

Outstanding Trade Area Demographics  
Within A 10 Minute Drive Time



COMING SOON!

**GROCERY OUTLET**  
*bargain market*

**HomeGoods**

**CVS**  
pharmacy

**DOLLAR TREE**

**T.J. maxx**

**UNITED STATES POSTAL SERVICE**

**RHEEM**  
THEATRE  
by CINEMAWEST

RHEEM BOULEVARD

MORAGA ROAD - 13,201 ADT







Located less than half a mile from Campolindo High School. Ranked 30th in CA by US News & World Report, the school has 1400 students + 75 staff.




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Located two miles from St. Mary's College. Founded in 1863, Saint Mary's serves 3,600 students including more than 1,600 that live on campus. The college offers 43 majors from its 420 acre campus, which opened on the current site in 1928.





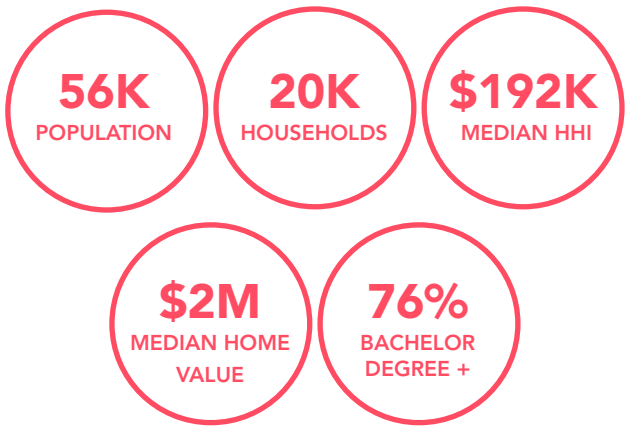
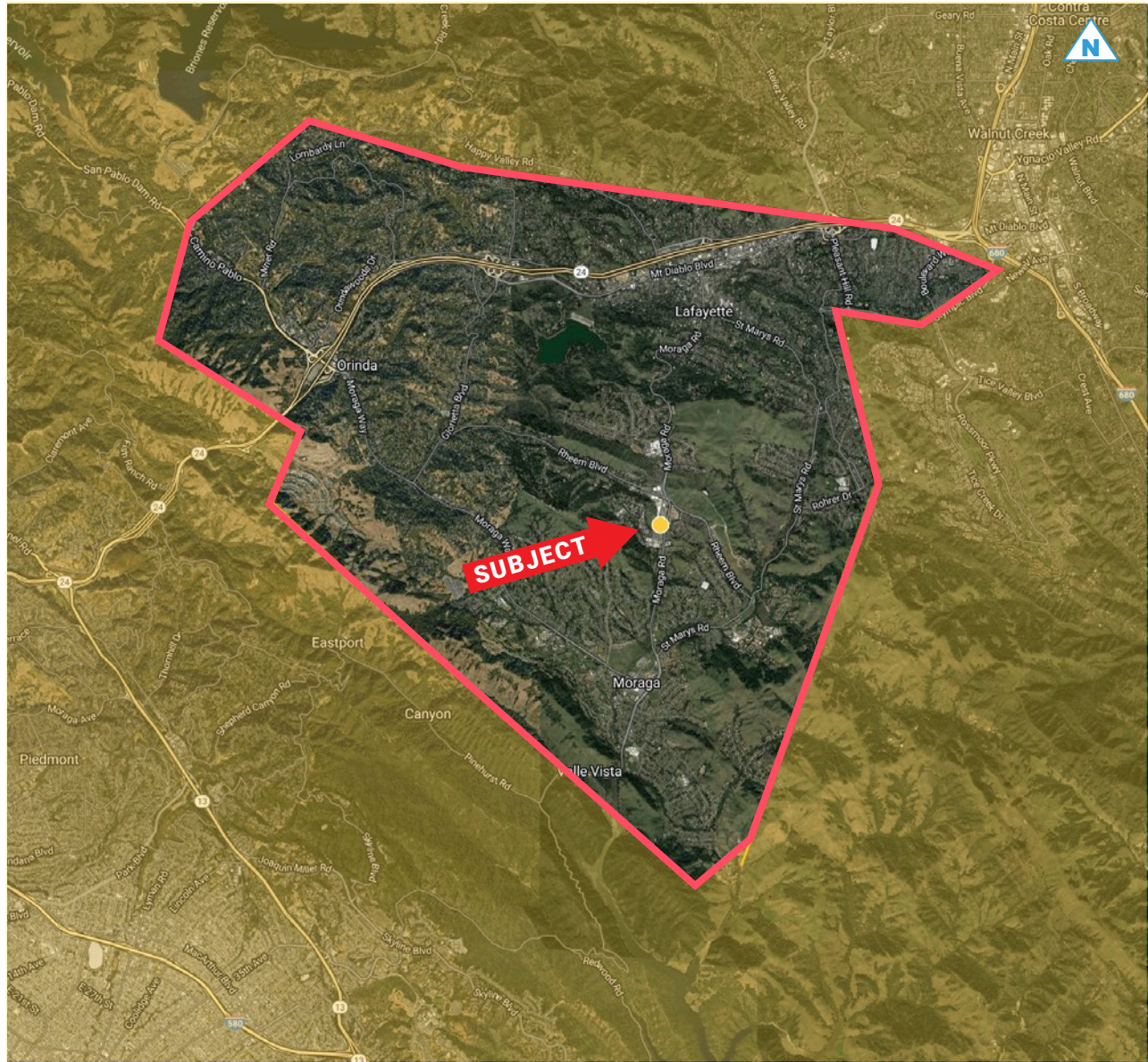
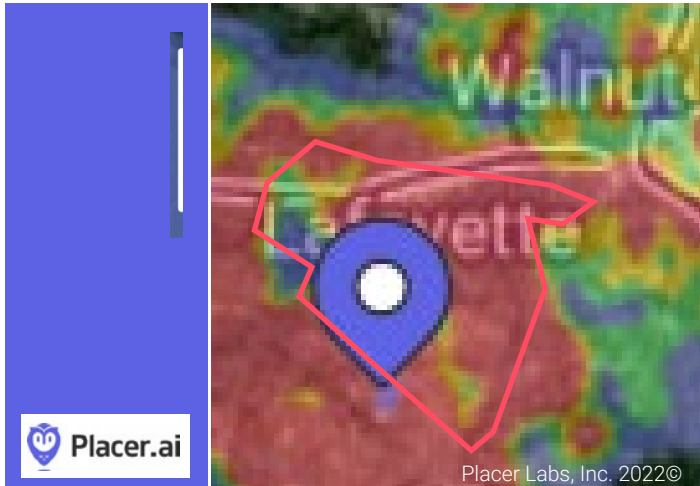


Shops & Pads for Lease

Trade Area

Rheem Valley Shopping Center  
472 Center Street, Moraga, CA 94556

Extended trade area based on Placer.ai visitation data.



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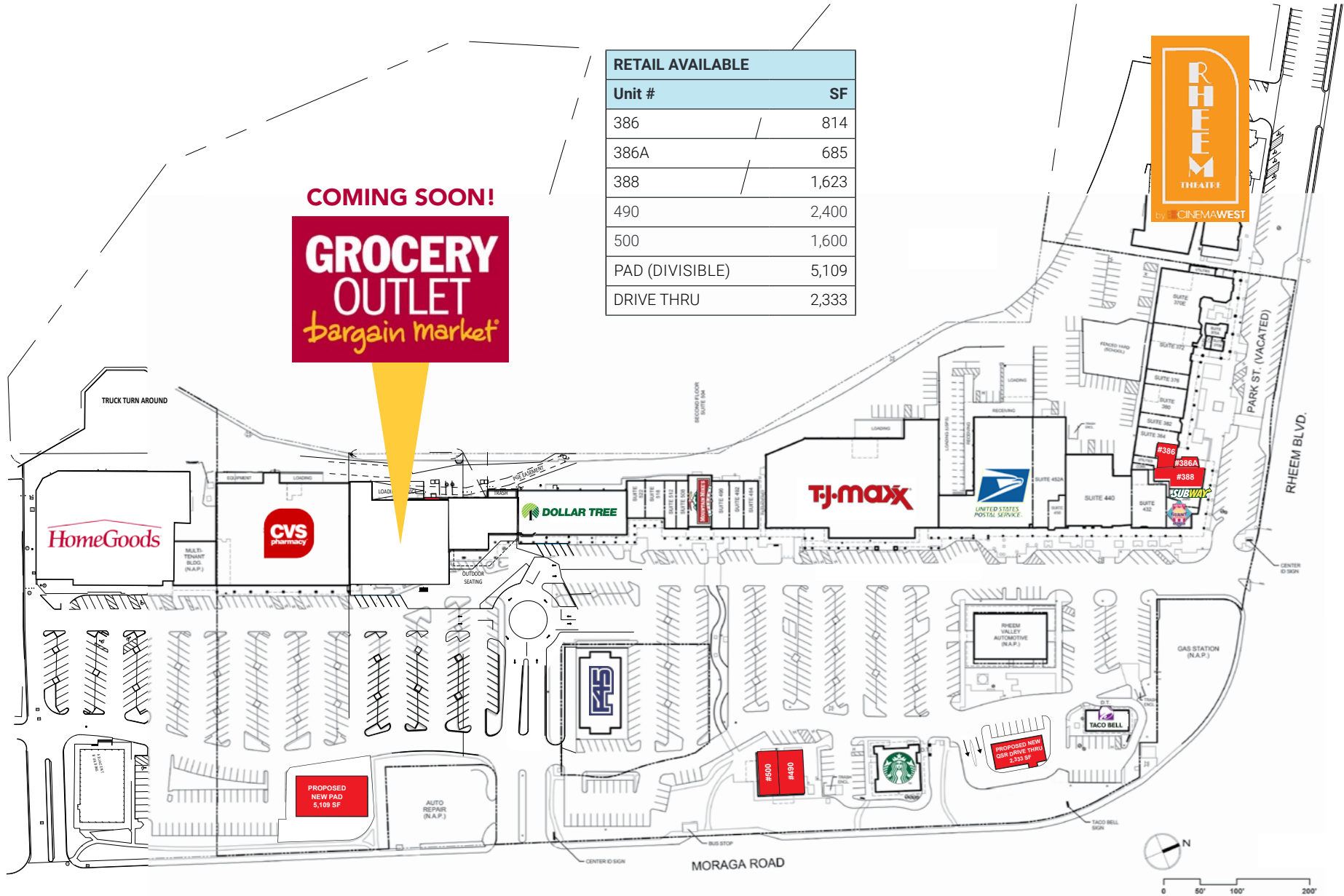


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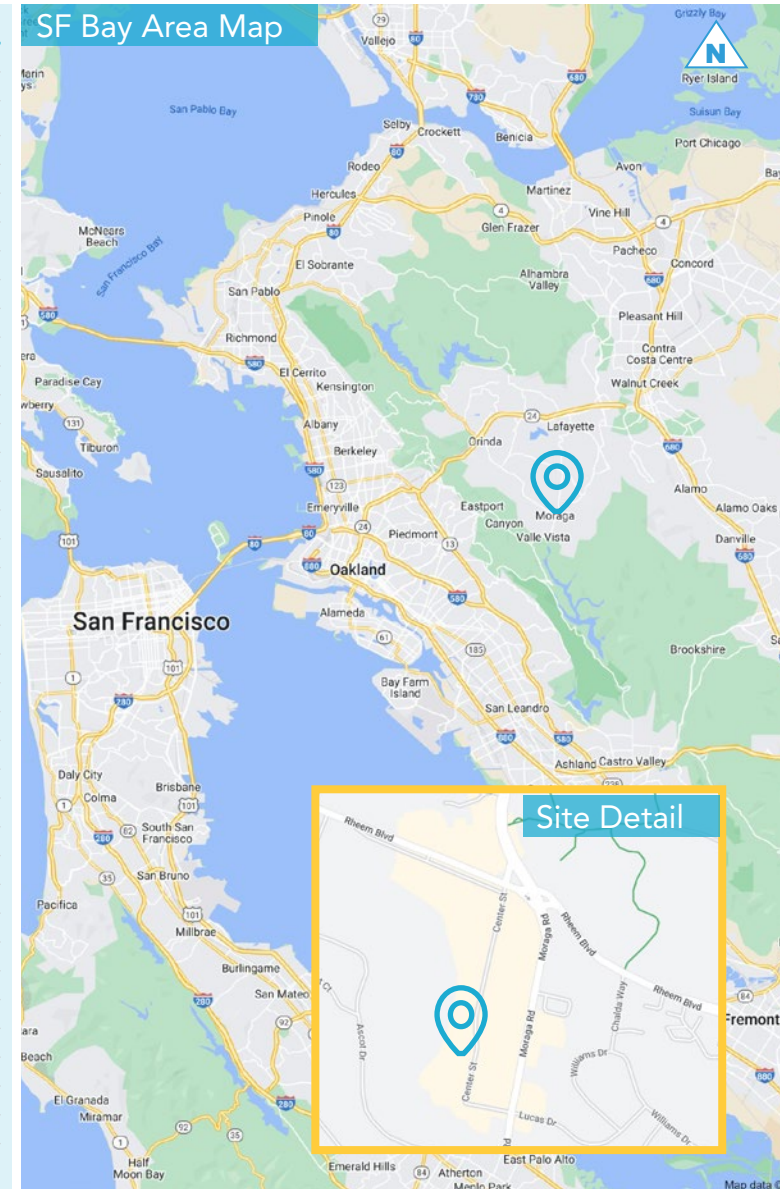
RETAIL AVAILABLE	
Unit #	SF
386	814
386A	685
388	1,623
490	2,400
500	1,600
PAD (DIVISIBLE)	5,109
DRIVE THRU	2,333

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*bargain market*





		1-Mile	3-Mile	5-Mile	10-Min DT	Placer
POPULATION	2023 Estimated Population	6,225	48,345	116,276	33,283	55,568
	2028 Projected Population	5,960	45,808	110,404	31,786	56,712
	2020 Census Population	6,184	48,547	117,885	33,262	56,026
	2010 Census Population	5,788	45,594	108,570	31,216	51,733
	Projected Annual Growth 2023 to 2028	-0.9%	-1.0%	-1.0%	-0.9%	0.4%
	Historical Annual Growth 2010 to 2023	0.6%	0.5%	0.5%	0.5%	0.8%
	2023 Median Age	43	48	48	45	44
DAYTIME POPULATION	Adjusted Daytime Demographics Age 16 Years +	3,628	32,922	101,304	21,858	37,968
HOUSEHOLDS	2023 Estimated Households	2,124	19,300	48,809	11,903	20,221
	2028 Projected Households	2,056	18,474	46,994	11,524	21,375
	2020 Census Households	2,127	19,287	48,509	11,859	20,391
	2010 Census Households	2,062	18,730	46,050	11,493	19,547
	Projected Annual Growth 2023 to 2028	-0.6%	-0.9%	-0.7%	-0.6%	1.1%
	Historical Annual Growth 2010 to 2023	0.2%	0.2%	0.5%	0.3%	0.3%
RACE & ETHNICITY	2023 Estimated White	57.3%	67.2%	66.9%	65.1%	67.2%
	2023 Estimated Black or African American	2.3%	1.8%	2.9%	1.8%	1.0%
	2023 Estimated Asian or Pacific Islander	28.8%	20.3%	18.3%	21.9%	17.9%
	2023 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.3%	0.3%	0.2%
	2023 Estimated Other Races	11.4%	10.4%	11.6%	10.9%	16.6%
	2023 Estimated Hispanic	9.3%	8.6%	9.8%	8.9%	8.4%
INCOME	2023 Estimated Average Household Income	\$268,744	\$277,479	\$275,505	\$306,148	\$290,582
	2023 Estimated Median Household Income	\$203,759	\$195,885	\$191,916	\$220,598	\$191,585
	2023 Estimated Per Capita Income	\$92,336	\$111,007	\$115,814	\$109,762	\$105,956
EDUCATION (AGE 25+)	2023 Estimated Elementary (Grade 0-8)	0.6%	0.8%	1.0%	0.7%	0.8%
	2023 Estimated Some High School (Grade 9-11)	0.6%	0.9%	1.1%	0.6%	1.0%
	2023 Estimated High School Graduate	5.0%	5.5%	6.3%	4.2%	4.7%
	2023 Estimated Some College	10.7%	9.9%	11.2%	9.0%	10.5%
	2023 Estimated Associates Degree Only	5.2%	6.5%	5.3%	6.7%	5.9%
	2023 Estimated Bachelors Degree Only	37.4%	37.8%	38.2%	38.0%	38.8%
	2023 Estimated Graduate Degree	40.5%	38.7%	36.9%	40.8%	38.4%
BUSINESS	2023 Estimated Total Businesses	211	2,383	7,860	1,729	3,228
	2023 Estimated Total Employees	1,316	14,702	59,635	11,100	18,839
	2023 Estimated Employee Population per Business	6	6	8	6	6
	2023 Estimated Residential Population per Business	29	20	15	19	17







# Rheem Valley Shopping Center

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For more information  
on this opportunity  
please contact

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