

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 \$14.52 PSF Annually (2025 Estimate)

GLA ±260,671 SF

ZONING Neighborhood Commercial (K17)

YouTube Walkthrough Video:

Suite 02C - <https://youtu.be/-KvxP9Goy-0>

Suite 020E - <https://youtu.be/X6gBdx4QjwE>

Suite 029C - <https://youtu.be/9EAswq9a61s>

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

Site Plan



CURRENT RETAILERS

| | | |
|----------|----------------------------|-----------|
| 0001 | Ross Dress For Less | 30,187 SF |
| 0002 | Grocery Outlet | 14,000 SF |
| 0003 | CVS/Pharmacy | 15,789 SF |
| 003C | The Bar Method | 2,080 SF |
| 004C | Clayton Frameworks | 1,190 SF |
| 005C-6C | Clayton Dance Academy | 7,016 SF |
| 002D | Cali Kid Corals | 2,080 SF |
| 015D | Outdoor Supply Hardware | 70,273 SF |
| 021E | Five Guys Burgers & Fries | 2,400 SF |
| 022E | Massage Envoy | 2,660 SF |
| 023-25E | The Tanning Co.! | 2,450 SF |
| 025E-1 | Foresight Optometry | 1,676 SF |
| 026E | Jamba Juice | 1,324 SF |
| 027E | Panera Bread | 3,145 SF |
| 028E | Cold Stone Creamery | 1,655 SF |
| 029E | Angry Chickz | 2,805 SF |
| 030E | Anytime Fitness | 3,726 SF |
| 032E | Concord Kung Fu Academy | 3,915 SF |
| 033E | Diamond Pure Water | 1,346 SF |
| 034E | Dollar Tree | 10,313 SF |
| 035E | Chipotle | 1,740 SF |
| 036E | AT&T | 1,220 SF |
| 037E-38E | Carbon Health | 2,936 SF |
| 040E | Round Table Pizza | 2,455 SF |
| 041E | Banfield Pet Hospital | 2,440 SF |
| 043E | T4 | 1,262 SF |
| 044E | Sport Clips | 970 SF |
| 045E | Love Thai | 2,043 SF |
| 047E | Jersey Mikes (coming soon) | 1,500 SF |
| 048E | I Brow Bar | 850 SF |
| 049E | TJ Nail Spa | 1,650 SF |
| 050E | T-Mobile | 1,500 SF |
| 1000 | Burger King | 3,359 SF |
| 1200 | Bank of America | 5,124 SF |
| 1300 | Chase Bank | 6,420 SF |
| 1400 | Peet's Coffee | 1,703 SF |
| 1402 | Panda Express | 2,456 SF |
| 1406 | Tachi Sushi Bar | 2,456 SF |
| 1408 | Nick the Greek | 2,100 SF |
| 1500 | Pet Food Express | 6,000 SF |
| 1600 | Guadalajara Grill | 6,327 SF |

AVAILABLE SPACES

| | |
|-----------|----------|
| 5416-002C | 3,170 SF |
| 5442-029C | 1,985 SF |
| 5442-020E | 5,760 SF |
| 5420-010D | 2,800 SF |
| 5420-011D | 1,400 SF |
| 5420-012D | 1,400 SF |
| 5420-013D | 1,400 SF |
| 5420-014D | 4,200 SF |

AVAILABLE
 LEASED



Clayton Valley Shopping Center, Concord

Close Up Market Aerial



WELLS FARGO

Peet's COFFEE

PANDA EXPRESS
COURTESY CHINA

THE WINE GUILD
SPECIALTY STORE

BURGER KING

Jamba Juice

ANGRY CHICKZ

COLD STONE
CREAMERY

Panera BREAD

74
TRA FOR LI

Round Table
PIZZERIA

Carbon Health

AT&T

CHASE

CHIPOTLE
MEXICAN GRILL

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

CVS
pharmacy

ROSS
DRESS FOR LESS

Cali Kid

the **bar** method

pet food
express

GROCERY OUTLET
Bargain Market

YGNACIO VALLEY ROAD - 30,044 ADT

CLAYTON ROAD - 29,676 ADT

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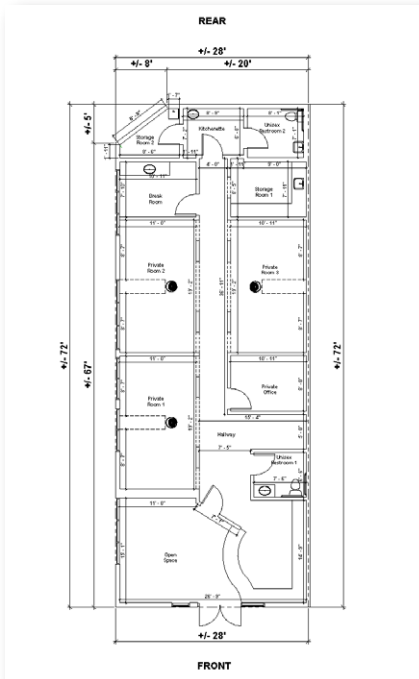
Building 5442 - Suite 029C, ±1,985 SF



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

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

YouTube Walkthrough Video: <https://www.youtube.com/watch?v=9EAswq9a61s>




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

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



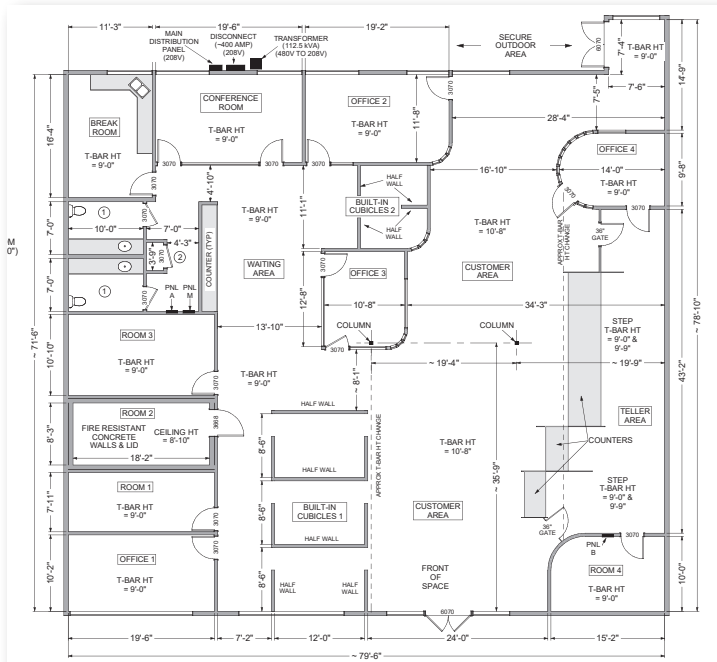
Clayton Valley Shopping Center, Concord

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



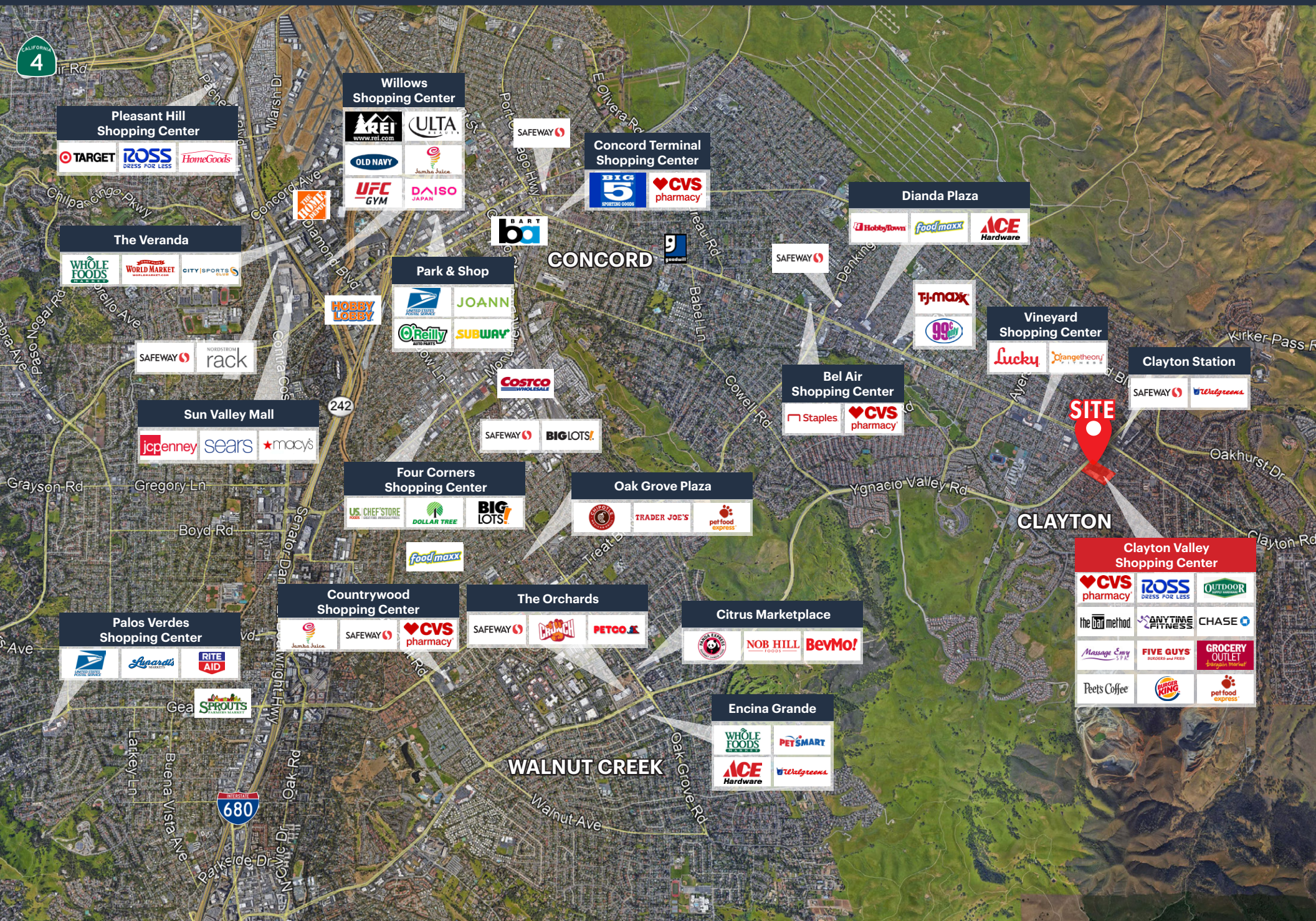
Suite 020E (On Door #90) - Building 5442 | Size: ± 5,760 SF

- 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

Willows Shopping Center
REI | ULTA | OLD NAVY | Jamba Juice | UFC GYM | DAISO JAPAN

Concord Terminal Shopping Center
BIG 5 SPORTS GOODS | CVS pharmacy

Dianda Plaza
HobbyTown | food maxx | ACE Hardware

The Veranda
WHOLE FOODS | WORLD MARKET | CITY SPORTS CLUB

Park & Shop
HOBBY LOBBY | JOANN | O'Reilly AUTO PARTS | SUBWAY

Bel Air Shopping Center
Staples | CVS pharmacy

Vineyard Shopping Center
Lucky | Orangetheory FITNESS

Clayton Station
SAFeway | Walgreens

Sun Valley Mall
jcpenny | sears | macy's

Four Corners Shopping Center
US CHEF STORE | DOLLAR TREE | BIG LOTS!

Oak Grove Plaza
TRADER JOE'S | pet food express

Clayton Valley Shopping Center
CVS pharmacy | ROSS DRESS FOR LESS | OUTDOOR POWER EQUIPMENT | the UPS method | ANYTIME FITNESS | CHASE | Massage Envy | FIVE GUYS | GROCERY OUTLET | Peet's Coffee | BURGER KING | pet food express

Palos Verdes Shopping Center
Rite Aid | Sprouts

Countrywood Shopping Center
SAFeway | CVS pharmacy

The Orchards
SAFeway | Petco

Citrus Marketplace
NOB HILL | BevMo!

Encina Grande
WHOLE FOODS | PETSMART | ACE Hardware | Walgreens

WALNUT CREEK

CLAYTON

CONCORD

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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