

# FOR LEASE ±16,200 SF

3517 Clayton Road, Concord CA



## PROPERTY FEATURES

- » 34,067 cars per day
- » Great visibility
- » Easy left turn access
- » Monument signage

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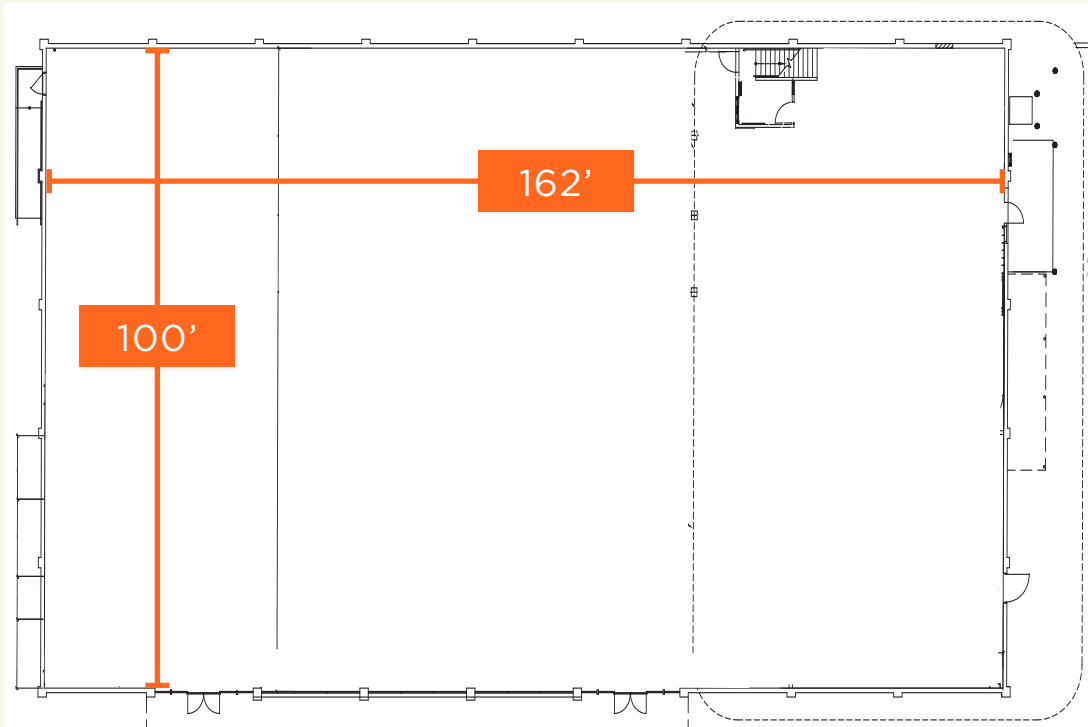
1. Subject Property
2. Goodwill
3. T.J. Maxx, 99 Cents Only
4. Dianda Plaza: FoodMaxx, O'Reilly Auto Parts
5. Safeway
6. Bel Air Shopping Center: CVS, Staples
7. Conord Terminal Shopping Center: CVS, Big 5 Sporting Goods
8. Walgreens
9. Fry's Electronics, 99 Cents Only, Grocery Outlet, JOANN Fabrics, Goodwill, Burlington
10. Costco
11. Cardenas Market, Cash & Carry, Big Lots
12. FoodMaxx, RiteAid, Walgreens
13. Safeway



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Demographics	Population	Median HH Income	Daytime Employee Population
1 Mile	18,527	\$80,698	9,275
2 Miles	77,101	\$71,193	37,941
3 Miles	127,059	\$74,391	63,951



## FEATURES

- » Front double doors
- » Fire sprinklers
- » Locker rooms with showers are ADA accessible
- » ±20 foot clear height
- » 800 amps electrical

Measurements are approximate.

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- |                         |                     |               |                  |
|-------------------------|---------------------|---------------|------------------|
| 1 Mountain Mike's Pizza | 5 Grocery           | 9 Dry Cleaner | 13 Western Union |
| 2 Sushi                 | 6 Locksmith         | 10 Metro PCS  | 14 Libery Tax    |
| 3 Min's Kitchen         | 7 Concord Tap House | 11 Hair Salon | 15 Taqueria      |
| 4 Barber                | 8 Parma Deli        | 12 Nail Salon |                  |

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