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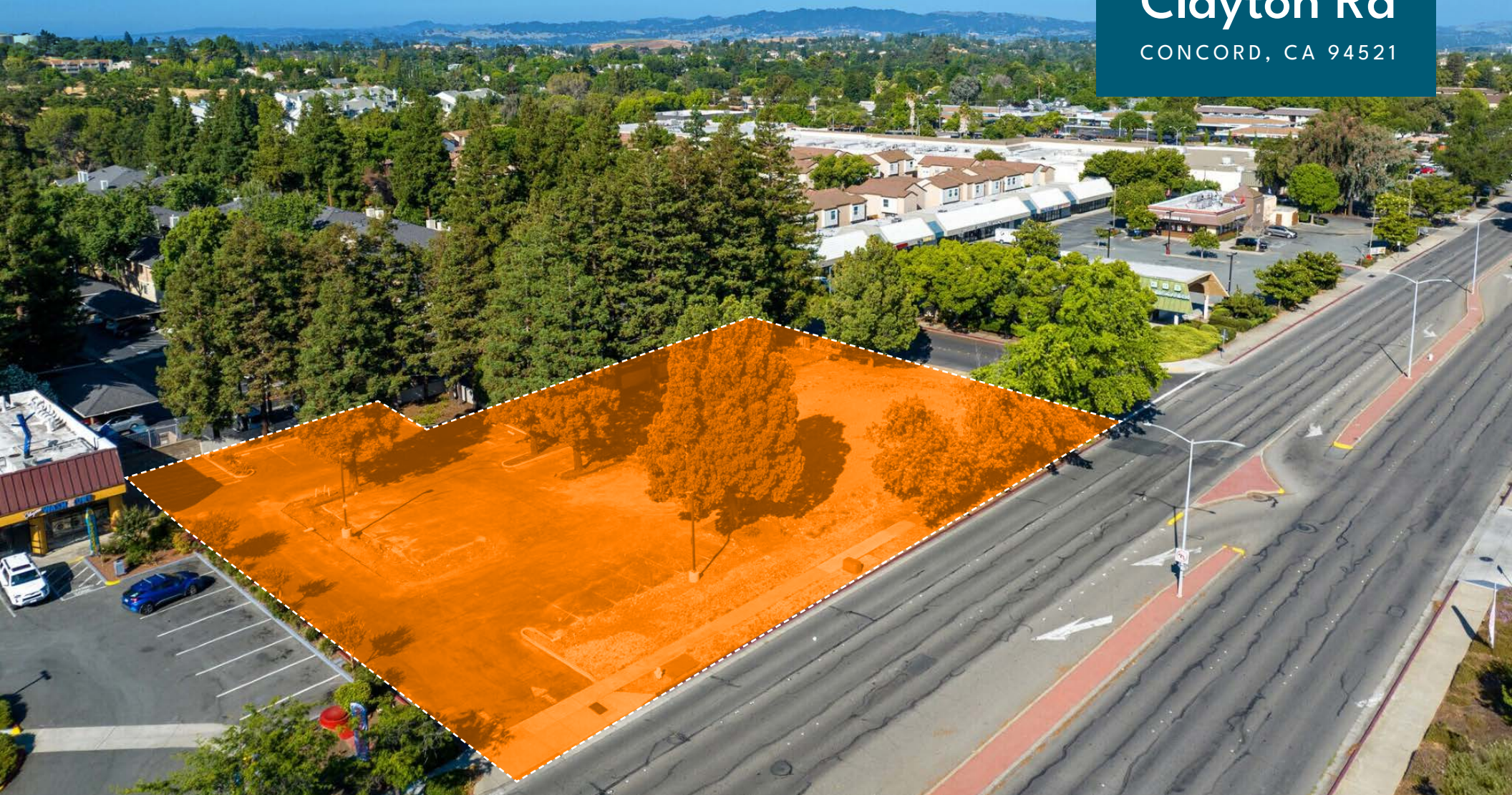
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4390

Clayton Rd

CONCORD, CA 94521



**DRIVE THRU PAD SITE
AVAILABLE FOR LEASE**

0.63 AC (±27,443 SF)

PROPERTY

Highlights



PRIME DRIVE-THRU OPPORTUNITY

±0.63 AC (±27,443 SF) pad with direct visibility on Clayton Rd, one of Concord's major retail corridors.



HIGH TRAFFIC COUNTS

Over 33,500 cars per day along Clayton Rd, ensuring excellent exposure.



DENSE POPULATION BASE

More than 100,000 residents within a 3-mile radius, with strong daytime population from nearby schools, offices, and services.



STRONG RETAIL CO-TENANCY

Surrounded by major national retailers, grocery-anchored shopping centers, and established QSR brands that drive consistent consumer traffic.



EXCELLENT ACCESSIBILITY

Multiple points of ingress/egress with convenient access for both commuter & neighborhood traffic.



AFFLUENT TRADE AREA

Average household incomes exceeding \$150,000 within a 3-mile radius.



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	21,345	107,814	232,853
Average Household Income	\$150,032	\$154,594	\$163,459
Daytime Population	16,610	93,180	230,982

TRAFFIC COUNTS

	AVERAGE DAILY TRAFFIC
Clayton Rd	33,500 ADT
Treat Blvd	22,720 ADT
Denkinger Rd	11,260 ADT

Source: 2025 Esri.

Overlay

Retail Space
±2,250 SF



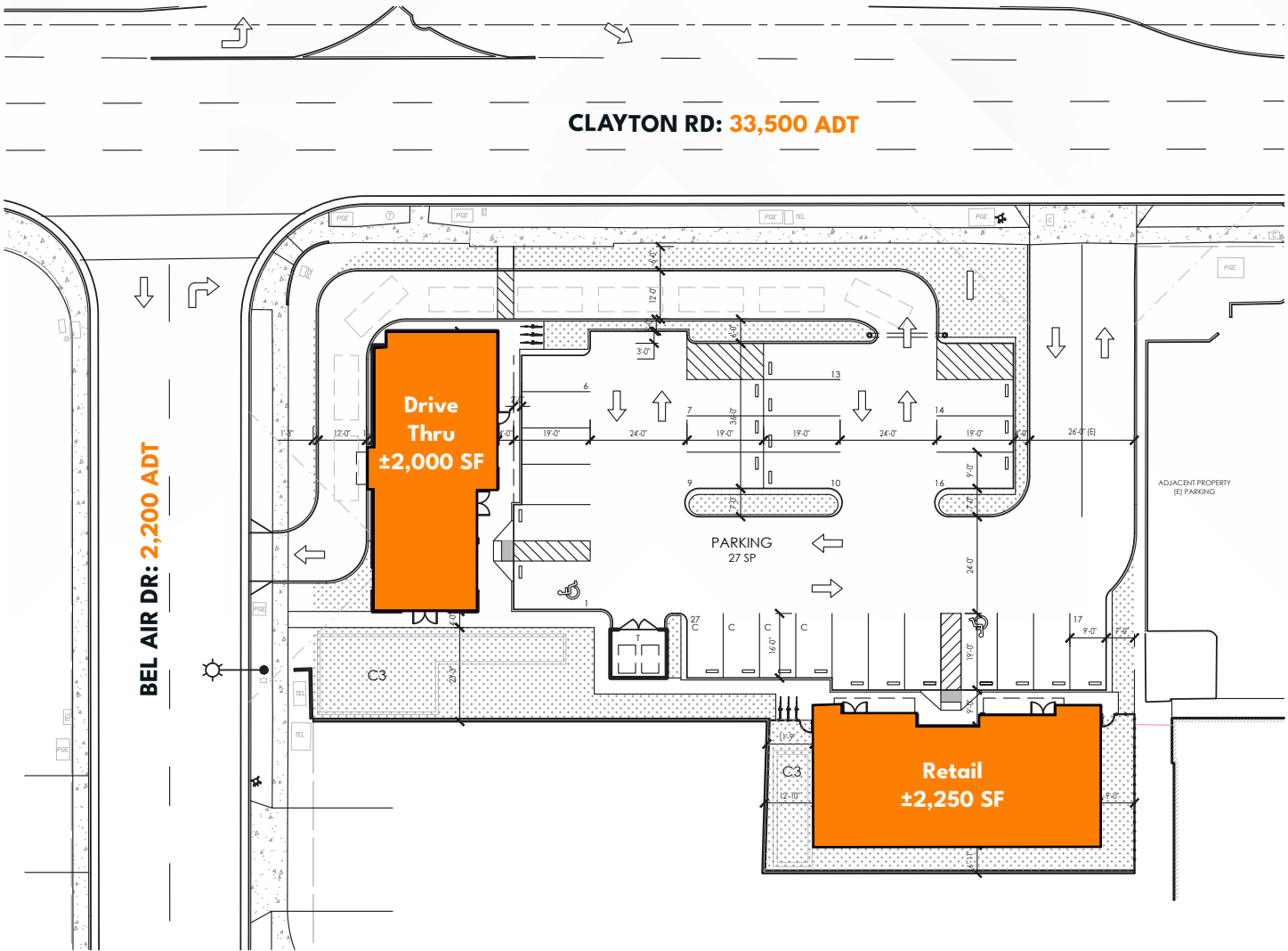
Drive-Thru Space
±2,000 SF



BEL AIR: 2,200 ADT

CLAYTON RD: 33,500 ADT

Site Plan



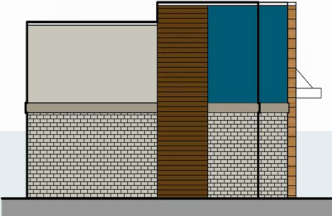
CONCEPTUAL

Renderings

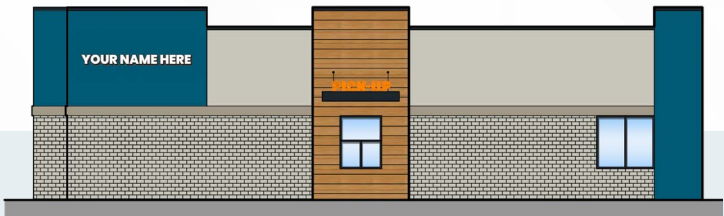
Drive-Thru Space
±2,000 SF



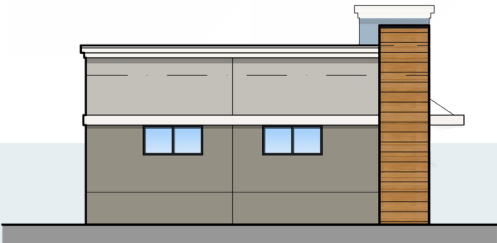
East Elevation



North Elevation



West Elevation



East Elevation

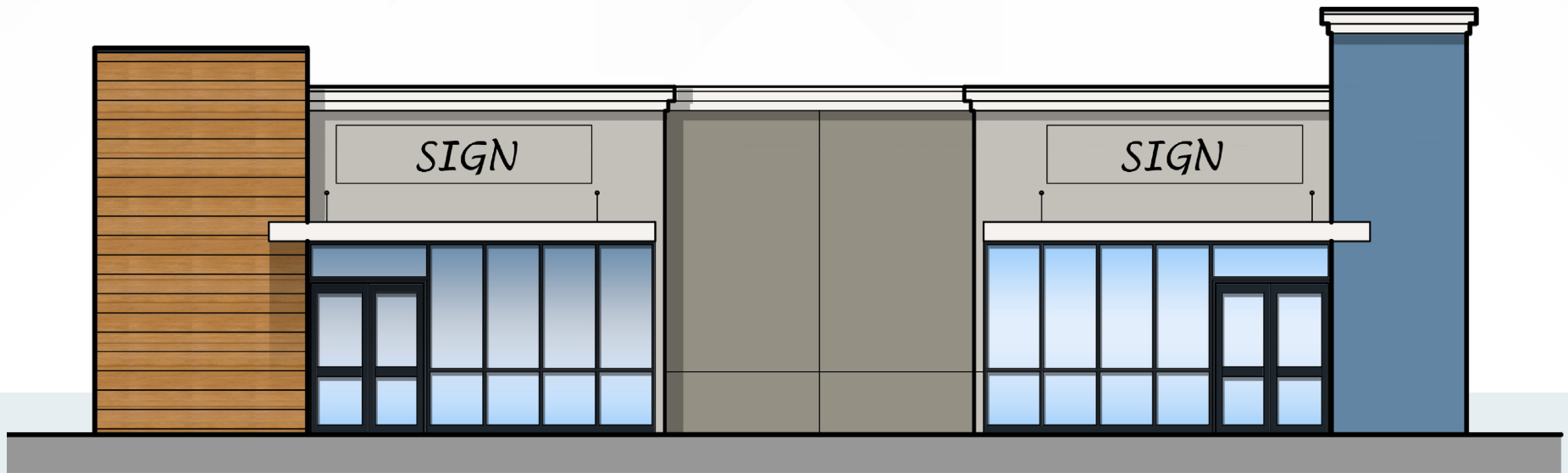


South Elevation

CONCEPTUAL

Renderings

Retail Space
±2,250 SF



North Elevation

CLOSE-UP
Aerial



MARKET

Aerial



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SITE



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