

# 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
029C	In Lease Negotiations	1,985 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 Envy	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
5442-020E	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	4,800 SF

 AVAILABLE  
 LEASED





# Clayton Valley Shopping Center, Concord

Close Up Market Aerial



WELLS FARGO

Peet's COFFEE

PANDA EXPRESS  
COURTESY CHINESE FOOD

THE WINE GUILD  
SPECIALTY STORES

BURGER KING

Jamba Juice

ANGRY CHICKZ

COLD STONE  
CREAMERY

Panera BREAD

74  
TEA FOR U

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

the **bar** 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

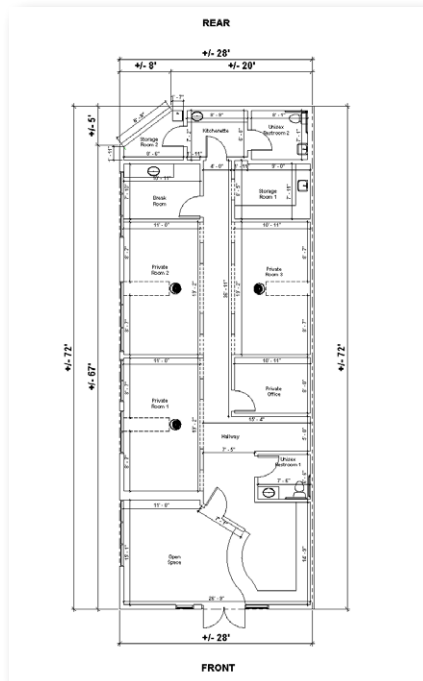
## IN LEASE NEGOTIATIONS



### 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
- End Cap with Generous Glass Line

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





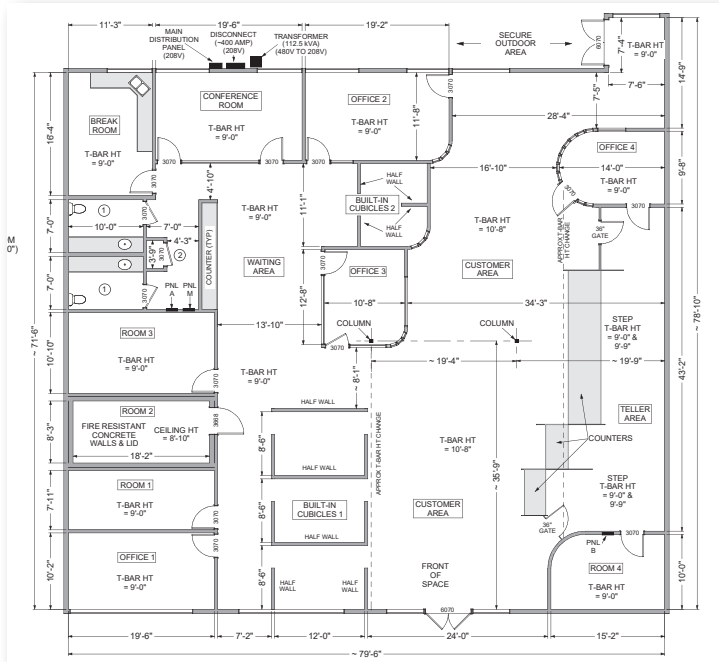
# Clayton Valley Shopping Center, Concord

## 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

Building 5420 | ±1,400 - ±4,800 SF | Suites 010D - 014D



## Suite 014D

Size: ±4,800 SF

[Site Plan](#)

## Suite 013D

Size: ±1,400 SF

[Site Plan](#)

## Suite 012D

Size: ±1,400 SF

[Site Plan](#)

## Suite 011D

Size: ±1,400 SF

[Site Plan](#)

## Suite 010D

Size: ±2,800 SF

[Site Plan](#)



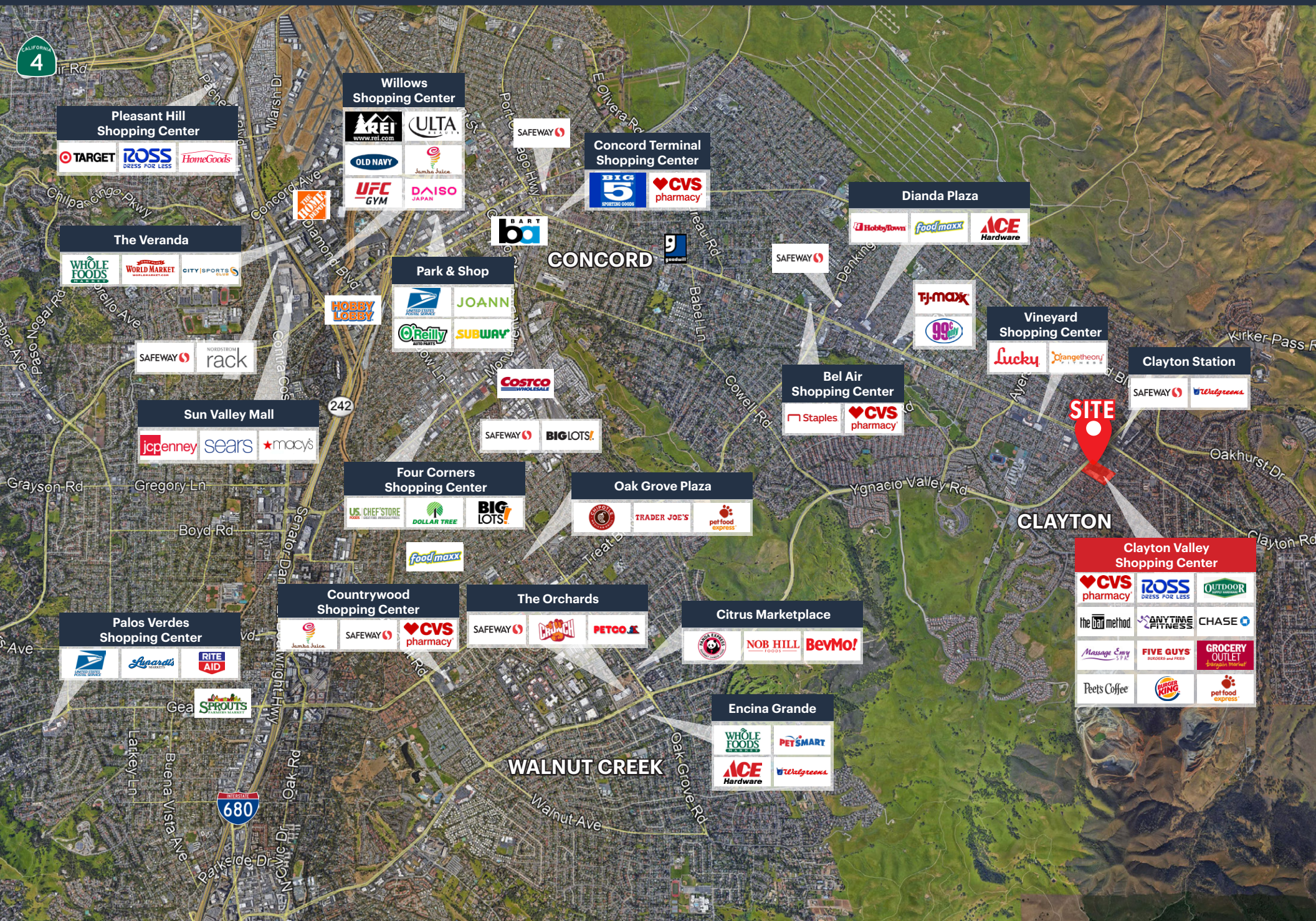
**Base Rent:** Call to Inquire    **NNN:** \$1.21 PSF / Mo.





# 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

**Palos Verdes Shopping Center**  
USPS | Sprouts | RITE AID

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

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

**Four Corners Shopping Center**  
US CHEF STORE | DOLLAR TREE | BIG LOTS | food maxx

**Countrywood Shopping Center**  
Jamba Juice | SAFeway | CVS pharmacy

**The Orchards**  
SAFeway | CHINA BOWL | PETCO

**Citrus Marketplace**  
USPS | NOB HILL | BevMo!

**Encina Grande**  
WHOLE FOODS | PETSMART | ACE Hardware | Walgreens

**Concord Terminal Shopping Center**  
BIG 5 | CVS pharmacy

**Dianda Plaza**  
HobbyTown | food maxx | ACE Hardware

**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 | 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



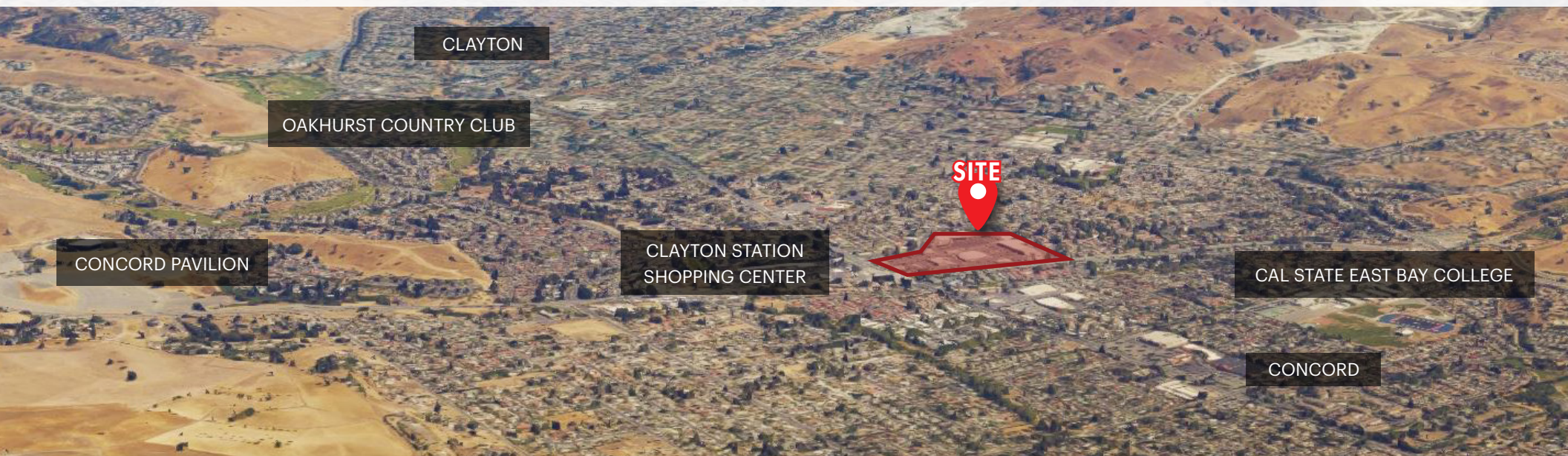
AVERAGE HOUSEHOLD NET WORTH		
1 MILE	3 MILES	5 MILES
\$1.84 M	\$2.06 M	\$1.84 M



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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