

# 4390 CLAYTON ROAD, CONCORD, CA



## Your Brand. Drive-Thru Ready. Prime Concord Corridor.

±2,000 SF drive thru - 2,250 SF shop space | new construction – Q4 2026 Delivery

67,357 VPD

Daily Traffic Counts  
(two-way traffic count)

\$156,673

Avg. HH Income (3-mile)

234,247

Population (5-mile)



**MEGHAN BASSO** | (415) 678-0294  
meghan@lockehouse.com | #01880016

## A Rare Drive-Thru Opportunity in One of the East Bay's Strongest Trade Corridors

### PROPERTY INFORMATION

<b>AVAILABLE</b>	±2,000 SF (Drive Thru)   ±2,250 SF (Shop Space)
<b>LEASE TYPE</b>	For Lease - Rent Negotiable
<b>CONSTRUCTION</b>	New Construction - Cold Dark Shell Delivery
<b>PROPOSED</b>	Q4 2026 Delivery
<b>ZONING</b>	PD - Planned Development
<b>PARKING</b>	6/1,000 F (27 Stalls)



### HIGHLIGHTS

- Drive-thru pad positioned for maximum queue depth and visibility from Clayton Road
- New construction with Q4 2026 delivery; design to your brand standards from day one
- Surrounded by top national co-tenants drawing your future customers daily
- 67,357 vehicles per day directly in front of the site; one of Concord's busiest retail arteries
- High-income, high-density trade area: \$156K+ average household income within 3 miles
- 234,000+ residents within 5 miles and growing; a built-in customer base ready to visit
- Ample dedicated parking and a smooth drive-thru stacking design to keep operations moving
- Flexible shop space available for complementary retail or service tenants



\*Traffic Count Source: Costar 02/27/26



# FLOOR PLAN

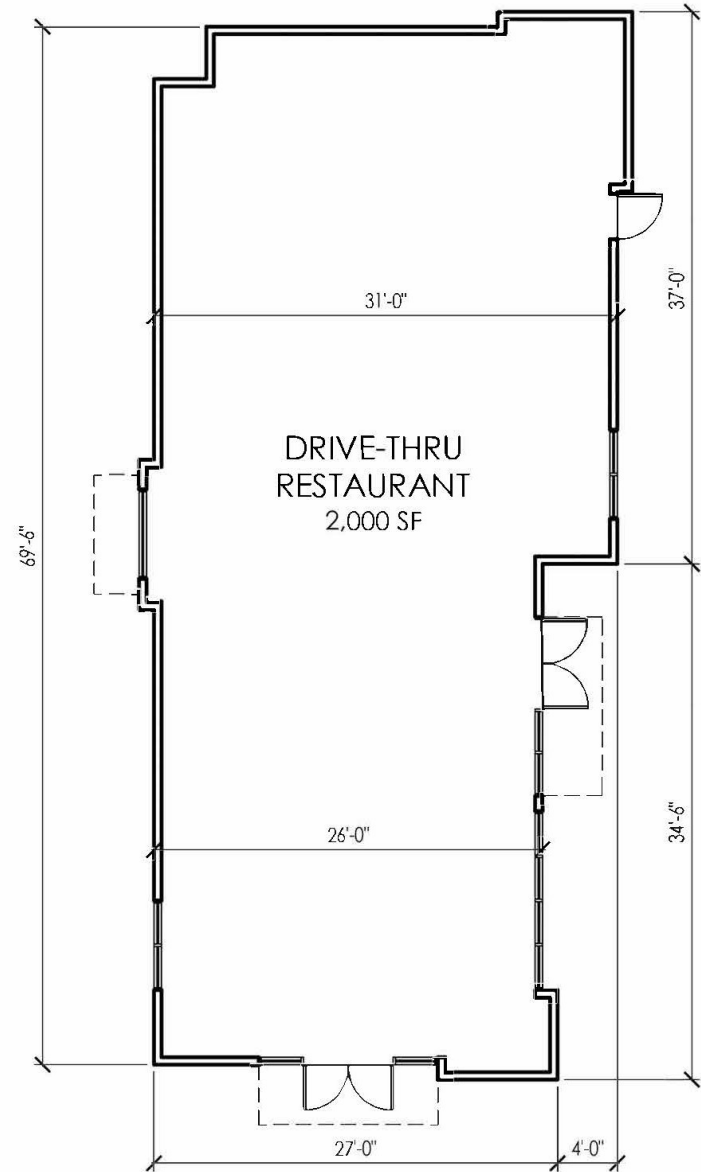
±2,000 SF Drive-Thru Space Available For Lease



WEST ELEVATION



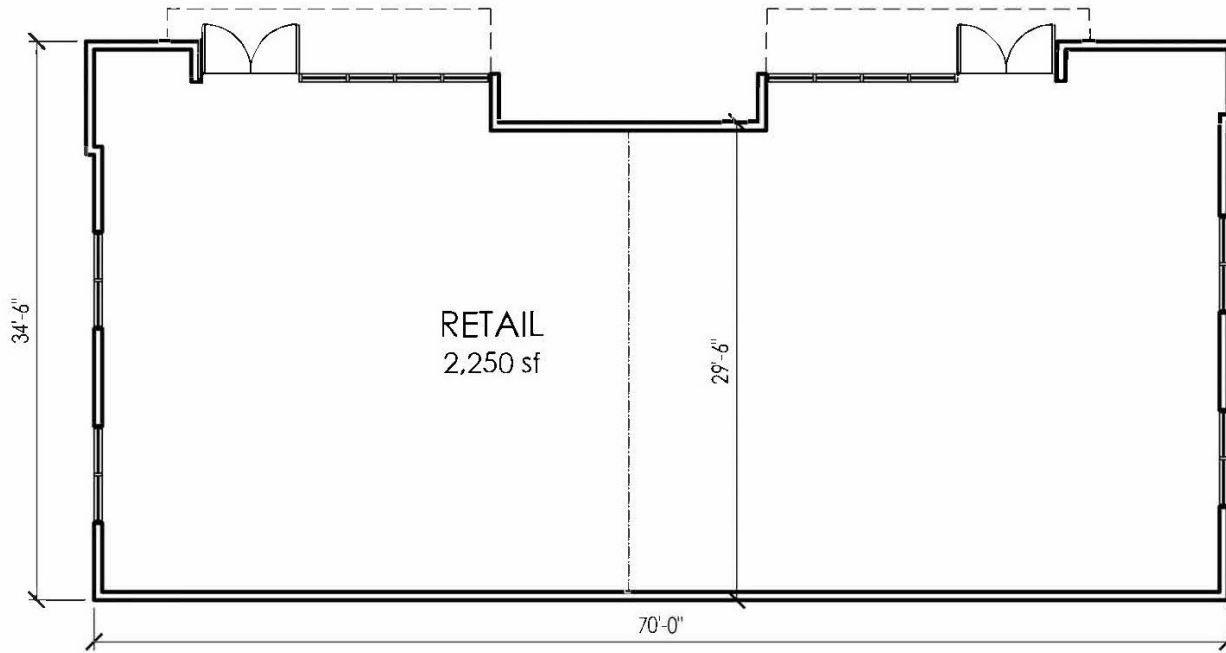
EAST ELEVATION



FLOOR PLAN

# FLOOR PLAN

±2,250 SF Retail Space Available For Lease



FLOOR PLAN

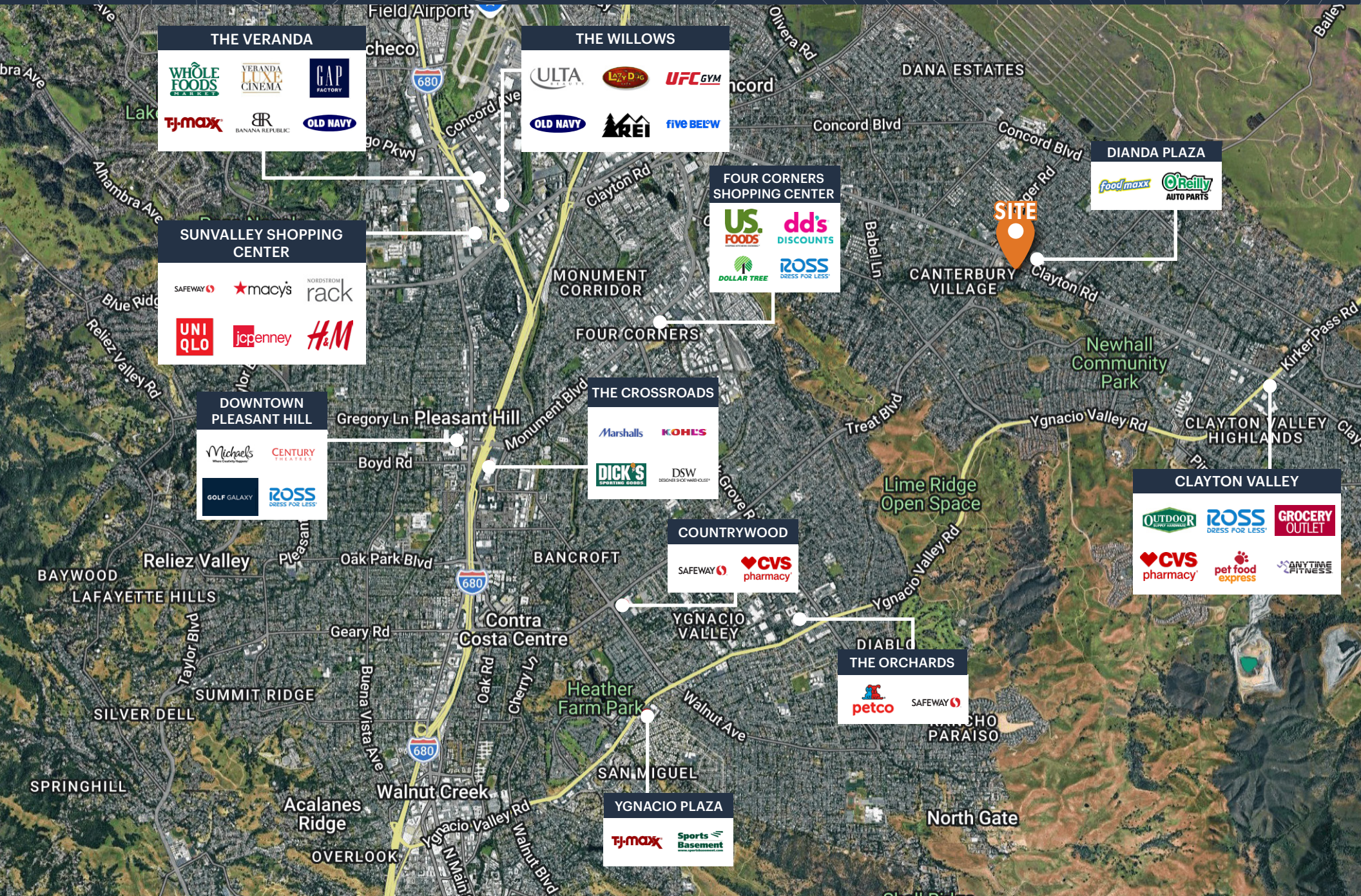


NORTH ELEVATION



SOUTH ELEVATION

## Anchored by the Best. Positioned for More



**THE VERANDA**

- WHOLE FOODS MARKET
- VERANDA LUXE CINEMA
- GAP FACTORY
- TJ-maxx
- BANANA REPUBLIC
- OLD NAVY

**THE WILLOWS**

- ULTA
- LAZY DAVE
- UFC GYM
- OLD NAVY
- REI
- FIVE BELOW

**SUNVALLEY SHOPPING CENTER**

- SAFeway
- MACYS
- NORDSTROM
- rack
- UNI QLO
- JCPENNEY
- H&M

**FOUR CORNERS SHOPPING CENTER**

- US FOODS
- DD'S DISCOUNTS
- DOLLAR TREE
- ROSS DRESS FOR LESS

**DIANDA PLAZA**

- food maxx
- O'Reilly AUTO PARTS

**DOWNTOWN PLEASANT HILL**

- Michaels
- CENTURY 21 REALTY
- GOLF GALAXY
- ROSS DRESS FOR LESS

**THE CROSSROADS**

- Marshalls
- KOHL'S
- DICK'S SPORTING GOODS
- DSW DESIGNER SHOES WITH KLEIN

**COUNTRYWOOD**

- SAFeway
- CVS pharmacy

**CLAYTON VALLEY**

- OUTDOOR SUPER CENTER
- ROSS DRESS FOR LESS
- GROCERY OUTLET
- CVS pharmacy
- pet food express
- ANYTIME FITNESS

**DIABLO THE ORCHARDS**

- petco
- SAFeway

**YGNACIO PLAZA**

- TJ-maxx
- Sports Basement



# WHY CONCORD?

## Why Concord? The Numbers Say It All

Concord is one of the East Bay's fastest-growing retail markets; with a large, affluent, and underserved consumer base that continues to attract national brands year after year.

### A Market in Motion

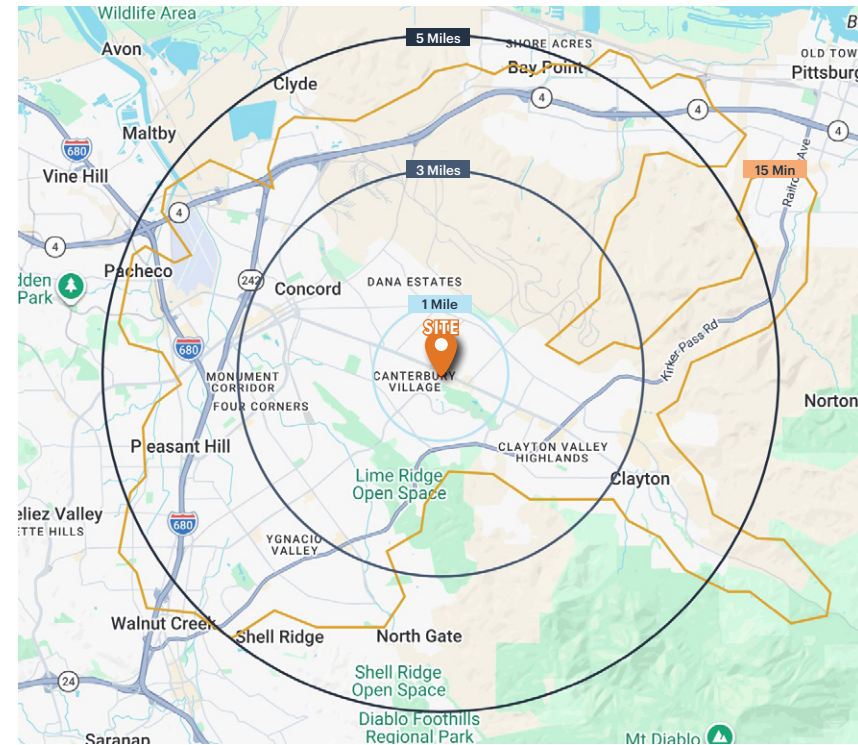
Concord's population continues to grow alongside major infrastructure investment, making this one of the most dynamic retail environments in Contra Costa County.

### Affluent, Active, and Ready to Spend

With an average household income exceeding \$156,673 within 3 miles, this trade area consistently outperforms regional averages; supporting both premium and everyday retail concepts.

### Density That Drives Demand

234,000+ residents live within 5 miles of 4390 Clayton Road. Add a significant daytime workforce and you have a captive, high-frequency customer base for any drive-thru or convenience-oriented tenant.



## DEMOGRAPHICS

### POPULATION

1 MILE	3 MILES	5 MILES	15 MIN
21,573	107,658	234,247	233,135

### AVG. HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES	15 MIN
\$156,603	\$156,673	\$166,612	\$160,477

### BACHELOR'S DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES	15 MIN
46.4%	41.8%	45.6%	43.7%

### HOUSEHOLDS

1 MILE	3 MILES	5 MILES	15 MIN
524	3,704	10,118	9,633

### DAYTIME POPULATION

1 MILE	3 MILES	5 MILES	15 MIN
10,416	61,410	165,469	160,386

### RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES	15 MIN
\$525.86 M	\$2.5 B	\$5.55 B	\$5.43 B

\*Demographics Source: Regis USA 02/27/26