

Outstanding Trade Area Demographics
Within A 10 Minute Drive Time

35K
POPULATION

13K
HOUSEHOLDS

\$227K
MEDIAN HHI

\$1.9M
MEDIAN HOME
VALUE

79%
BACHELOR
DEGREE +

**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



Rheem Valley Shopping Center

Shops & Pads for Lease

Retail Aerial



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.



GROCERY OUTLET
bargain market



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.

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Rheem Valley Shopping Center

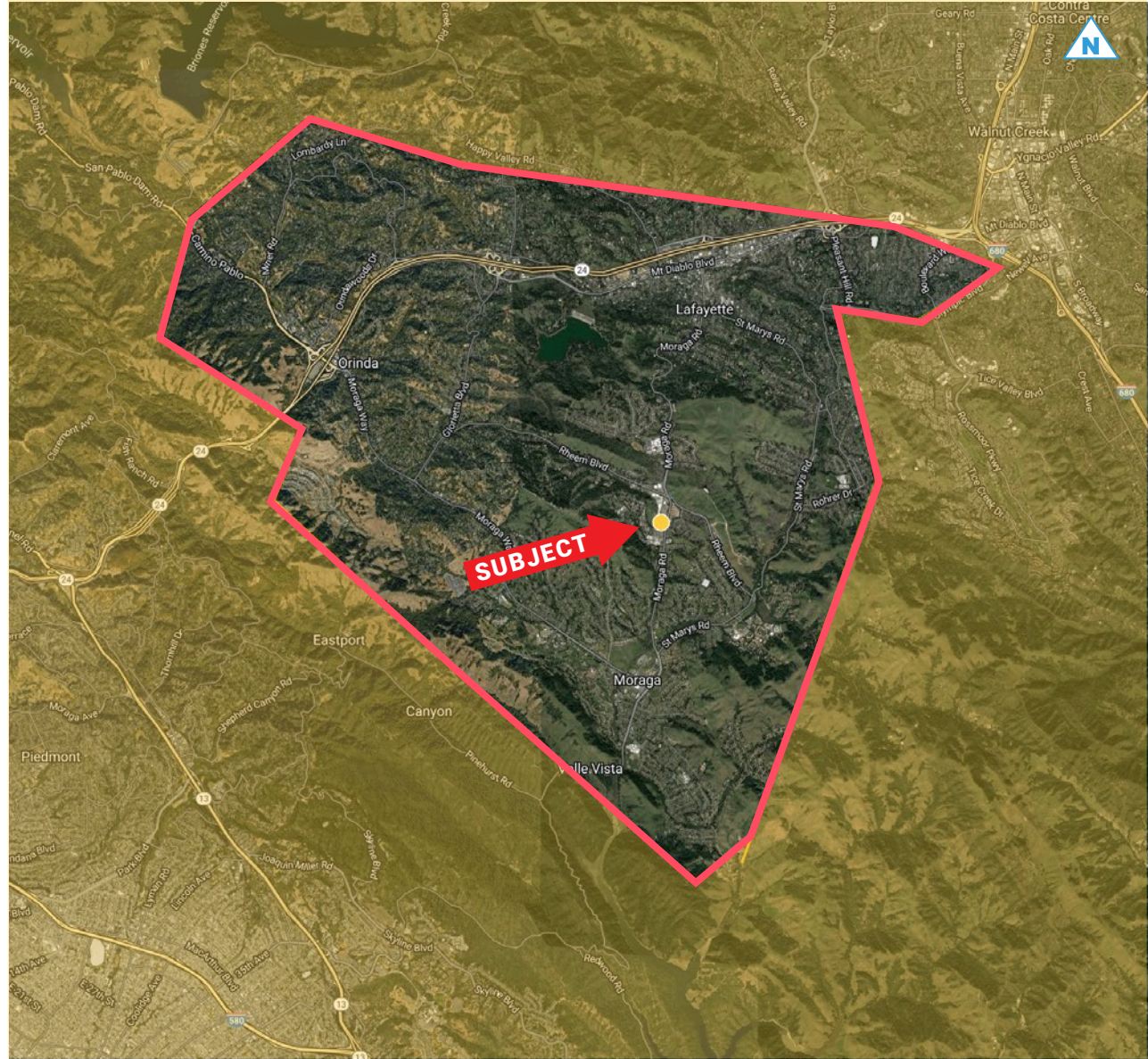
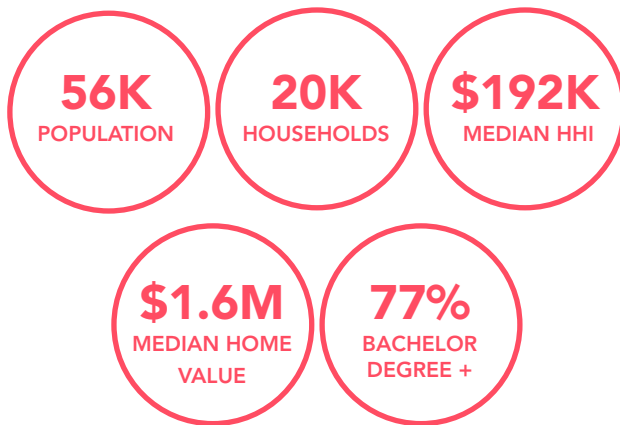
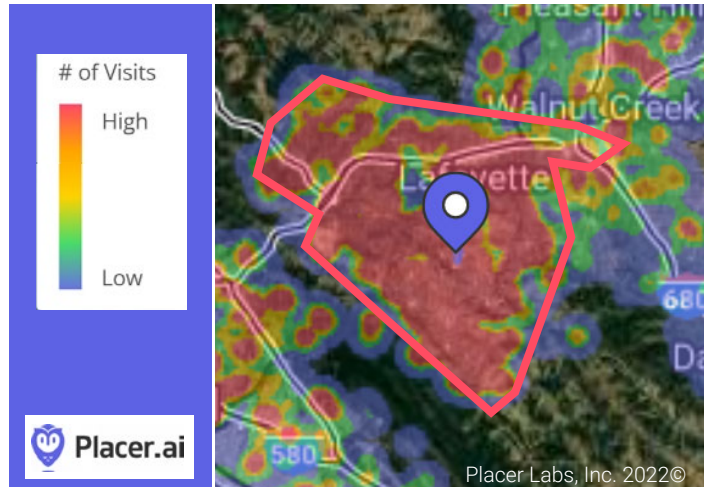
Shops & Pads for Lease

Visitor Info

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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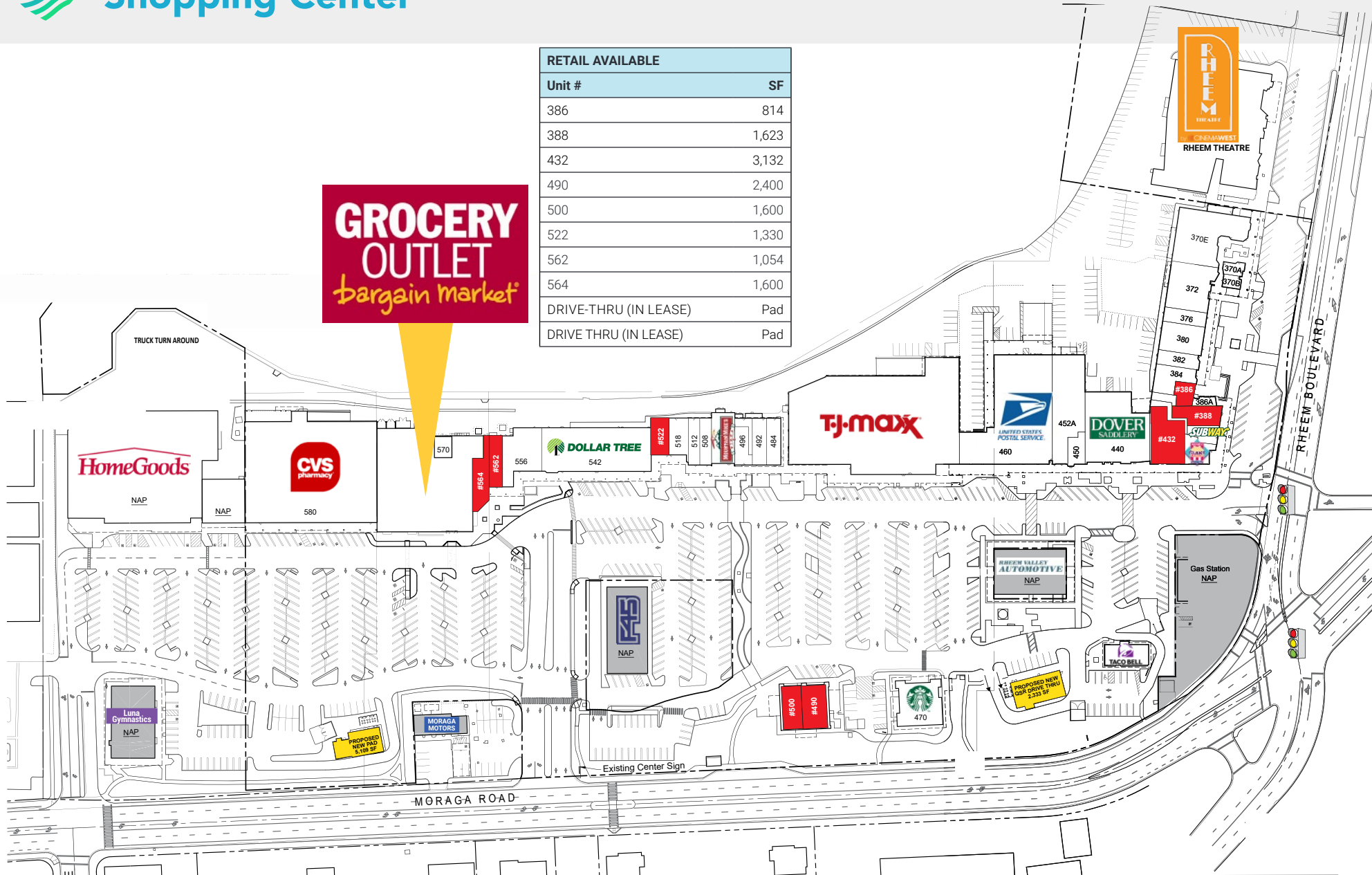
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Shops & Pads for Lease

Site Plan

RETAIL AVAILABLE	
Unit #	SF
386	814
388	1,623
432	3,132
490	2,400
500	1,600
522	1,330
562	1,054
564	1,600
DRIVE-THRU (IN LEASE)	Pad
DRIVE THRU (IN LEASE)	Pad

**GROCERY
OUTLET**
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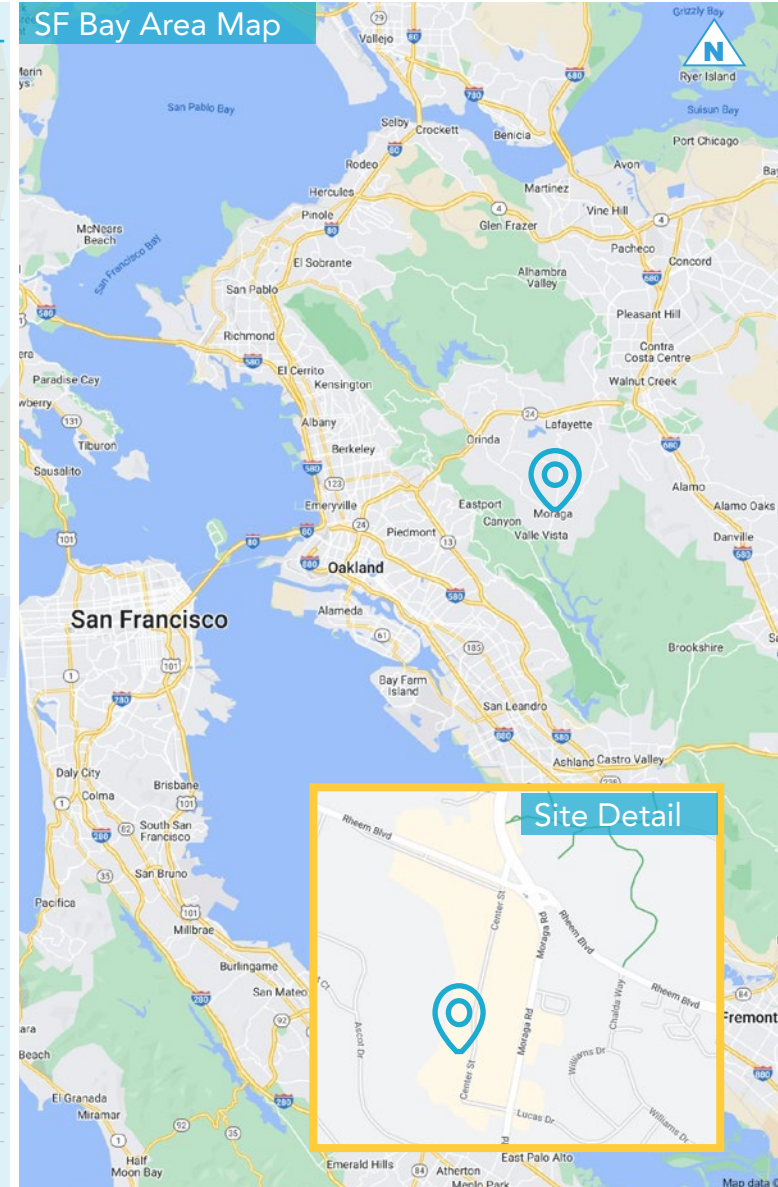


Rheem Valley Shopping Center

Shops & Pads for Lease

Demographics

		1-Mile	3-Mile	5-Mile	10-Min DT	Placer
POPULATION	2024 Estimated Population	6,007	48,089	117,098	33,787	55,568
	2029 Projected Population	5,930	47,518	116,119	33,370	56,712
	2020 Census Population	6,125	48,434	117,954	33,975	56,026
	2010 Census Population	5,735	45,546	108,574	31,777	51,733
	Projected Annual Growth 2024 to 2029	-0.3%	-0.2%	-0.2%	-0.2%	0.4%
	Historical Annual Growth 2010 to 2024	0.3%	0.4%	0.6%	0.5%	0.8%
	2024 Median Age	41	47	47	44	44
DAYTIME POPULATION	Adj. Daytime Demographics Age 16 Years +	3,578	33,049	103,119	22,464	37,968
HOUSEHOLDS	2024 Estimated Households	2,141	19,373	49,587	12,280	20,221
	2029 Projected Households	2,091	18,963	48,812	12,016	21,375
	2020 Census Households	2,117	18,993	48,508	12,118	20,391
	2010 Census Households	2,053	18,495	46,047	11,707	19,547
	Projected Annual Growth 2024 to 2029	-0.5%	-0.4%	-0.3%	-0.4%	1.1%
	Historical Annual Growth 2010 to 2024	0.3%	0.3%	0.5%	0.3%	0.3%
RACE & ETHNICITY	2024 Estimated White	62.3%	69.2%	68.2%	67.4%	67.2%
	2024 Estimated Black or African American	2.4%	1.5%	2.8%	1.6%	1.0%
	2024 Estimated Asian or Pacific Islander	20.8%	17.7%	17.1%	18.5%	17.9%
	2024 Estimated American Indian or Native Alaskan	0.3%	0.2%	0.2%	0.2%	0.2%
	2024 Estimated Other Races	14.2%	11.4%	11.7%	12.2%	16.6%
	2024 Estimated Hispanic	12.1%	10.1%	10.7%	10.8%	8.4%
INCOME	2024 Estimated Average Household Income	\$272,384	\$291,059	\$275,303	\$324,948	\$290,582
	2024 Estimated Median Household Income	\$192,631	\$198,863	\$190,927	\$226,580	\$191,585
	2024 Estimated Per Capita Income	\$97,777	\$117,521	\$116,761	\$118,406	\$105,956
EDUCATION (AGE 25+)	2024 Estimated Elementary (Grade 0-8)	0.8%	0.9%	1.3%	0.8%	0.8%
	2024 Estimated Some High School (Grade 9-11)	0.5%	0.9%	1.2%	0.7%	1.0%
	2024 Estimated High School Graduate	4.9%	5.7%	6.7%	4.3%	4.7%
	2024 Estimated Some College	7.7%	8.8%	10.2%	8.7%	10.5%
	2024 Estimated Associates Degree Only	4.7%	6.1%	5.2%	6.2%	5.9%
	2024 Estimated Bachelors Degree Only	42.0%	37.9%	37.5%	39.4%	38.8%
	2024 Estimated Graduate Degree	39.5%	39.8%	37.9%	40.0%	38.4%
BUSINESS	2024 Estimated Total Businesses	200	2,386	7,851	1,763	3,228
	2024 Estimated Total Employees	1,280	14,725	59,639	11,371	18,839
	2024 Estimated Employee Population per Business	6	6	8	6	6
	2024 Estimated Residential Population per Business	30	20	15	19	17



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For more information
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