

FOR LEASE

5195 Clayton Rd.
Concord, CA



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NAINorthgate

LEASING TEAM

PROPERTY SUMMARY



AVAILABLE SPACE:
± 4,724 SF



LEASE TERMS:
Negotiable



LEASE TYPE:
NNN



PROPERTY HIGHLIGHTS

- Stand alone building with excellent visibility, high ceilings and one (1) grade level door
- Located on hard corner of Clayton Road in close proximity to Ygnacio Valley Road.
- Modern construction with ample parking with access via both Clayton Road and Linda Drive
- Average household incomes in excess of \$134k within 1 mile radius
- Area co-tenancy includes Grocery Outlet, Walgreens, CVS, Safeway, Carl's Jr, Burger King, Jamba Juice, Five Guys, Panera, and more

PROPERTY INFO

ADDRESS	5195 Clayton Rd. Concord, CA
LEASE PRICE:	Contact Broker
SPACE AVAILABLE:	± 4,724 SF
ZONING:	Neighborhood Commercial (NC)
LEASE TYPE:	NNN
TRAFFIC:	Clayton Rd: ± 29k ADT Alberta Way: ± 8k ADT Ygnacio Valley Rd: ± 28k ADT

AERIAL VIEW



AERIAL VIEW



AERIAL VIEW- Eastern View



TRAVIS CREDIT UNION
SUBWAY
SAFeway
Papa Murphy's
Carl's Jr.
Walgreens

MOUNTAIN MIKE'S PIZZA
Days Inn

WELCOME TO IN-SHAPE FAMILY FITNESS

GROCERY OUTLET
bargain market
AT&T
ROSS DRESS FOR LESS
BANK OF AMERICA
FIVE GUYS
CVS
CHASE
OUTDOOR SUPPLY HARDWARE
BURGER KING
jamba
Panera
Banfield PET HOSPITAL
pet food express
PANDA EXPRESS CHINESE KITCHEN

Terry Lynn Ln.

Clayton Rd. 29K ADT

Alberta Way 8k ADT

Lucky

AERIAL VIEW- Western View



AREA OVERVIEW

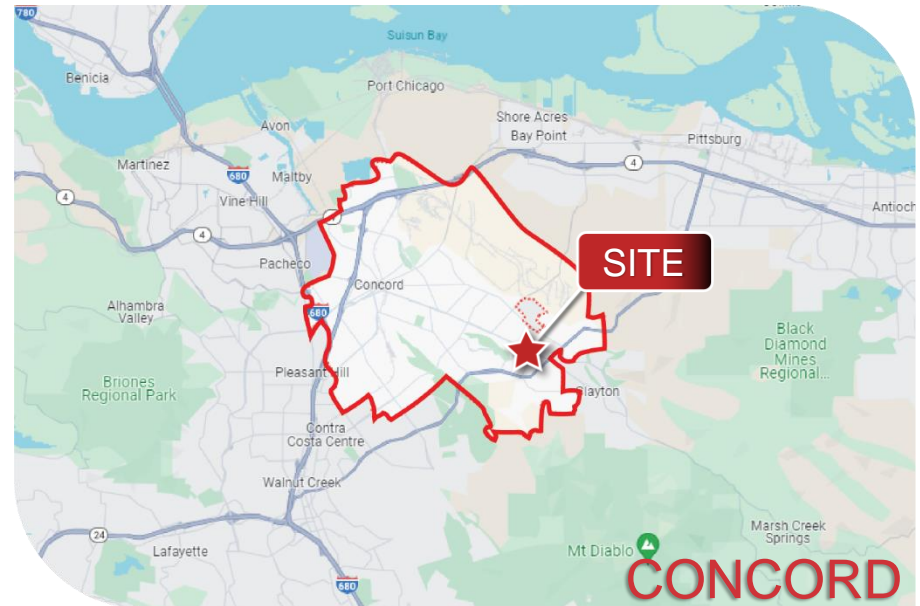
CONCORD - CALIFORNIA

Concord is the largest city in Contra Costa County housing 125,800 residents with an average household income of \$117,969. The City is located 29 miles east of San Francisco and adjacent to beautiful Mt. Diablo.

The East Bay city “Where Families Come First” serves surrounding communities such as Lafayette, Orinda and Walnut Creek with its large selection of restaurants, stores, shops and entertainment. A dynamic, high-rise business core, regional shopping centers and a vibrant, entertainment-driven downtown have created a strong, sustainable economy. A significant number of major corporations and technology-based companies have chosen to locate in Concord, citing a well-educated workforce, convenient location and employee amenities as driving factors.

Concord has maintained the steady growth of both its business and residential communities. The City provides ready access to San Francisco, Silicon Valley, the growing North Bay and Sacramento, as well as some of the world’s leading universities. Here, business-friendly government policies, outstanding Class-A office space values, numerous industrial parks and excellent transportation combine with favorable home prices, an educated workforce, a dynamic retail environment and an enviable quality of life to make Concord a premier business location.

	POPULATION	1 MILE	3 MILE	5 MILE
2023 Estimated Population	18,031	174,942	506,076	
2028 Projected Population	18,038	184,874	543,058	
2023 Median Age	42	41	42	
	INCOME			
2023 Estimated Average Household Income	\$134,654	\$138,300	\$138,526	
	DIVERSITY			
2023 Estimated White	12,833	127,674	379,214	
2023 Estimated African American/Black	645	9,529	38,214	
2023 Estimated Asian or Pacific Islander	3,299	35,260	89,601	
2023 Estimated Hispanic	3,693	55,547	145,131	



NAI Northgate



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