

Clayton Valley Shopping Center

Dominant Grocery-Anchored Center



5404-5458 Ygnacio Valley Road | Concord, CA 94521

Regency
Centers.



LOCKEHOUSE

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Clayton Valley Shopping Center, Concord

Summary & Highlights

SUMMARY

Clayton Valley Shopping Center

ADDRESS 5404-5458 Ygnacio Valley Road, Concord, CA

TYPE Grocery-Anchored Neighborhood Center

RENT \$30.00-\$48.00 PSF Annually

NNN \$13.26 PSF Annually (2023 Estimate)

GLA ±260,671 SF

AVAILABLE ±1,655 - ±5,760 SF Total

ZONING Neighborhood Commercial (K17)

YouTube Walkthrough Video:
Suite 02C - <https://youtu.be/-KvxP9Goy-0>
Suite 028E - <https://youtu.be/hw-LGGR3jVI>
Suite 020E - <https://youtu.be/X6gBdx4QjwE>

Clayton Valley Road Shopping Center is a proven 260,000 SF grocery-anchored center located at the 4-way, signalized intersection of Ygnacio Valley Road and Clayton Road, boasting combined traffic counts in excess of 59,422 cars per day. Clayton Valley benefits from a captive audience and offers patrons an extensive mix of national and regional tenants including CVS Pharmacy, Grocery Outlet, Ross, Petfood Express, Dollar Tree, Peet's Coffee, Jamba Juice and so many more.



HIGHLIGHTS

- Dominant Grocery-Anchored Shopping Center Boasting ±260,000 SF
- Located at Busy 4-way Signalized Intersection
- Boasting Combined Traffic Counts of 59,422 Cars Per Day

SEEKING

- Dentist/Orthodontist
- Hair Salon
- Physical Therapy
- Experiential Retail
- Mattresses/Furniture
- Financial Institutions
- Restaurants
- Sporting Goods



Clayton Valley Shopping Center, Concord

Close Up Market Aerial



WELLS FARGO

Peet's COFFEE

PANDA EXPRESS
COURTESY CHINA

THE WINE GUILD
NATURAL STEAK HOUSE

BURGER KING

Jamba Juice

ANGRY CHICKZ

Panera BREAD

74 TEA FOR U

Round Table PIZZA

Carbon Health

AT&T

CHASE

CHIPOTLE MEXICAN BOWL

Massage Envy SPA

FIVE GUYS
BURGERS and FRIES

Guadalajara
Mexican Grill & Cantina

Sport Clips

Jersey Mike's SUBS

T-Mobile

OUTDOOR SUPPLY HARDWARE

Clayton Valley CVDA Dance Academy

ANYTIME FITNESS

the **bat** method

Cali Kid

ROSS DRESS FOR LESS

GROCERY OUTLET
Bargain Market

CVS pharmacy

pet food express

YGNACIO VALLEY ROAD - 30,044 ADT

CLAYTON ROAD - 29,676 ADT

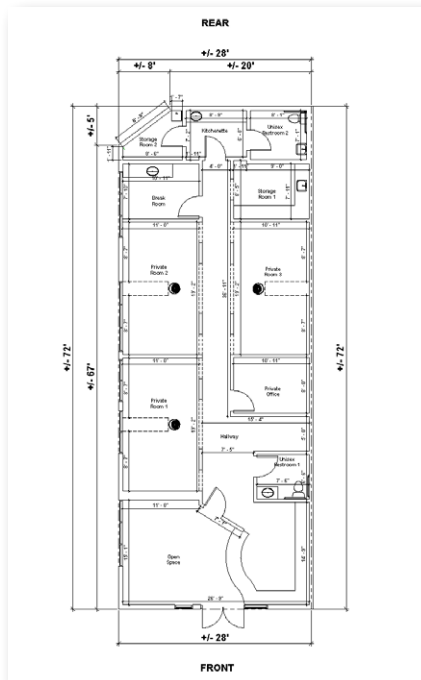
Clayton Valley Shopping Center, Concord

Building 5442 - Suite 029C, ±1,985 SF



Suite 029C - Building 5442 | Size: ± 1,985 SF

- Dimensions: 28' Frontage x 72' Depth Approx.
- Dental Office
- End Cap Space with Generous Glassline



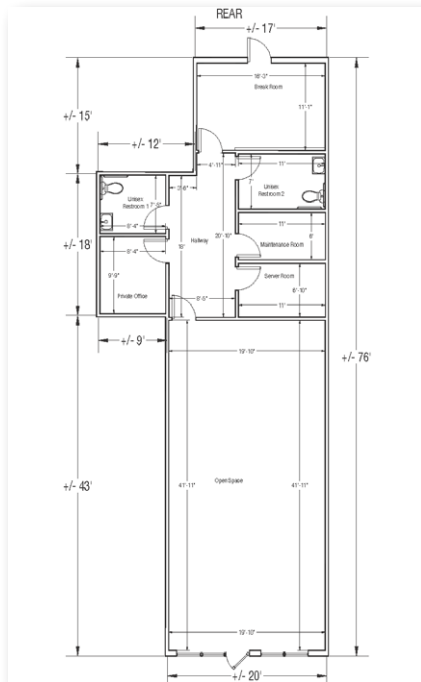
Clayton Valley Shopping Center, Concord

Building 5442 - Suite 028E, ±1,655 SF



Suite 028E - Building 5442 | Size: ± 1,655 SF

- Seeking Ice Cream Shop, Yogurt Shop, or QSR
- Dimensions: 20' Frontage x 76' Depth Approx.
- **YouTube** Walkthrough Video: <https://youtu.be/hw-LGGR3jVI>



Clayton Valley Shopping Center, Concord

Building 5416 - 02C, ±5,250 SF



Suite 002C (On Door #10) - Building 5416 | Size: ± 3,170 SF

- Dimensions: 41'.4" Frontage x 74'.1" Depth Approx.
- Former Styles for Less
- Situated Between OSH and ROSS
- Parking Convenient and Abundant
- Double Door Entry
- End Cap with Generous Glass Line
- End Cap with Generous Glass Line

YouTube Walkthrough Video: <https://youtu.be/-KvxP9Goy-0>



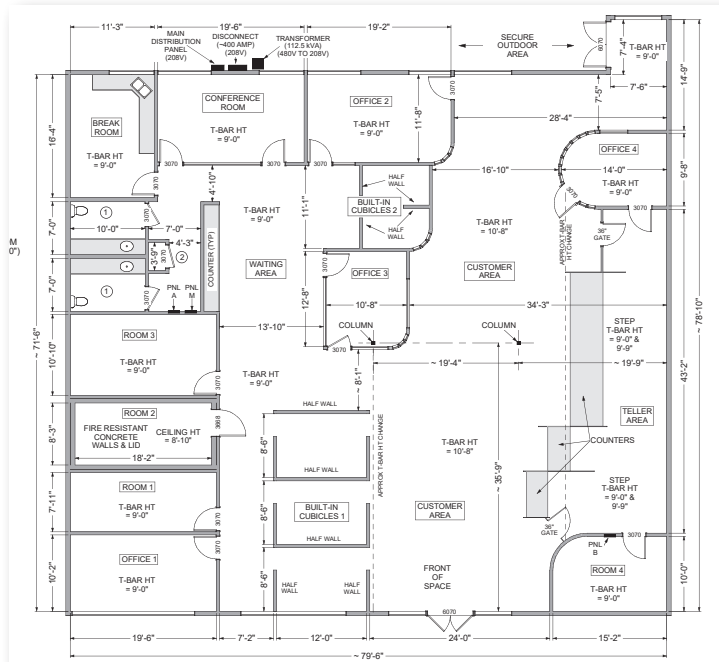
Clayton Valley Shopping Center, Concord

Building 5442 - Suite 020E, ±5,760 SF (Can Be Demised)



Suite 020E (On Door #90) - Building 5442 | Size: ± 5,760 SF

- Can Be Demised: ± 2,778 SF and ± 2,863 SF Approx.
- Dimensions: 79'6" Frontage x 78'10" Depth Approx.
- **YouTube** Walkthrough Video: <https://youtu.be/X6gBdx4QjwE>



Clayton Valley Shopping Center, Concord

Market Aerial - Surrounding Centers



Pleasant Hill Shopping Center

- TARGET
- ROSS DRESS FOR LESS
- HomeGoods

The Veranda

- WHOLE FOODS
- WORLD MARKET
- CITY SPORTS CLUB

SAFeway

NORDSTROM rack

Sun Valley Mall

- jcpenny
- sears
- macy's

Willows Shopping Center

- REI
- ULTA
- OLD NAVY
- Jamba Juice
- UFC GYM
- DAISO JAPAN

Park & Shop

- HOBBY LOBBY
- JOANN
- O'Reilly AUTO PARTS
- SUBWAY

Four Corners Shopping Center

- US CHEF STORE
- DOLLAR TREE
- BIG LOTS

Countrywood Shopping Center

- Jamba Juice
- SAFeway
- CVS pharmacy

Palos Verdes Shopping Center

- POSTAL SERVICE
- Lugan's
- RITE AID

SPROUTS

The Orchards

- SAFeway
- CRACKER BARREL
- PETCO

Citrus Marketplace

- NOB HILL
- BevMo!

Encina Grande

- WHOLE FOODS
- PETSMART
- ACE Hardware
- Walgreens

Concord Terminal Shopping Center

- BIG 5 SPORTS GOODS
- CVS pharmacy

Dianda Plaza

- HobbyTown
- food maxx
- ACE Hardware

TJ-maxx

99c ONLY

Vineyard Shopping Center

- Lucky
- OrangeTheory FITNESS

Bel Air Shopping Center

- Staples
- CVS pharmacy

Clayton Station

- SAFeway
- Walgreens

Clayton Valley Shopping Center

- CVS pharmacy
- ROSS DRESS FOR LESS
- OUTDOOR POWER EQUIPMENT
- the UPS method
- ANYTIME FITNESS
- CHASE
- Massage Envy
- FIVE GUYS BURGERS and PIZZAS
- GROCERY OUTLET
- Peet's Coffee
- BURGER KING
- pet food express



Clayton Valley Shopping Center, Concord

Location & Demographics



ESTIMATED POPULATION		
1 MILE	3 MILES	5 MILES
17,605	61,290	168,345



DAYTIME EMPLOYEES		
1 MILE	3 MILES	5 MILES
3,670	8,455	51,831



POPULATION FAMILY		
1 MILE	3 MILES	5 MILES
14,806	53,448	145,126



AVERAGE HOUSEHOLD INCOME		
1 MILE	3 MILES	5 MILES
\$136,077	\$144,742	\$140,229



ESTIMATED HOUSEHOLDS		
1 MILE	3 MILES	5 MILES
7,025	21,703	58,779



AVERAGE HOUSEHOLD NET WORTH		
1 MILE	3 MILES	5 MILES
\$1.84 M	\$2.06 M	\$1.84 M



TOTAL HOUSEHOLD EXPENDITURE		
1 MILE	3 MILES	5 MILES
\$8,004	\$8,288	\$7,865



FOOD & BEVERAGES		
1 MILE	3 MILES	5 MILES
\$1,153	\$1,189	\$1,134



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