

Clayton Valley Shopping Center

Dominant Grocery-Anchored Center



5404-5458 Ygnacio Valley Road | Concord, CA 94521

**Regency
Centers.**



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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

AVAILABLE ±2,936 - 5,016 SF

RENT \$30.00-\$48.00 PSF Annually

NNN \$16.40 PSF Annually (2026 Estimate)

GLA ±260,671 SF

ZONING Neighborhood Commercial (K17)

HIGHLIGHTS

- **Premier Concord location** at the signalized intersection of Ygnacio and Clayton Road with over 59,000 cars per day
- Established regional draw featuring strong national co-tenancy including CVS, Grocery Outlet, Ross, Petco and more
- **High-volume neighborhood center** serving dense surrounding residential with consistent daily-needs traffic

SEEKING

- Home Goods/Furnishings
- Dental/Orthodontic
- Hardware/Garden Center
- Hair Salon/Medi-Spa
- Sporting Goods
- Urgent Care/Physical Therapy
- Entertainment/Family Recreation

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.



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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	Club Pilates	1,985 SF
015D	Outdoor Supply Hardware	70,273 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
036E	AT&T	1,220 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
1600	In Lease	6,337 SF

AVAILABLE SPACES

5416-002C	3,170 SF
5416-002D	2,080 SF
<i>can combine 2C & 2D: 5,016 SF</i>	
5434-032E	3,915 SF
5434-037E	2,936 SF

 **AVAILABLE**
 **LEASED**



Clayton Valley Shopping Center, Concord

Close Up Market Aerial



WELLS FARGO

Peet's
COFFEE

Bank of America

BURGER KING

Jamba Juice

GREAT CLIPS

COLD STONE
CREAMERY

CLUB PILATES

Tanera
BREAD

7-ELEVEN

Round Table
PIZZA

AT&T

CHIPOTLE
MEXICAN GRILL

CHASE

Just My Hair

T-Mobile

OUTDOOR
SPORTS

Sport Clips

FIVE GUYS
BURGERS and FRIES

Massage Envy
SPA

ANYTIME FITNESS

32E

37E

YGNACIO VALLEY ROAD - 30,756 ADT

CLAYTON ROAD - 28,703 ADT

the GAP method

CVDA
Dance Academy

ROSS
DRESS FOR LESS

GROCERY OUTLET
Days in Market

CVS
pharmacy

pet food
express

Clayton Valley Shopping Center, Concord

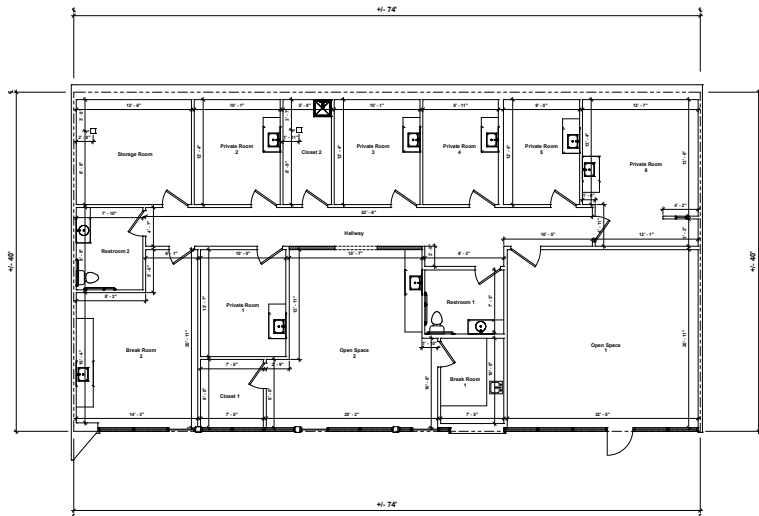
Building 5434 - 37E, ±2,936 SF



Suite 37E (On Door #250) - Building 5434 | Size: ±2,936 SF

- Former Carbon Health space with a brand-new Medical Buildout
- Situated Front and Center with visibility along Ygnacio Valley Rd.
- Parking Convenient and Abundant

[VIEW SPACE SURVEY](#)




Clayton Valley Shopping Center, Concord

Building 5416 - 02C, ±3,170 SF

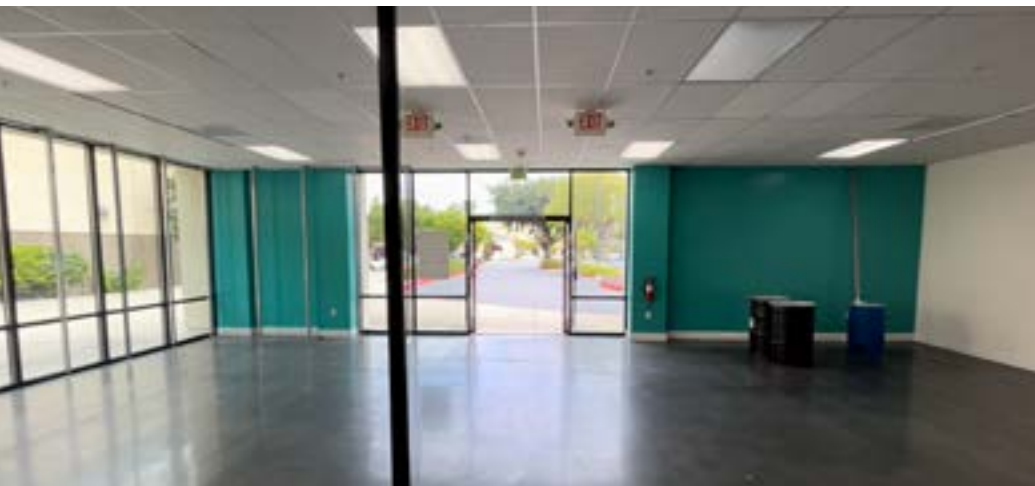


Suite 002C (On Door #10) - Building 5416 | Size: ± 3,170 SF

- 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
- Can be combined with suite 02D to ±5,016 SF

 [VIEW WALK THROUGH](#)

[VIEW SPACE SURVEY](#)



Clayton Valley Shopping Center, Concord

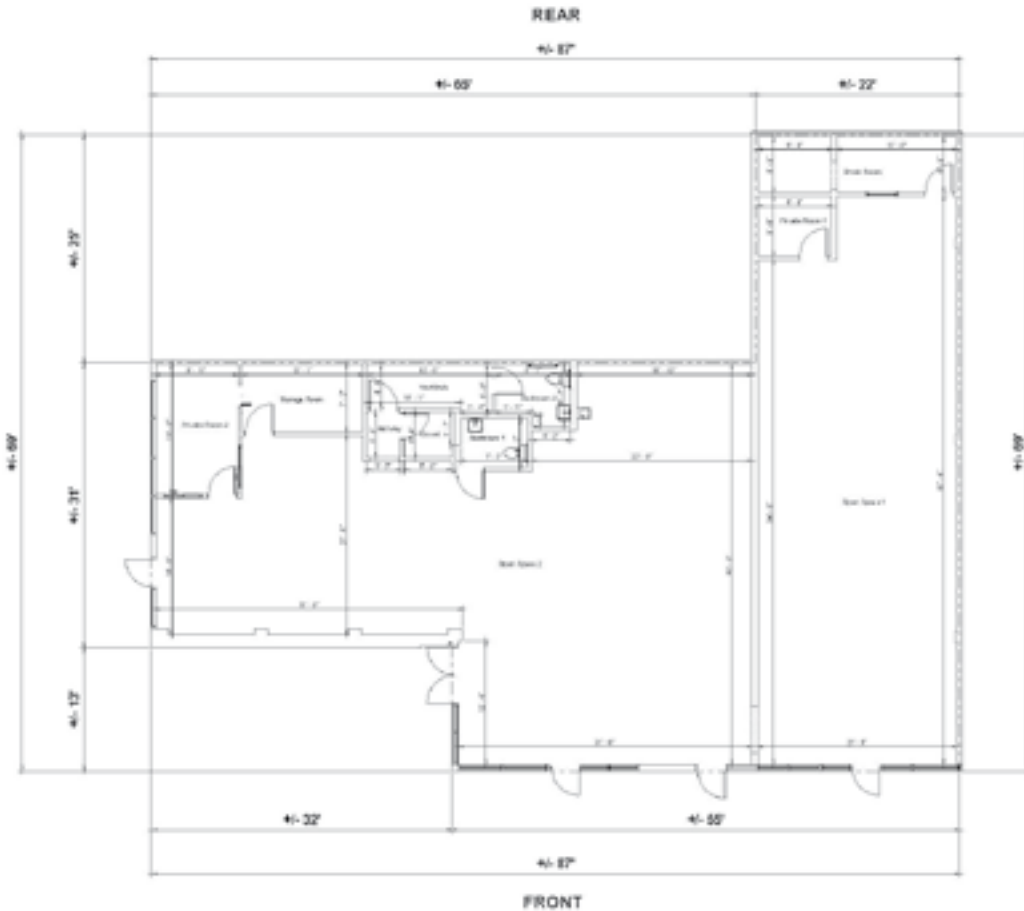
Building 5434 - Suite 032E, ±3,915 SF



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

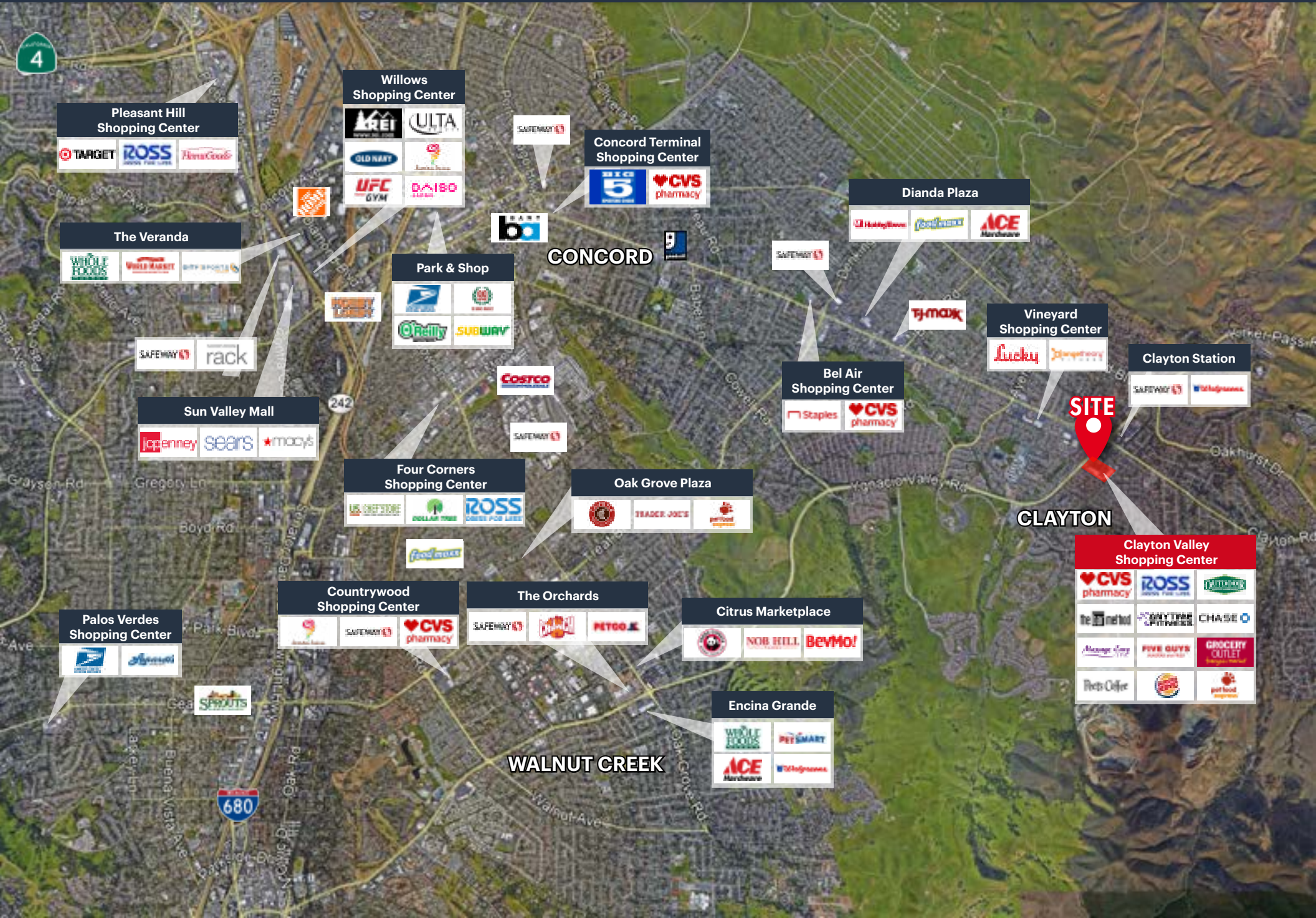
- Dimensions: 87' Frontage x 69' Depth Approx.
- Formerly Occupied by Concord Kung Fu
- Ceiling Heights: Approx. 19' (front) to 23'10" (rear)
- Corner location across from Ross Dress For Less

[VIEW SPACE SURVEY](#)



Clayton Valley Shopping Center, Concord

Market Aerial - Surrounding Centers



Pleasant Hill Shopping Center

TARGET ROSS HOME GOODS

Willows Shopping Center

REI ULTA
OLD NARY
UFC GYM BAIBO

Concord Terminal Shopping Center

SAFEMWAY
BIG 5 CVS pharmacy

Dianda Plaza

HobbyTown FOODSTAMP ACE Hardware

The Veranda

WHOLE FOODS WORLD MARKET DRY BROS

Park & Shop

USPS
O'Reilly SUBWAY

CONCORD

Bel Air Shopping Center

SAFEMWAY
Staples CVS pharmacy

Vineyard Shopping Center

Lucky

Clayton Station

SAFEMWAY

Sun Valley Mall

JCPenney sears macys

Four Corners Shopping Center

CRISTOFORO DOLLAR TREE ROSS

Oak Grove Plaza

TRADER JOE'S

SITE

CLAYTON

Clayton Valley Shopping Center

CVS pharmacy ROSS ULTA
The method ANYTIME FITNESS CHASE
Massage Envy FIVE GUYS GROCERY OUTLET
Pete's Coffee Burger King pet food

Palos Verdes Shopping Center

USPS

Countrywood Shopping Center

CVS pharmacy

The Orchards

SAFEMWAY PETCO

Citrus Marketplace

NOB HILL BEVMO!

Encina Grande

WHOLE FOODS PET SMART
ACE Hardware

WALNUT CREEK

680

Clayton Valley Shopping Center, Concord

Location & Demographics



ESTIMATED POPULATION

1 MILE	3 MILES	5 MILES
17,620	61,340	170,823



DAYTIME EMPLOYEES

1 MILE	3 MILES	5 MILES
7,920	28,364	96,197



POPULATION FAMILY

1 MILE	3 MILES	5 MILES
14,554	50,415	142,360



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$163,430	\$182,969	\$170,000



ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
6,750	23,267	62,831



AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$2.07 M	\$2.33 M	\$1.95 M



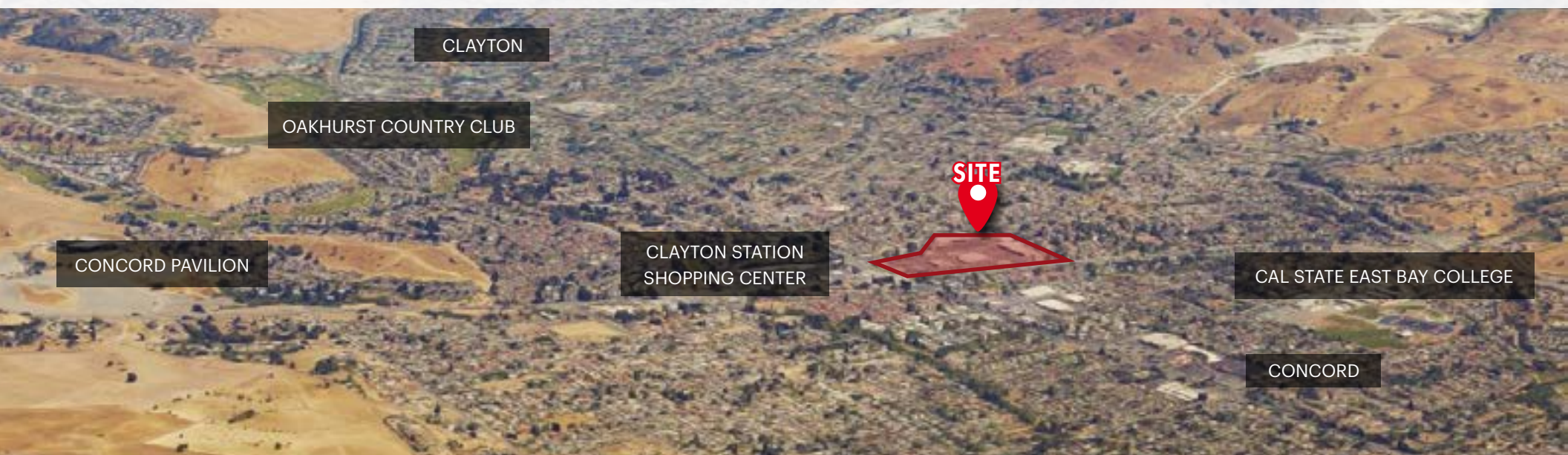
TOTAL HOUSEHOLD EXPENDITURE

1 MILE	3 MILES	5 MILES
\$6,191	\$6,552	\$6,218



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 4/23/26, Demographics: SITE USA REGIS Online 4/23/26, Photography Page 5: Regency Center