

Clayton Valley Shopping Center

Dominant Grocery-Anchored Center



5404-5458 Ygnacio Valley Road | Concord, CA 94521

**Regency
Centers.**



LOCKEHOUSE

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

Adria Giacomelli
Partner
(925) 997-2307
Adria@lockehouse.com
License #01498795

Ethan Goldstein
Associate
(508) 439-9446
Egoldstein@lockehouse.com
License #02237354

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
AVAILABLE	±1,220 - 70,273 SF
RENT	\$30.00-\$52.00 PSF Annually
NNN	\$14.52 PSF Annually (2025 Estimate)
GLA	±260,671 SF
ZONING	Neighborhood Commercial (K17)

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
- Mexican Restaurant
- Italian Restaurant



Clayton Valley Shopping Center, Concord

Site Plan

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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	Club Pilates	1,985 SF
002D	Cali Kid Corals	2,080 SF
020E	Concord Kung Fu Academy	5,760 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
033E	Diamond Pure Water	1,346 SF
034E	Dollar Tree	10,313 SF
035E	Chipotle	1,740 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	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

AVAILABLE SPACES

5416-002C	3,170 SF
5420-015D	70,273 SF
5434-032E	3,915 SF
5434-036E	1,220 SF
1600 (Restaurant)	6,337 SF

AVAILABLE
 LEASED



Clayton Valley Shopping Center, Concord

Close Up Market Aerial

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Clayton Valley Shopping Center, Concord

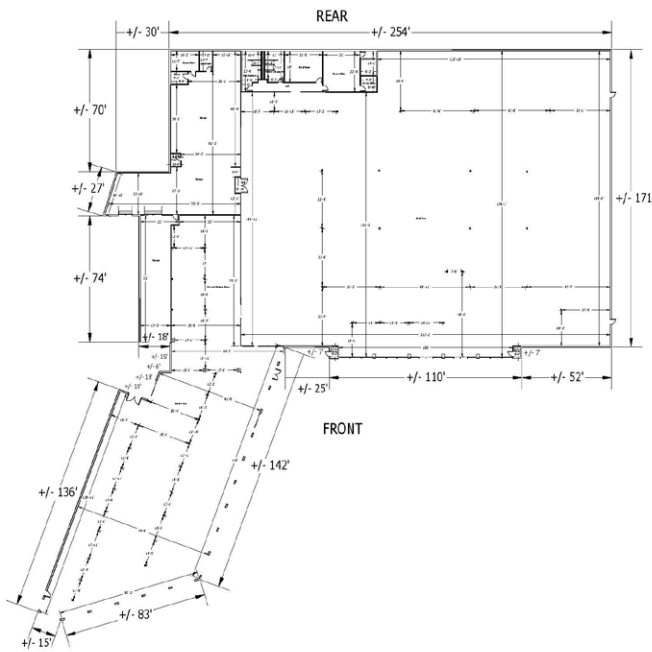
Building 5424 - 015D, $\pm 70,273$ SF | **PLEASE DO NOT DISTURB TENANT**

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Suite 015D - Building 5424 | Size: $\pm 70,273$ SF

- Currently Outdoor Supply Hardware
- $\pm 70,273$ SF ($\pm 45,924$ SF of Building / $\pm 10,344$ SF of Loading Docks / $\pm 3,800$ SF of Space off the Nursery Area)
- Base Rent: Call to Inquire | NNN's: \$8.83 PSF Annually (2025 Estimate)
- Dimensions: $\pm 254'$ Width x $171'$ Depth
- Lease Expires: September 30th, 2026 | No Options



Clayton Valley Shopping Center, Concord

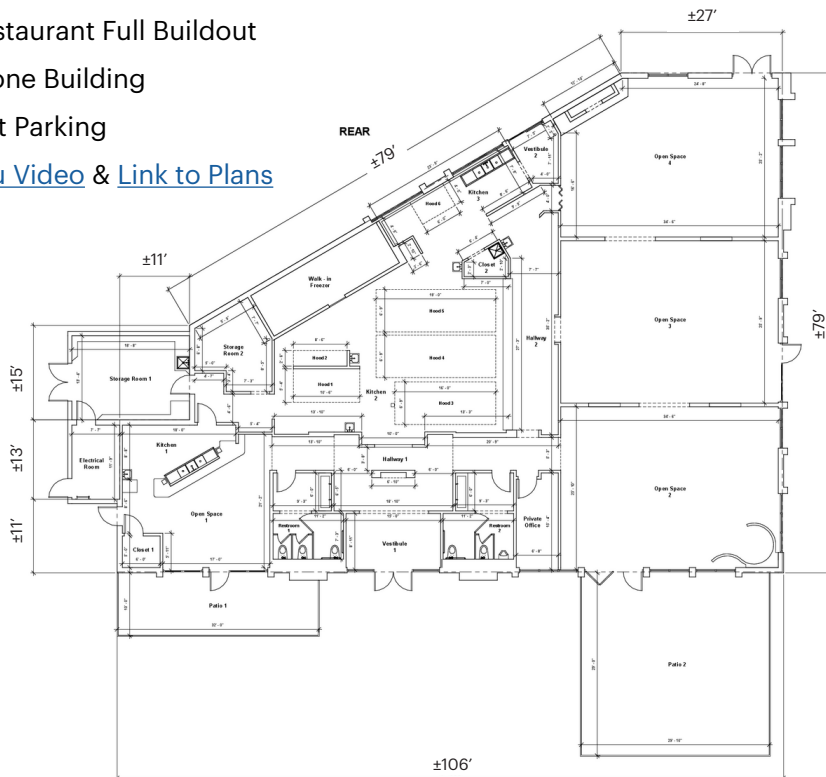
Suite 1600 - ±6,327 SF | **PLEASE DO NOT DISTURB TENANT**

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Suite 1600 | Size: ±6,337 SF

- Currently Guadalajara Grill - Lease expires 01/31/2027
- ±6,337 SF
- Large Restaurant Full Buildout
- Stand Alone Building
- Abundant Parking
- [Walk-Thru Video](#) & [Link to Plans](#)



Clayton Valley Shopping Center, Concord

Building 5416 - 02C, ±3,170 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

You Tube Walkthrough Video: <https://youtu.be/88motp6tQnY>



Clayton Valley Shopping Center, Concord

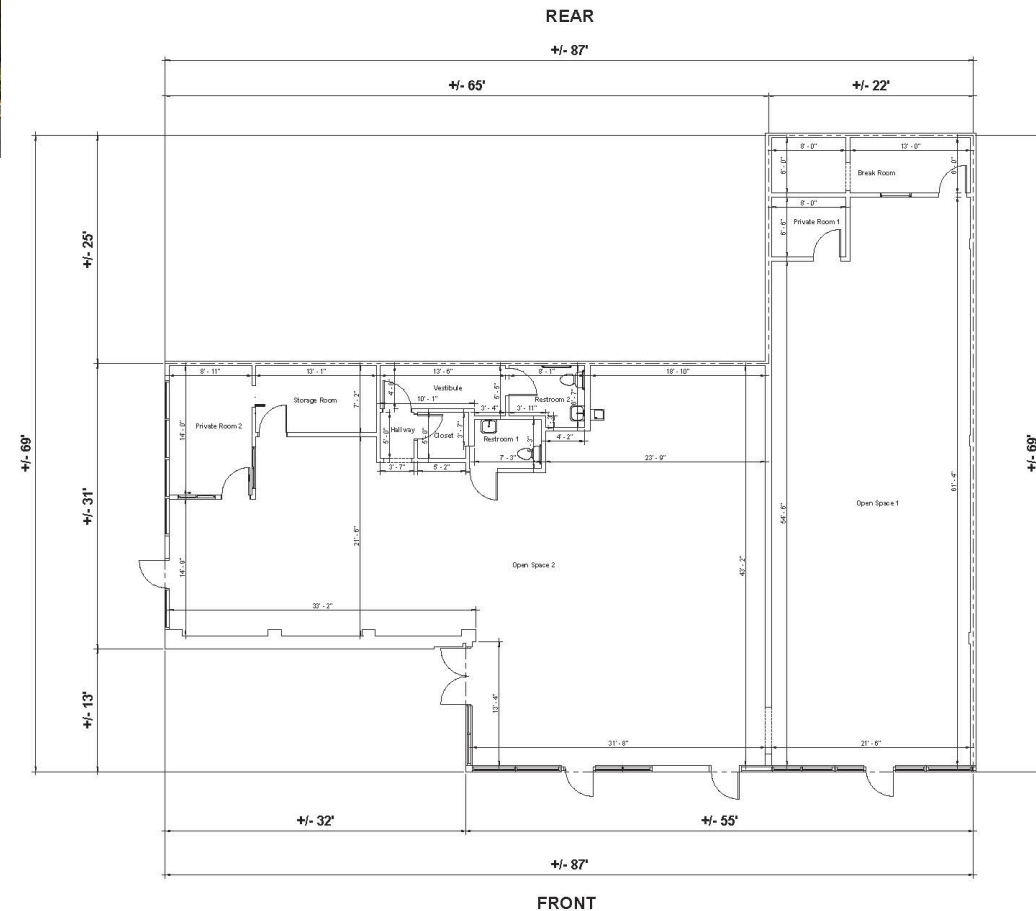
Building 5434 - Suite 032E, $\pm 3,915$ SF | **PLEASE DO NOT DISTURB TENANT**

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Suite 032E (On Door #) - Building 5442 | Size: $\pm 3,915$ SF

- Dimensions: 87' Frontage x 69' Depth Approx.
- Currently occupied by Concord Kung Fu (**PLEASE DO NOT DISTURB TENANT**)
- Corner location accross from Ross Dress For Less
- [Link to Plans](#)



Clayton Valley Shopping Center, Concord

Building 5434 - Suite 036E, $\pm 1,220$ SF | **PLEASE DO NOT DISTURB TENANT**

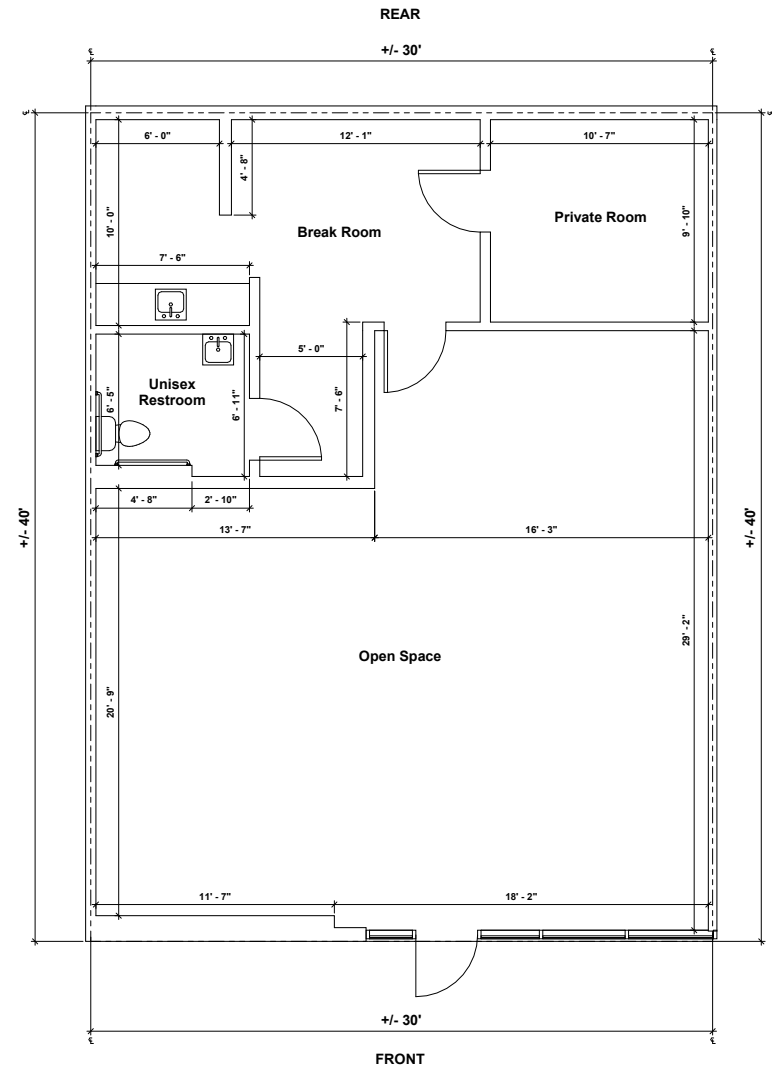
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Suite 036E (On Door #240) - Building 5434 | Size: $\pm 1,220$ SF

- Dimensions: 30' Frontage x 40' Depth Approx.
- Currently occupied by AT&T (**PLEASE DO NOT DISTURB TENANT**)
- Highly visible from Ygnacio Valley Rd.
- Front-of-center placement proximate to the main access point of the center
- Adjacent to Chipotle with an abundance of parking

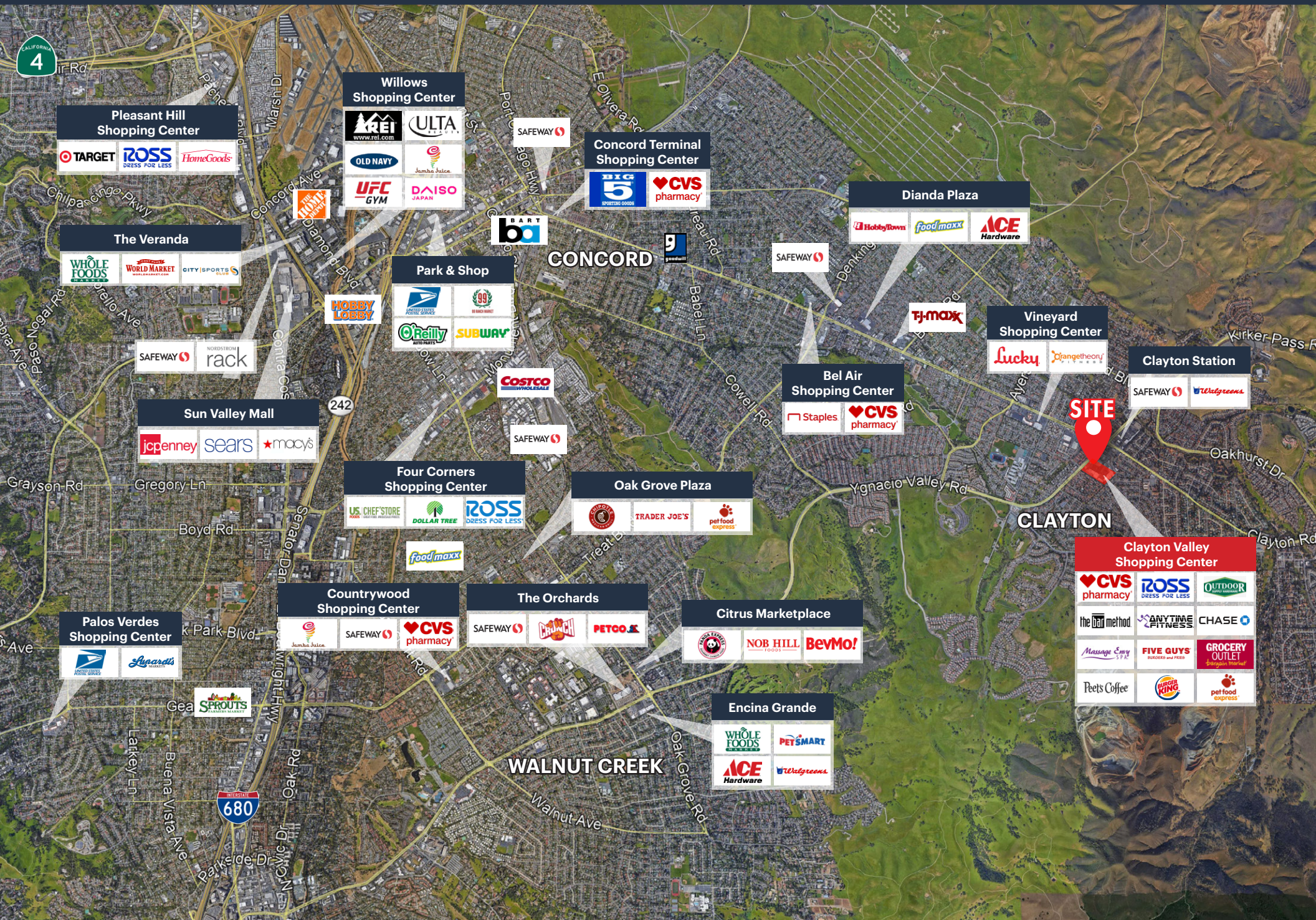
[Link to Plans](#)



Clayton Valley Shopping Center, Concord

Market Aerial - Surrounding Centers

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Clayton Valley Shopping Center, Concord

Location & Demographics

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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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Sources: Traffic Counts: SITE USA REGIS Online 12/09/25, Demographics: SITE USA REGIS Online 12/09/25, Photography Page 5: Regency Center