated Other Races	13.1%	12.4%	13.2%
	2024 Estimated Hispanic	11.9%	11.8%	13.0%
INCOME	2024 Estimated Average Household Income	\$310,729	\$264,735	\$242,283
	2024 Estimated Median Household Income	\$201,122	\$178,700	\$172,225
	2024 Estimated Per Capita Income	\$128,074	\$111,112	\$104,036
EDUCATION (AGE 25+)	2024 Estimated Elementary (Grade 0-8)	0.6%	0.8%	1.3%
	2024 Estimated Some High School (Grade 9-11)	0.9%	1.0%	1.3%
	2024 Estimated High School Graduate	4.4%	7.2%	8.5%
	2024 Estimated Some College	11.2%	10.7%	12.2%
	2024 Estimated Associates Degree Only	5.3%	5.5%	5.8%
	2024 Estimated Bachelors Degree Only	37.7%	37.9%	37.2%
	2024 Estimated Graduate Degree	39.9%	36.8%	33.6%
BUSINESS	2024 Estimated Total Businesses	1,255	3,590	10,275
	2024 Estimated Total Employees	6,318	22,452	80,646
	2024 Estimated Employee Population per Business	5	6	8
	2024 Estimated Residential Population per Business	8	16	16

THE NOOK



Located off Highway 24, just 22 miles from San Francisco, Lafayette, CA is an affluent trade area within Contra Costa County and near Alameda County.

Lafayette is located on 15 square miles in Contra Costa County - one of the nine counties that make up the San Francisco Bay Area.

Lafayette is noted for its high quality of life with top rated schools, low crime rate, smalltown charm, clean air, mild climate and oak tree-studded hills.

Located between Berkeley and Walnut Creek, Lafayette has its own Bay Area Rapid Transit station (BART) and is only a 25 minute BART ride from San Francisco.

From the quaint to the unusual, to the necessary, Lafayette boasts of distinctive specialty shops, an antiques district, drug stores, clothing, jewelry, art galleries, groceries, toys and a wide range of dining experiences and services.

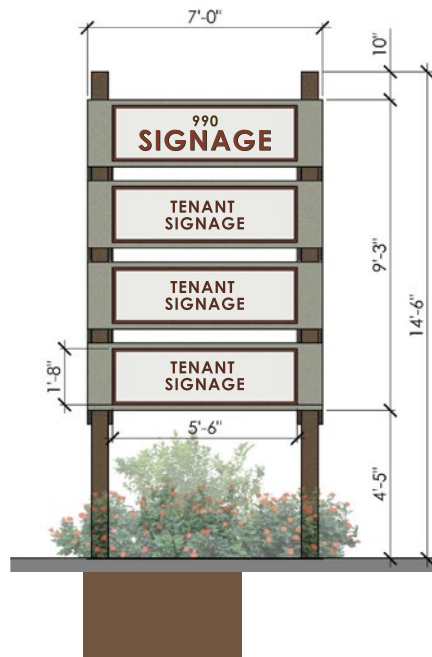


THE NOOK

986/990 MORAGA ROAD • LAFAYETTE • CA



- Planned remodel includes new paint, an updated pedestrian friendly exterior with planter boxes and improved tenant signage
- Highly visible signage
- On-site free parking
- Ideal for retail / services / office



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