



For Sale/Lease
5280 Clayton Road
Concord, CA 94521

LOCKEHOUSE

2099 Mt. Diablo Blvd, Suite 206
Walnut Creek, CA 94596
License #01784084

Jim Shepherd

Senior Vice President
925.627.7902
jim@lockehouse.com
License #01260555

DEMOGRAPHICS

5280 Clayton Road, Concord, CA 94521



Location

Nestled in the Bay Area, only 30 minutes from San Francisco, Concord is the largest job center in Contra Costa County. Concord has the most available amount of BART stations, reverse commutes, and lower costs of doing business. Being the largest city in Contra Costa County, one of the fastest growing counties in the region, Concord has been named “The Next Big Thing”.

DEMOGRAPHICS	1 Mile	3 Mile	5 Miles
POPULATION	18,072	65,252	179,510
AHHI	\$101,618	\$118,885	\$103,409
AHH NET WORTH	\$1,199,579	\$1,476,871	\$1,266,524
DAYTIME POPULATION	3,180	9,476	45,354

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

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Property Summary

LOT SIZE	19,000 SF
TOTAL SF AVAILABLE	6,250 SF
RETAIL PAD- END CAP	±1,800 SF
RETAIL PAD	±4,510 SF

Traffic Counts

CLAYTON ROAD	35,000 ADT
KIRKER PASS ROAD	33,000 ADT
YGNACIO VALLEY ROAD	38,000 ADT

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CLOSE-UP AERIAL

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PROPERTY PHOTOS

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