

Clayton Valley Shopping Center

5404-5458 Ygnacio Valley Road, Concord, CA 94521



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

Regency
Centers.

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Clayton Valley Shopping Center, Concord Site Plan



SUMMARY

Clayton Valley Shopping Center, Concord, CA 94521

Address: 5404-5458 Ygnacio Valley Road
Type: Grocery-Anchored Neighborhood Center
Rent: \$27.00 - \$44.00 PSF Annually
NNN: \$10.00 PSF Annually (2019 Estimate)
GLA: 260,671 SF
Available: 1,190 - 5,760 SF Total
Zoning: Neighborhood Commercial (K17)

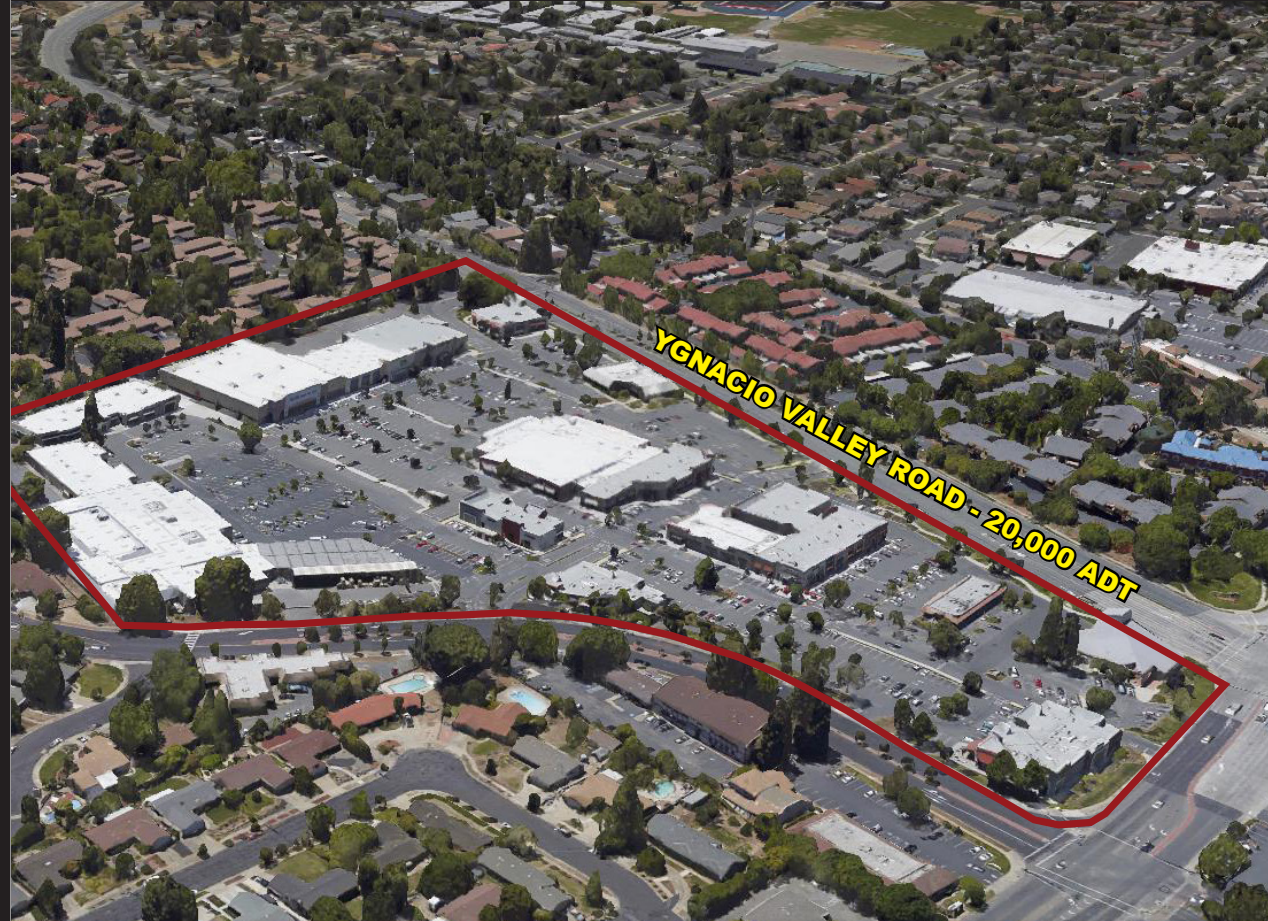


Suite 020E Walk-Through Video:
<https://youtu.be/X6gBdx4QjwE>

HIGHLIGHTS

- Welcoming The Bar Method and Outdoor Supply Hardware!
- Dominant Grocery-Anchored Shopping Center boasting 260,000 SF
- Located at busy 4-way Signalized Intersection
- Boasting combined Traffic Counts of 42,000 Cars Per Day
- Excellent Access & Visibility from Clayton Road & Ygnacio Valley Road
- Seeking: Medical Office up to 3,000 SF
 - Hair Salon
 - Pet Groomer
 - Experiential Retail
 - Mattresses/Furniture
 - Financial Institutions
 - Restaurants
 - Sporting Goods

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 42,000 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



 AVAILABLE

 LEASED



AVAILABLE SPACES

5416-002C	3,170 SF	5442-020E	5,760 SF
5416-002D	2,080 SF	5442-027E	1,655 SF
5416-004C	1,190 SF		

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
005C	Sally Beauty Supply	1,680 SF
006C	Clayton Dance Academy	5,336 SF
011D	C2 Education Center	1,400 SF
012D	Former Tile Store	1,400 SF
013D	Clayton Frameworks	1,400 SF
014D	Fashion Cleaners	4,200 SF
015D	Outdoor Supply Hardware	70,273 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
027E	La Mistika Mediterranean	1,655 SF
029B	Wingstop Restaurant	2,805 SF
029C	Clayton Valley Dental Care	1,985 SF
029E	Rose Liquors	1,517 SF
030E	Anytime Fitness	3,726 SF
032E	Concord Kung Fu Academy	3,915 SF
033E	Diamond Pure Water	1,346 SF
034E	Dollar Tree	10,313 SF
035E	Dickey's Barbecue Pit	1,740 SF
036E	AT&T	1,220 SF
037E	Gamestop	1,440 SF
038E	Sprint	1,528 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	Bronze Buddha	2,043 SF
047E	Yogurt Shack	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	Kick 'N Mule	2,100 SF
1500	Pet Food Express	6,000 SF
1600	Guadalajara Grill	6,327 SF

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Building 5416 – 1,190 SF – 5,250 SF



Suite 002C (On Door #10) - Building 5416

Size: 3,170 SF (Can Combine with 2D for Up To 5,250 SF)

- Former Styles for Less
- Situated between OSH and ROSS
- Parking convenient and abundant
- Double Door Entry

Suite 002D (On Door #20) - Building 5416

Size: 2,080 SF (Can Combine with 2C for Up To 5,250 SF)

- Former Diablo Yoga - Turnkey Condition
- Large Studio with 2 Points of Access
- 2 Restrooms towards Rear
- Lobby and Reception Desk
- Single Door Entry and Rear Access Door
- Dimensions: 24' x 86'.8" approximately

Suite 004C (On Door #40) - Building 5416

Size: 1,190 SF

- Former Hair Salon with Some Salon Infrastructure in Place
- Includes One Restroom, Sink and Plumbing for 2 Hair Washing Stations
- Single Door Entry and Rear Access Door
- Dimensions: 17' x 70'.2" approximately



Suites 2C and 2D Can Be Combined



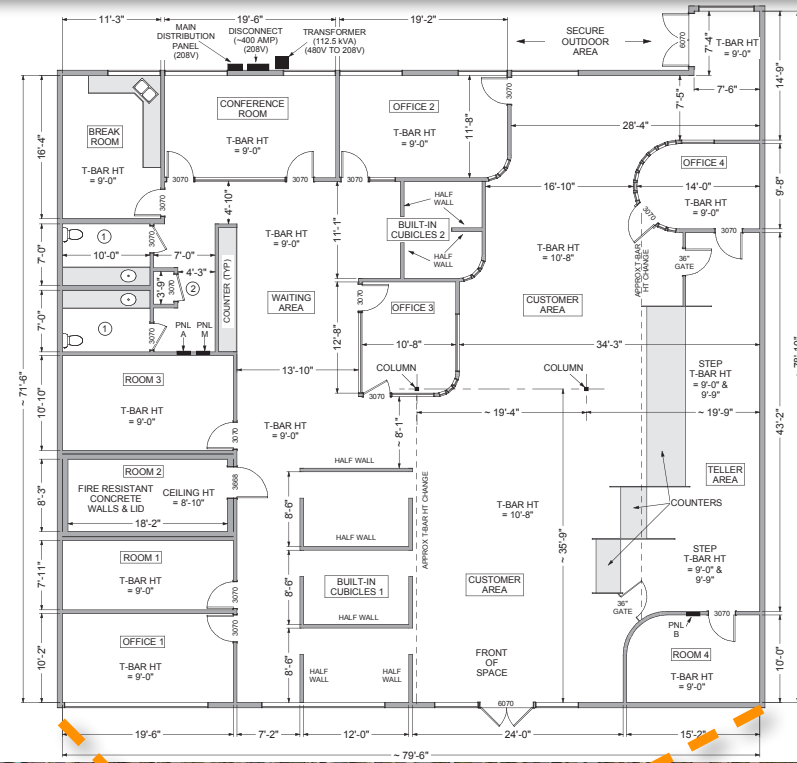
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Building 5442 - Suite 020E, 5,760 SF (Can Be Demised)



Suite 020E (On Door #90) - Building 5442 Size: 5,760 SF

- **You Tube** Walk-Thru Video: <https://youtu.be/X6gBdx4QjwE>
- Can be demised: 2,778 SF and 2,863 SF Approximately



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Close-Up Market Aerial



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Market Aerial - Surrounding Centers



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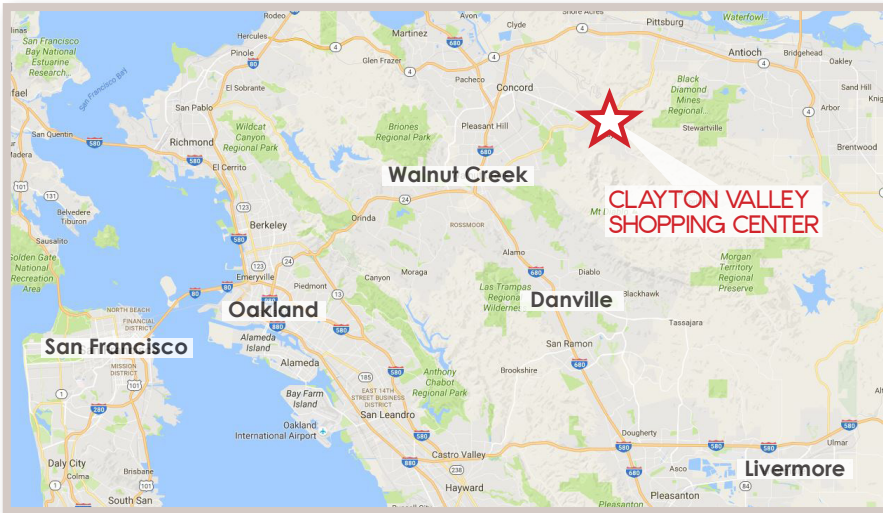
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Property Photos & Location



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Location and Demographics



ESTIMATED POPULATION

1 MILE	3 MILES	5 MILES
17,746	62,766	174,874



DAYTIME EMPLOYEES

1 MILE	3 MILES	5 MILES
3,020	8,742	42,632



POPULATION FAMILY

1 MILE	3 MILES	5 MILES
15,354	54,790	150,123



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$134,711	\$149,011	\$130,090



ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
6,592	22,947	61,180



AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$1.4 M	\$1.69 M	\$1.43 M



TOTAL HOUSEHOLD EXPENDITURE

1 MILE	3 MILES	5 MILES
\$7,282	\$7,864	\$7,085



FOOD AND BEVERAGES

1 MILE	3 MILES	5 MILES
\$1,059	\$1,134	\$1,029



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