

Clayton Valley Shopping Center

5446 Ygnacio Valley Rd., Concord, CA 94521



**Regency
Centers.**



LOCKEHOUSE

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Summary & Highlights | **PLEASE DO NOT DISTURB TENANT**

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.

SUMMARY

ADDRESS 5446 Ygnacio Valley Rd., Concord, CA 94521

TENANT ±6,337 SF

BASE RENT \$3.25 PSF Monthly | \$39 PSF Annually

NNN \$1.21 PSF Monthly | \$14.52 PSF Annually
(2025 Estimate)

AVAILABLE Jan 31, 2027

**VIRTUAL TOUR
& PLANS** [Link Here](#)

HIGHLIGHTS

- ±260,000 SF Dominant Grocery-Anchored Shopping Center
- Located at Busy 4-way Signalized Intersection
- Combined Traffic Counts of 59,422 Cars Per Day
- Large Format Restaurant
- Stand Alone Building
- Abundant Parking



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Inside Photos | **PLEASE DO NOT DISTURB TENANT**

3 |

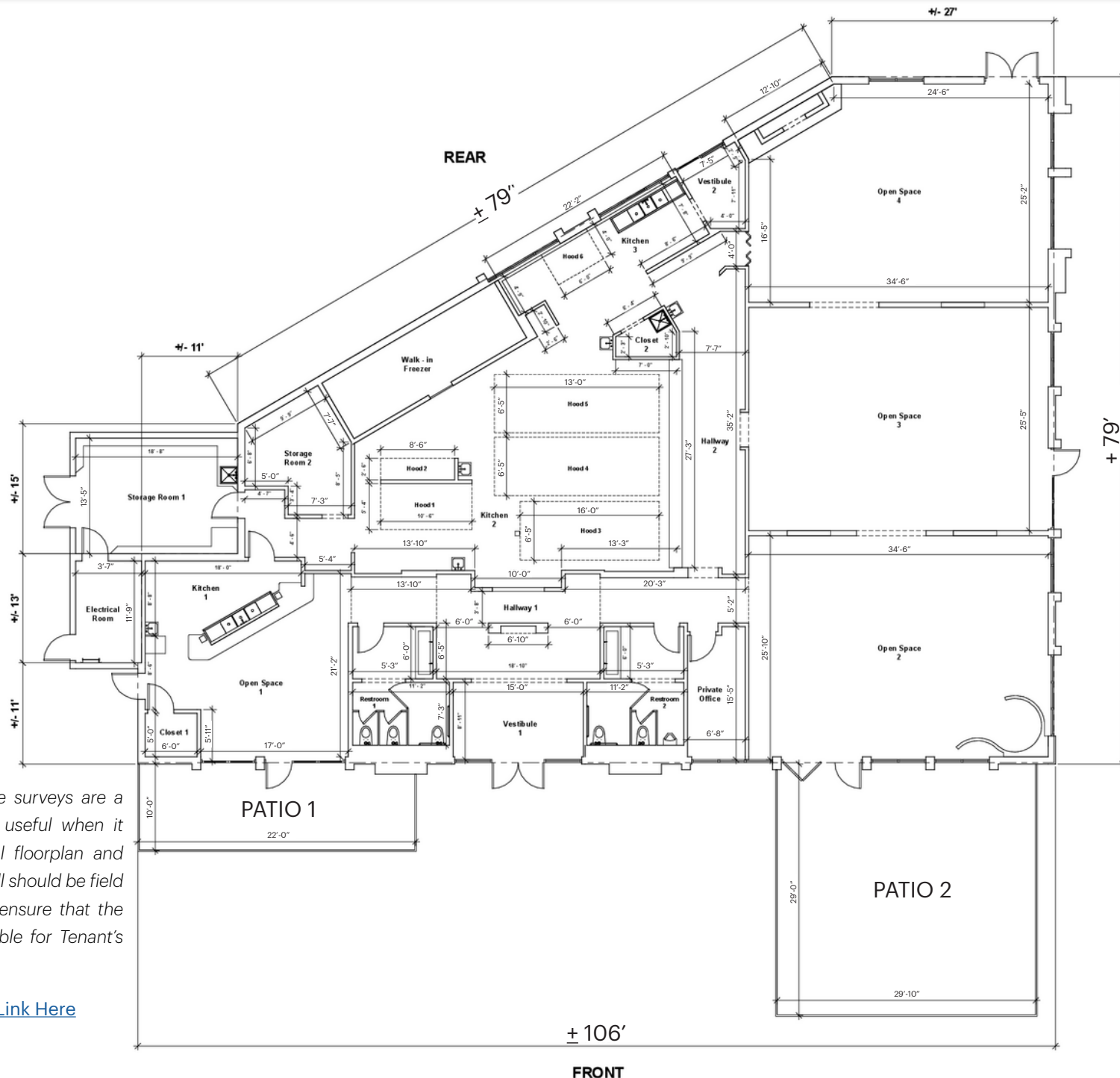




Restaurant Available

Size ±6,337 SF
Type Freestanding Building
Available Jan 31, 2027

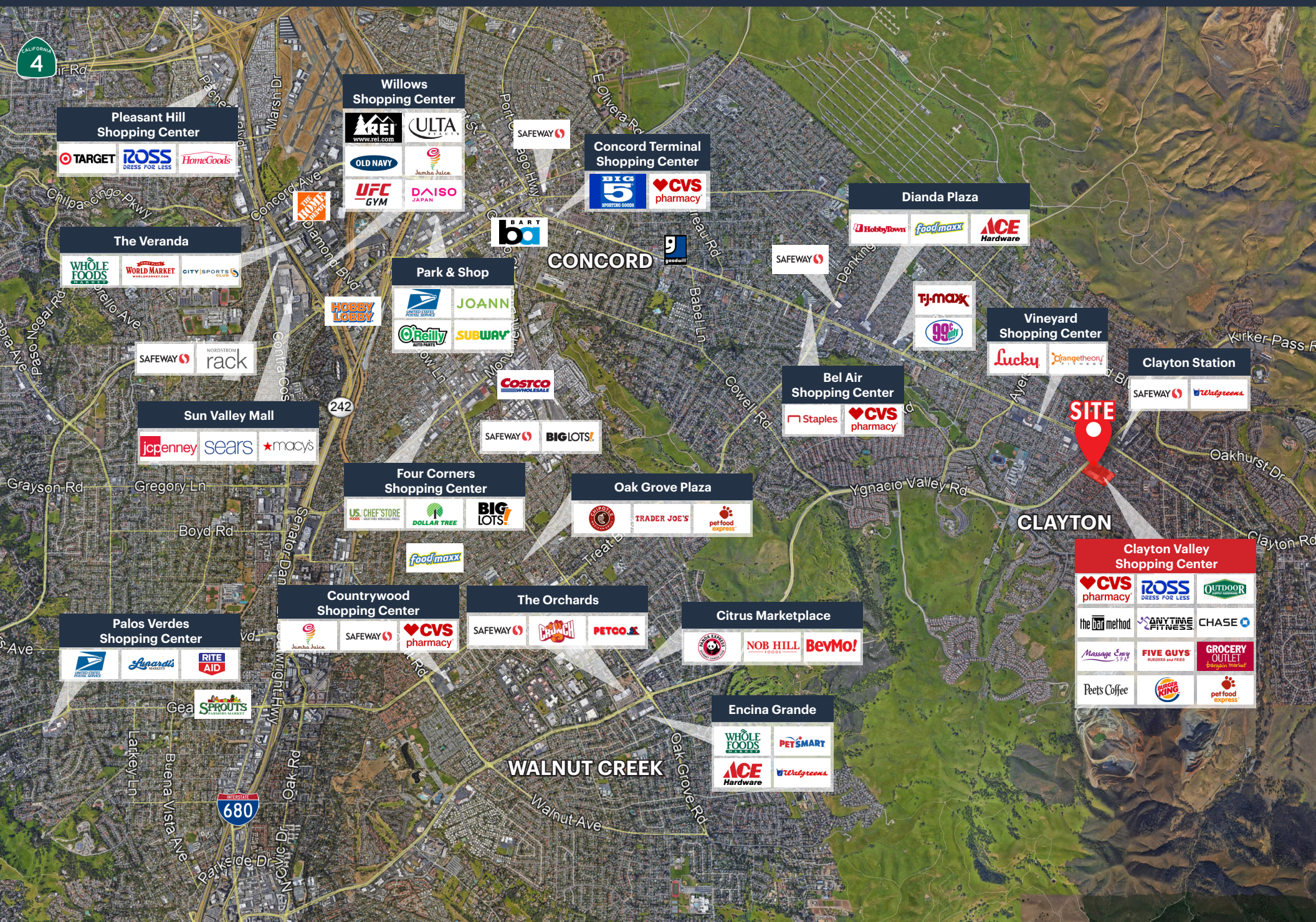




Please note that these surveys are a good initial look and useful when it comes to the general floorplan and virtual tour, however, all should be field verified by Tenant to ensure that the premises will be suitable for Tenant's use & requirements.

Clayton Valley Shopping Center, Concord

Market Aerial - Surrounding Centers



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



5404-5458 Ygnacio Valley Road | Concord, CA 94521

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