

# Retail For Lease in Downtown Orinda

±1,350 SF 1<sup>st</sup> Floor Retail



81 Moraga Way, Orinda, CA 94563



2099 Mt. Diablo Blvd., Suite 206  
Walnut Creek, CA 94596  
License #01784084

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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 and Retailers. Adjacent to Smiley Nail Spa and Mechanics Bank. There is a private parking lot with ample parking accessed from Moraga Way off Southwood and just a few blocks from Hwy 24.



## SUMMARY

### 1<sup>st</sup> Floor Retail for Lease in Downtown Orinda

<b>Address:</b>	81B Moraga Way, Orinda, CA 94563
<b>Cross Streets:</b>	Southwood Drive
<b>Available:</b>	±1,350 SF (Formerly Supercuts)
<b>Rent:</b>	\$3.00 PSF plus \$0.56 NNNs
<b>Zoned:</b>	Downtown Commercial (DC) / Type 1
<b>Parking Ratio:</b>	3.32/1,000 SF (34 Free Surface Spaces)
<b>Traffic Counts:</b>	Camino Pablo: 15,404 Cars Per Day Moraga Way: 6,783 Cars Per Day
<b>Seeking:</b>	Kids Cuts, Cellular, and Retailers
<b>You  Tube</b>	1 <sup>st</sup> Floor Retail Walk-Through Video: <a href="https://youtu.be/GI8wdAYgVAw">https://youtu.be/GI8wdAYgVAw</a>

## HIGHLIGHTS

- ±1,350 SF 1<sup>st</sup> Floor 2<sup>nd</sup> Generation Salon
- Excellent Exposure & Visibility – 6,783 Cars Per Day
- Adjacent to Smiley Nail Spa and Mechanics Bank
- 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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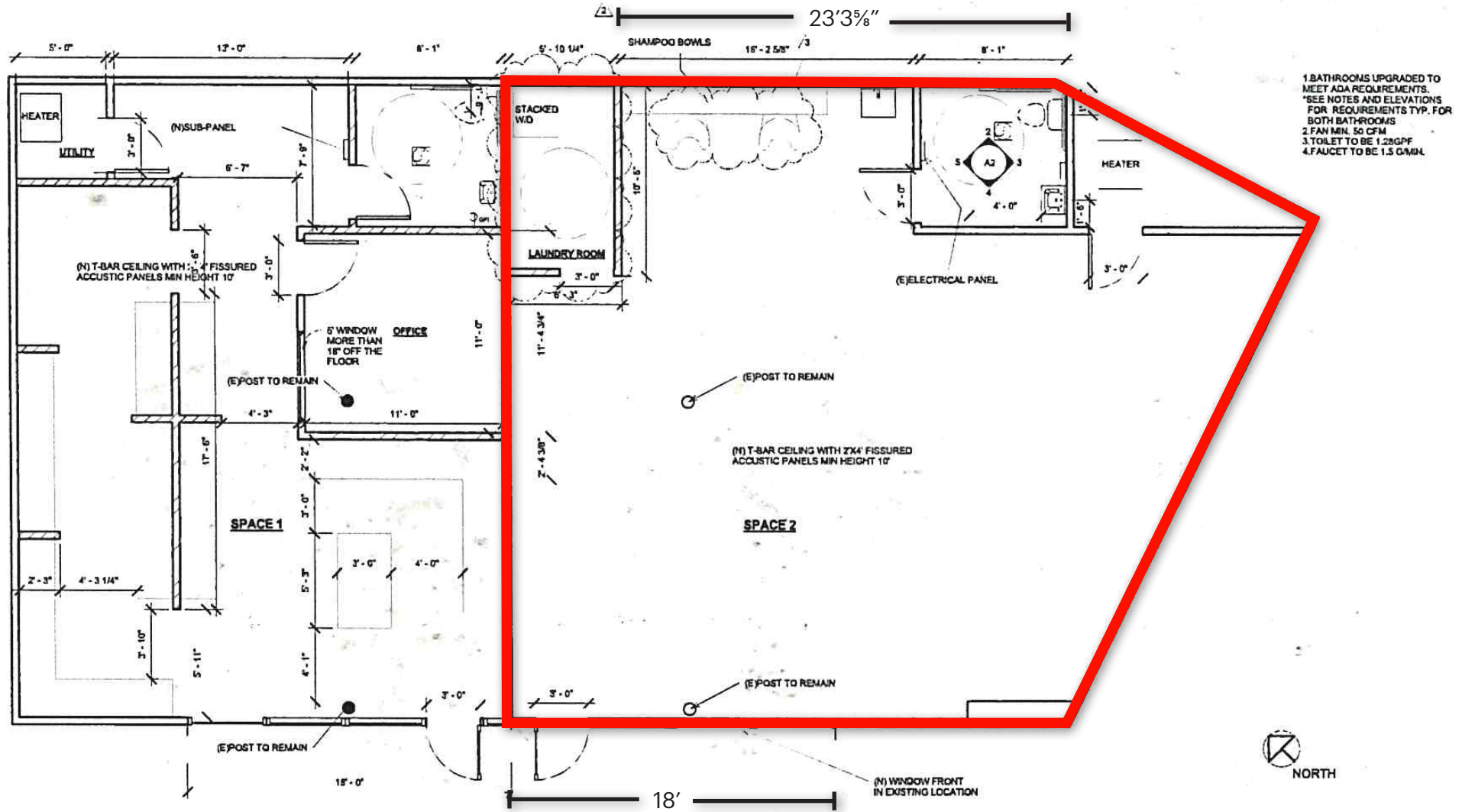


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\*Traffic Counts Source: Sites USA REGIS Online 4/16/21

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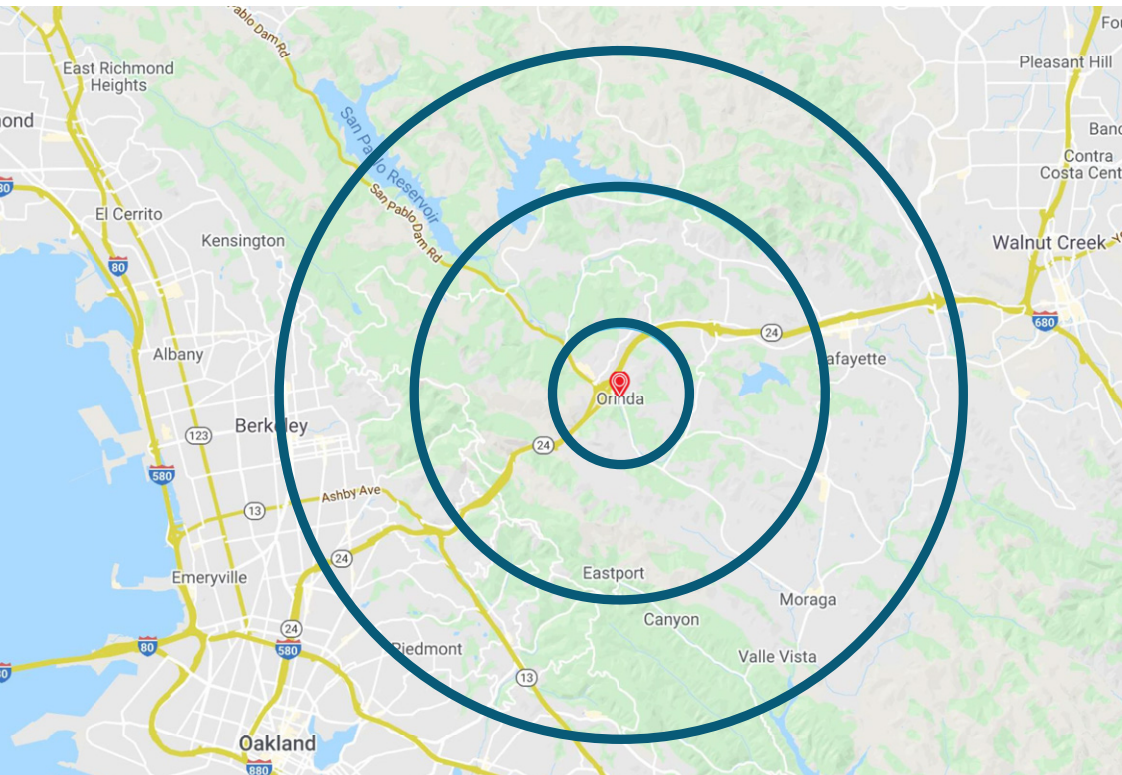
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# Retail For Lease in Downtown Orinda

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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 33,005 within a 3-mile radius.

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!



## ESTIMATED POPULATION

1 MILE	3 MILES	5 MILES
5,416	33,005	170,634

## DAYTIME EMPLOYEES

1 MILE	3 MILES	5 MILES
3,495	8,819	69,621

## AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$304,988	\$328,935	\$229,872

## BACHELOR'S DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
3,419	19,931	90,238

## HOUSEHOLD RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$6,667	\$7,151	\$5,219

## HOUSEHOLD DENSITY (PER SQUARE MILE)

1 MILE	3 MILES	5 MILES
655	441	843

## HOUSEHOLDS WITH CHILDREN

1 MILE	3 MILES	5 MILES
660	3,975	15,838

## HOME VALUES OVER 1 MILLION

1 MILE	3 MILES	5 MILES
1,400	7,914	27,370



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