

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)



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

PROPERTY INFORMATION

AVAILABLE	±2,000 SF (Drive Thru) ±2,250 SF (Shop Space)
LEASE TYPE	For Lease - Rent Negotiable
CONSTRUCTION	New Construction - Vanilla Shell Delivery
PROPOSED	Q4 2026 Delivery
ZONING	PD - Planned Development
PARKING	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

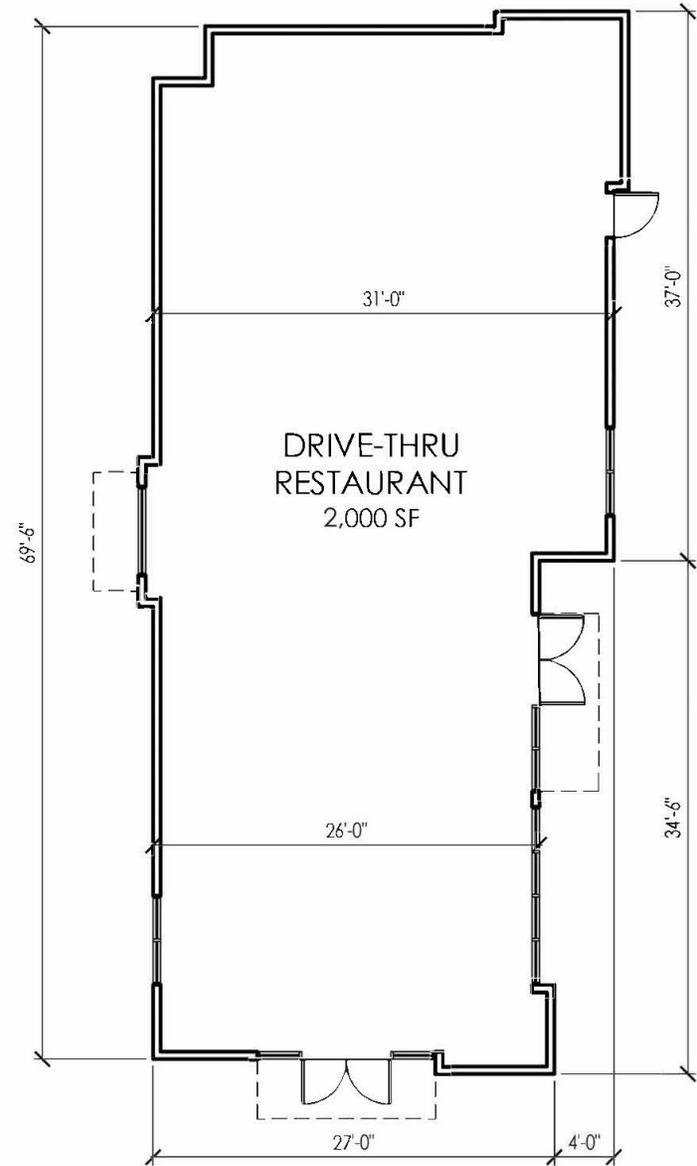
±2,000 SF Drive-Thru Space Available For Lease



WEST ELEVATION



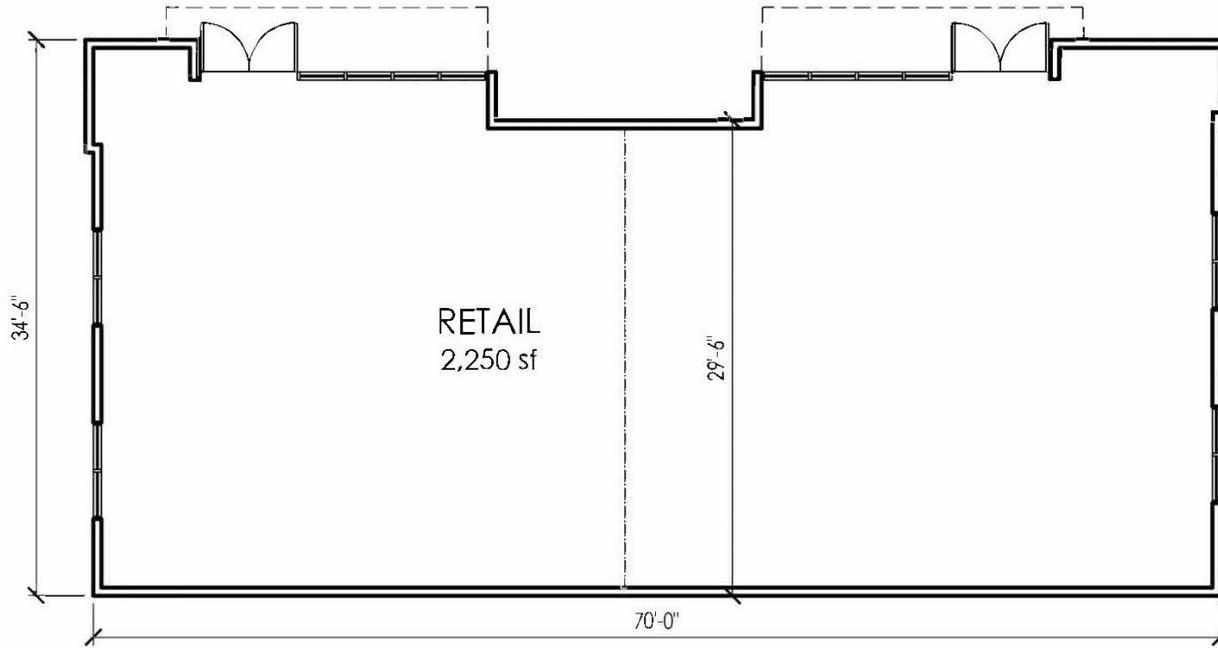
EAST ELEVATION



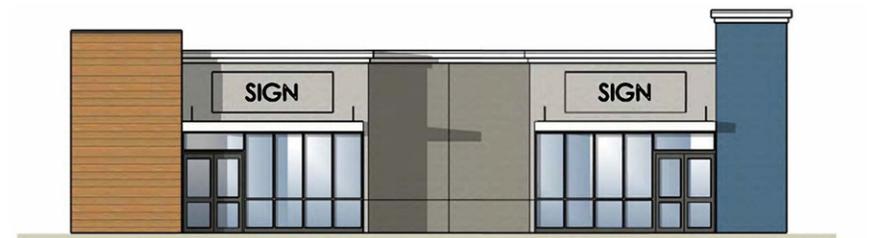
FLOOR PLAN

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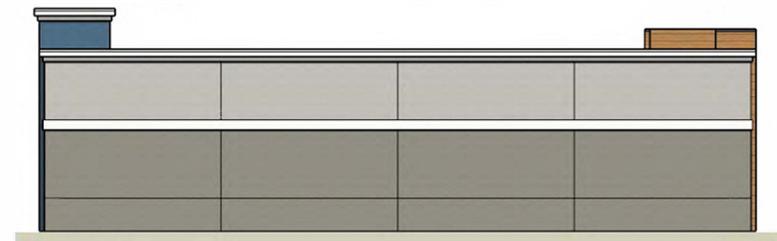
±2,250 SF Retail Space Available For Lease



FLOOR PLAN

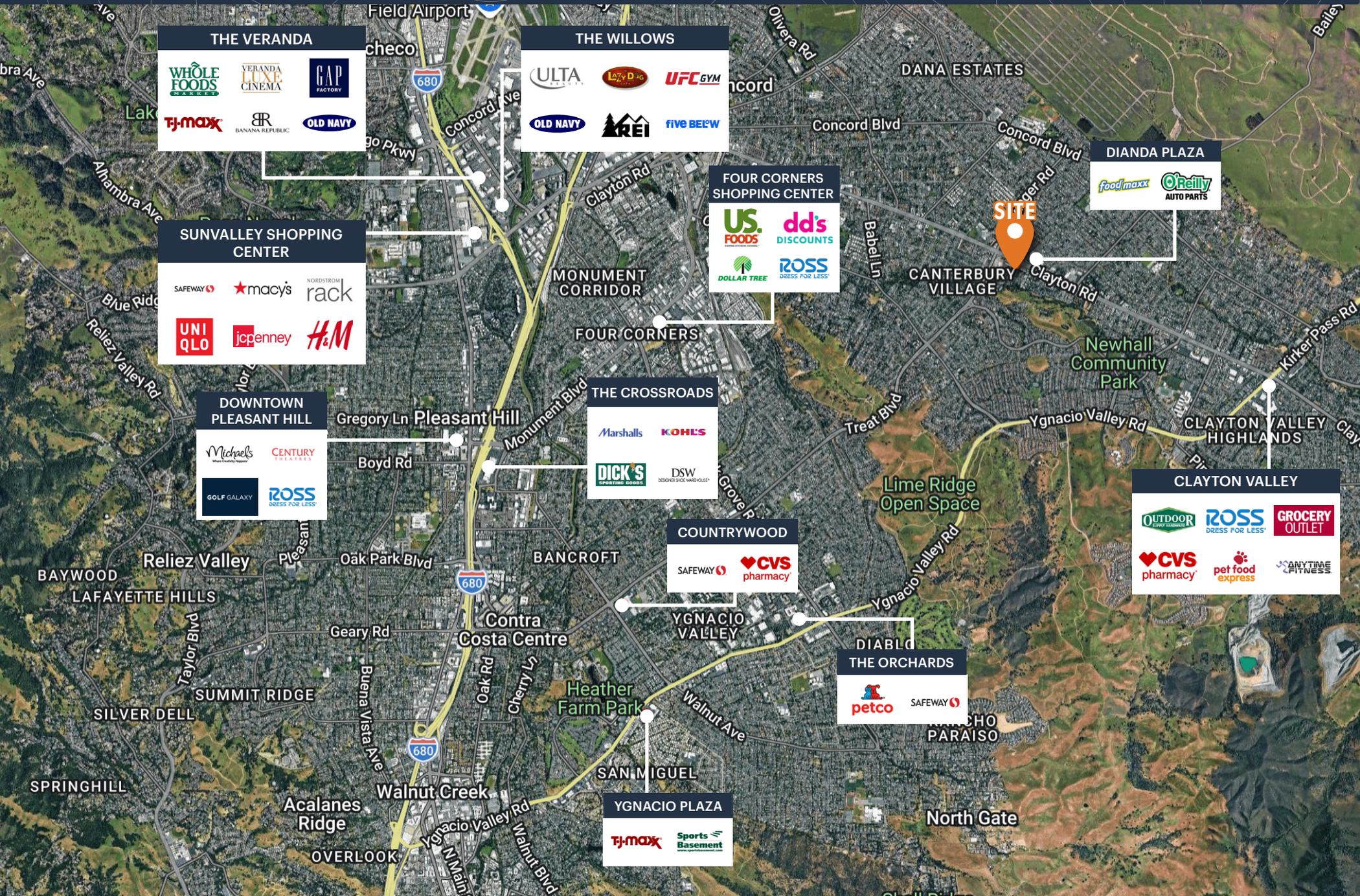


NORTH ELEVATION



SOUTH ELEVATION

Anchored by the Best. Positioned for More



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

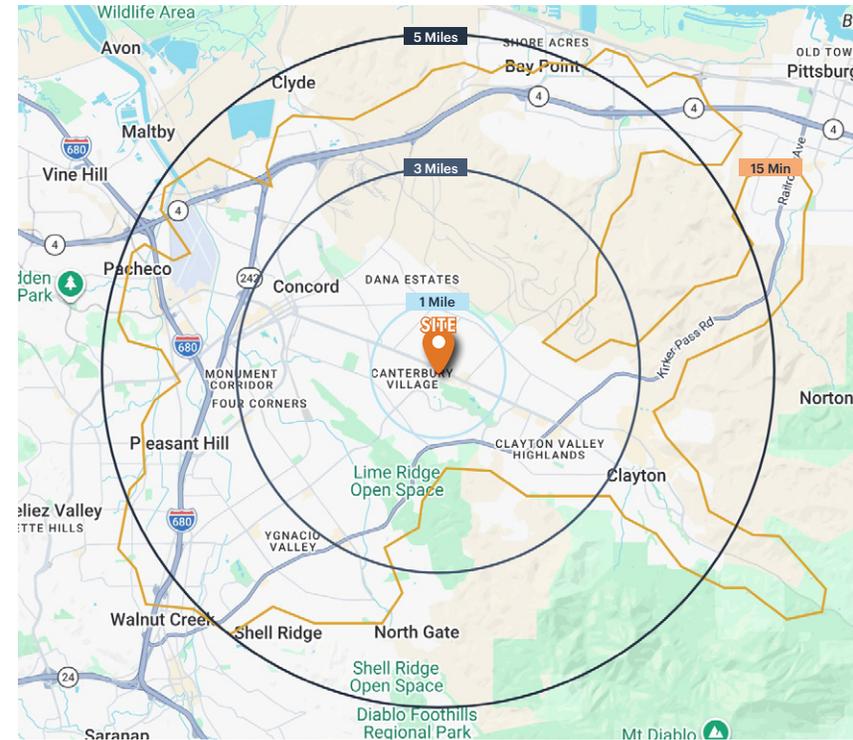
Concord's population continues to grow alongside major infrastructure investment, making this one of the most dynamic retail environments in Contra Costa County.

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