

UNDER NEW OWNERSHIP



For Sale
or Lease

ASKING PRICE \$1,375,000 | LEASE RATE \$2.50 +NNN

The Moraga Barn

925 Country Club Drive, Moraga, CA 94556

LARRY EASTERLY
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PETER GUTZWILLER
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www.colliersparrish.com/TheMoragaBarn

The Moraga Barn

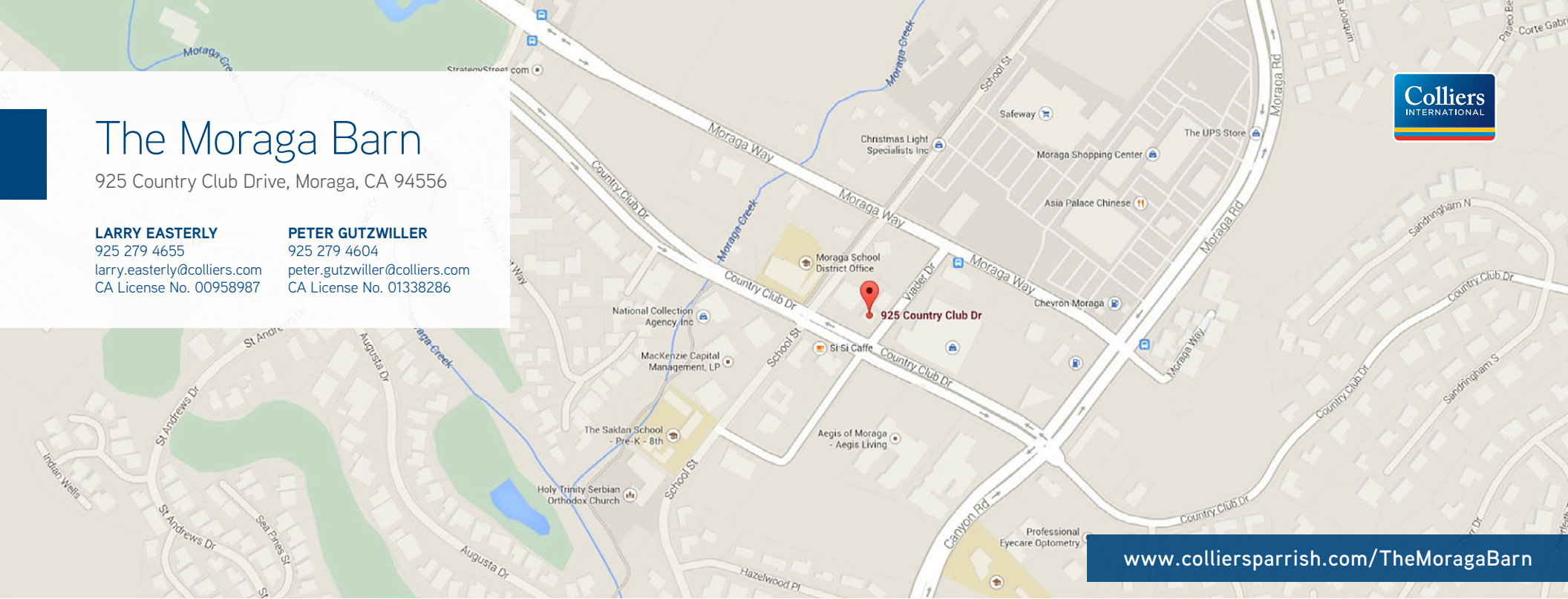
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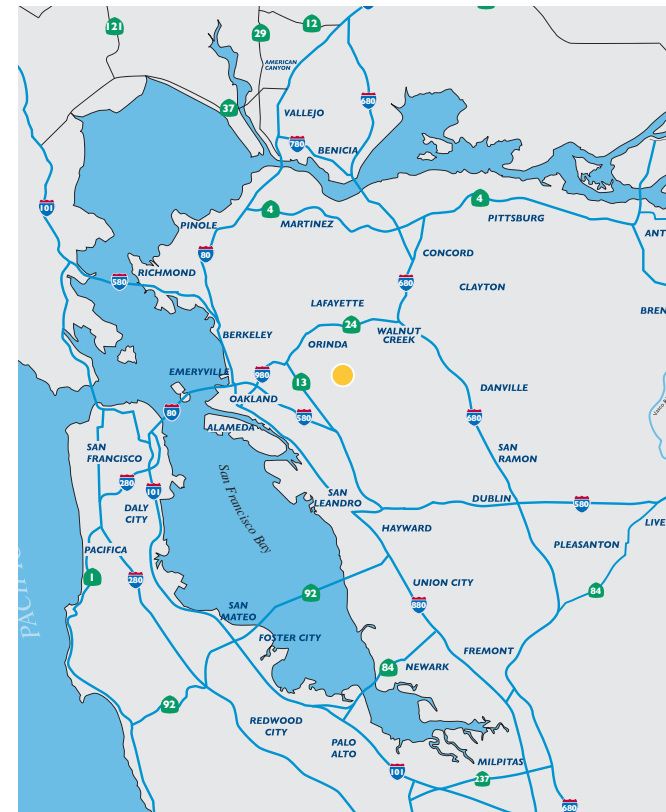
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Property Information

- Asking price: \$1,375,000 or \$2.50 + NNN
- Estimated gross square footage: ±3,325
- Parcel size: ±8,276 (APN: 257-190-048-5)
- Land use: Community Commercial
- Conditional use permit for restaurant / wine bar has previously been issued by the town
- Opportunity to expand the second floor and add an elevator to the property.
- Eight parking stalls on site and ample street parking
- Highly efficient energy usage, low gas and electric bills
- **Building renovated to certified LEED Platinum construction in 2008**
- Solar panel roofing tiles, radiant floor heating, three underground water receptacles for rain collection.
- A historic piece of Moraga, functioning as The Moraga Barn Bar since 1933
- **The Moraga Barn online:**
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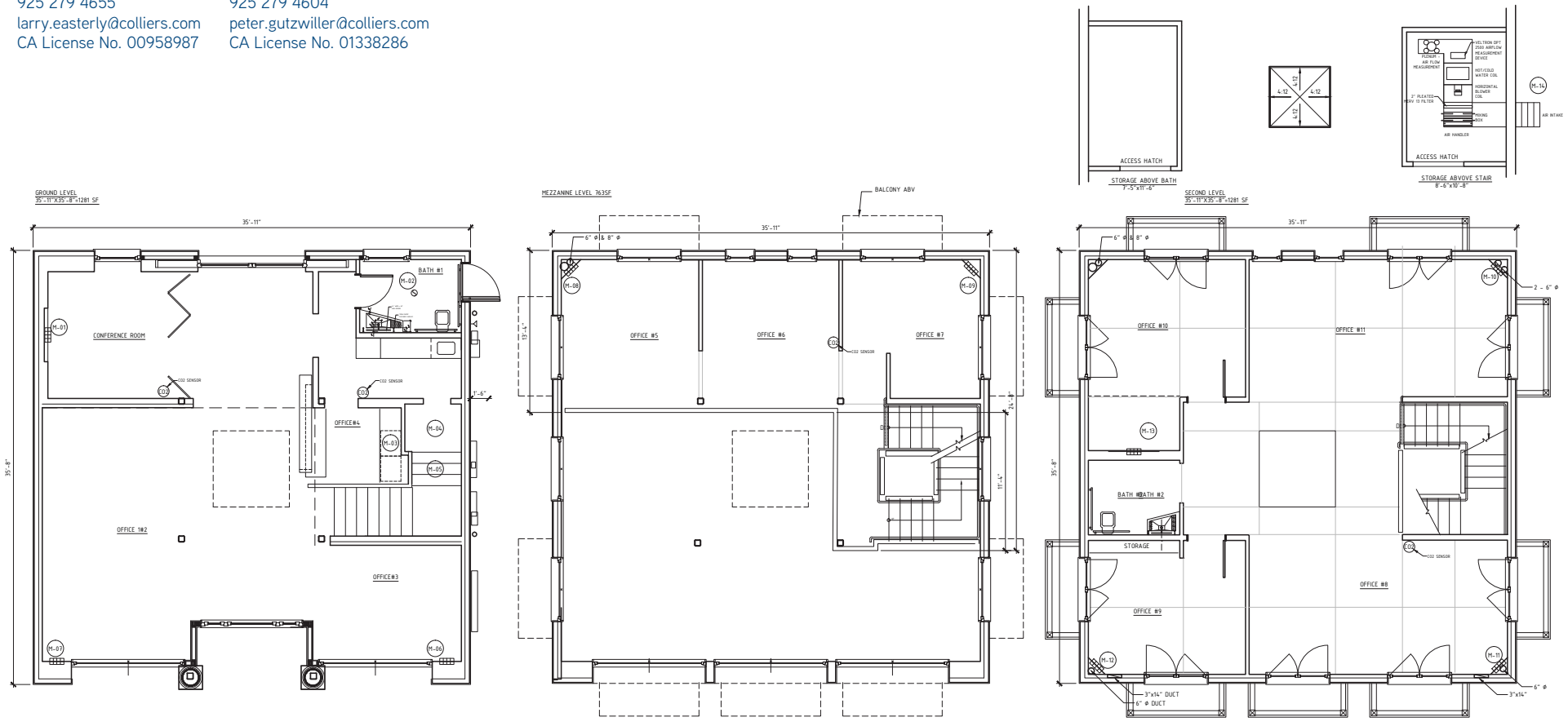
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First Floor

Mezzanine Level

Second Floor

Revisions

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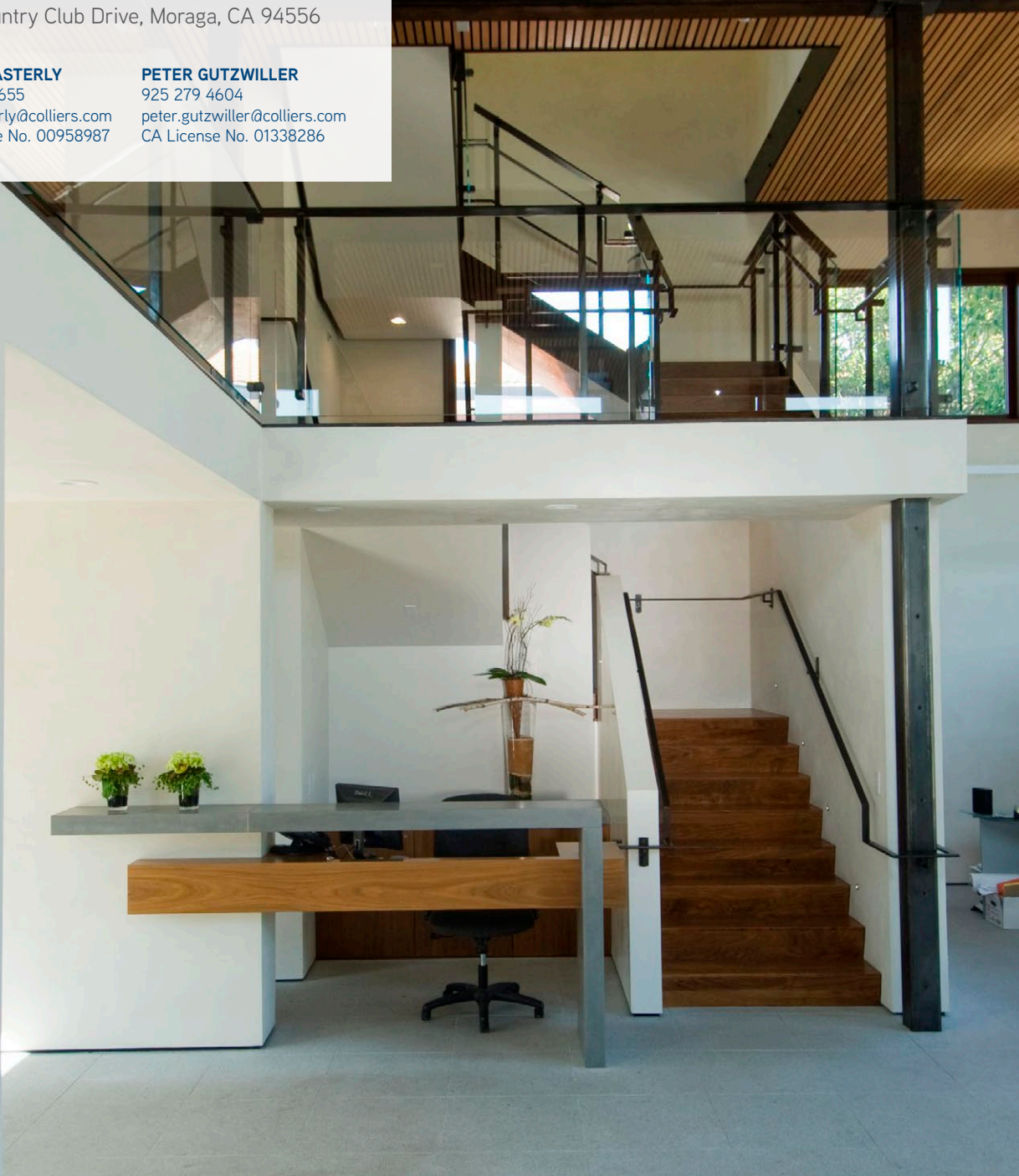
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Colliers
INTERNATIONAL



What is LEED certification?

In the United States and in a number of other countries around the world, LEED certification is the recognized standard for measuring building sustainability. Achieving LEED certification is the best way for you to demonstrate that your building project is truly “green.”

The LEED green building rating system -- developed and administered by the U.S. Green Building Council, a Washington D.C.-based, nonprofit coalition of building industry leaders -- is designed to promote design and construction practices that increase profitability while reducing the negative environmental impacts of buildings and improving occupant health and well-being.

What are the benefits of LEED certification?

LEED certification, which includes a rigorous third-party commissioning process, offers compelling proof to you, your clients, your peers and the public at large that you’ve achieved your environmental goals and your building is performing as designed. Getting certified allows you to take advantage of a growing number of state and local government incentives, and can help boost press interest in your project.

The LEED rating system offers four certification levels for new construction -- Certified, Silver, Gold and Platinum -- that correspond to the number of credits accrued in five green design categories: sustainable sites, water efficiency, energy and atmosphere, materials and resources and indoor environmental quality. LEED standards cover new commercial construction and major renovation projects, interiors projects and existing building operations. Standards are under development to cover commercial “core & shell” construction, new home construction and neighborhood developments.

The Moraga Barn is one of only a few LEED Platinum certified buildings in the East Bay

0010003285, MORAGA, CA

MORAGA BARN

LEED BD+C: New Construction (v2.2)

PLATINUM, AWARDED DEC 2010

SUSTAINABLE SITES		AWARDED: 10 / 14
SSc1	Site selection	1 / 1
SSc2	Development density and community connectivity	0 / 1
SSc3	Brownfield redevelopment	0 / 1
SSc4.1	Alternative transportation - public transportation access	1 / 1
SSc4.2	Alternative transportation - bicycle storage and changing rooms	1 / 1
SSc4.3	Alternative transportation - low emitting and fuel efficient vehicles	1 / 1
SSc4.4	Alternative transportation - parking capacity	1 / 1
SSc5.1	Site development - protect or restore habitat	0 / 1
SSc5.2	Site development - maximize open space	1 / 1
SSc6.1	Stormwater design - quantity control	1 / 1
SSc6.2	Stormwater design - quality control	1 / 1
SSc7.1	Heat island effect - non-roof	1 / 1
SSc7.2	Heat island effect - roof	0 / 1
SSc8	Light pollution reduction	1 / 1

WATER EFFICIENCY		AWARDED: 4 / 5
WEc1.1	Water efficient landscaping - reduce by 50%	1 / 1
WEc1.2	Water efficient landscaping - no potable water use or no irrigation	1 / 1
WEc2	Innovative wastewater technologies	0 / 1
WEc3.1	Water use reduction - 20% reduction	1 / 1
WEc3.2	Water use reduction - 30% reduction	1 / 1

ENERGY & ATMOSPHERE		AWARDED: 15 / 17
EAc1	Optimize energy performance	10 / 10
EAc2	On-site renewable energy	3 / 3
EAc3	Enhanced commissioning	1 / 1
EAc4	Enhanced refrigerant Mgmt	0 / 1
EAc5	Measurement and verification	1 / 1
EAc6	Green power	0 / 1

MATERIAL & RESOURCES		AWARDED: 5 / 13
MRC1.1	Building reuse - maintain 75% of existing walls, floors & roof	0 / 1
MRC1.2	Building reuse - maintain 95% of existing walls, floors & roof	0 / 1
MRC1.3	Building reuse - maintain 50% of interior non-structural elements	0 / 1
MRC2.1	Construction waste Mgmt - divert 50% from disposal	1 / 1
MRC2.2	Construction waste Mgmt - divert 75% from disposal	1 / 1
MRC3.1	Materials reuse - 5%	1 / 1

MATERIAL & RESOURCES		CONTINUED
MRC3.2	Materials reuse - 10%	0 / 1
MRC4.1	Recycled content - 10% (post-consumer + 1/2 pre-consumer)	0 / 1
MRC4.2	Recycled content - 20% (post-consumer + 1/2 pre-consumer)	0 / 1
MRC5.1	Regional materials - 10% extracted, processed and manufactured regionally	1 / 1
MRC5.2	Regional materials - 20% extracted, processed and manufactured regionally	0 / 1
MRC6	Rapidly renewable materials	0 / 1
MRC7	Certified wood	1 / 1

INDOOR ENVIRONMENTAL QUALITY		AWARDED: 14 / 15
EQc1	Outdoor air delivery monitoring	1 / 1
EQc2	Increased ventilation	1 / 1
EQc3.1	Construction IAQ Mgmt plan - during construction	1 / 1
EQc3.2	Construction IAQ Mgmt plan - before occupancy	0 / 1
EQc4.1	Low-emitting materials - adhesives and sealants	1 / 1
EQc4.2	Low-emitting materials - paints and coatings	1 / 1
EQc4.3	Low-emitting materials - carpet systems	1 / 1
EQc4.4	Low-emitting materials - composite wood and agrifiber products	1 / 1
EQc5	Indoor chemical and pollutant source control	1 / 1
EQc6.1	Controllability of systems - lighting	1 / 1
EQc6.2	Controllability of systems - thermal comfort	1 / 1
EQc7.1	Thermal comfort - design	1 / 1
EQc7.2	Thermal comfort - verification	1 / 1
EQc8.1	Daylight and views - daylight 75% of spaces	1 / 1
EQc8.2	Daylight and views - views for 90% of spaces	1 / 1

INNOVATION		AWARDED: 5 / 5
IDc1	Innovation in design	4 / 4
IDc2	LEED Accredited Professional	1 / 1

TOTAL **53 / 69**

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Built in 1913, The Moraga Barn is one of the oldest structures still in use in Moraga



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A Vestige of Moraga's History

By 1912, the bulk of the Joaquin rancho was purchased by James Irvine. He started the Moraga Land Company. It was during this period that the Moraga Company headquarters was established next to what today is The Moraga Shopping Center. The Moraga Company planted many acres of pear and walnut trees, grazed cattle on the hillsides and had many sharecroppers in the Moraga Valley. There were as many as 150 workers at The Moraga Company Ranch. The Portuguese sharecroppers were told what to plant and paid the Moraga Company rent in crops.

The Moraga Company also sold land to developers and subdivided land itself. They established the Townsite of Moraga in 1913 and tried unsuccessfully to sell lots there.

This period, 1912-1913, brought The Oakland Antioch Railroad to Moraga with service from Oakland to Chico through Moraga. Later, this line would become the Sacramento Northern Railroad which served many early residents of The Moraga Valley. The Moraga Company built a two story hotel in Moraga as a promotion to help the sale of land in The Valley. It later became a mercantile store, library, and eventually a bar - today called The Moraga Barn.

The Barn was purchased and renovated in 2008 and now holds the honor of being one of only a handful of LEED Platinum certified buildings in the East San Francisco Bay.

