



RESTAURANT FOR LEASE

Free-Standing Restaurant in High-Traffic Dining Corridor

\$3.00 psf/mo, NNN 4340 Clayton Road, Concord, CA

For more information,
contact Owner acting as a Principal:

Michael Mundelius

925 788 8186

michael.mundelius@gmail.com

lic. CA-01024436

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Restaurant Space

4340 Clayton Road,
Concord, CA 94521

- Located at the corner of Clayton Road and Bel Air Drive
- APN 133-150-120
- ±3,276 sq. ft. free-standing building
- ±23,043 sq. ft. of land
- 2nd Generation Restaurant Building. Originally built for fast food, later converted into a New Lim's Garden Chinese restaurant



HIGH DEMAND DINING CORRIDOR

Neighboring restaurants include: Burger King, El Pollo Loco, Dunkin donuts, Dairy Queen, McDonald's Starbucks, IHOP, Nation's, KFC, Taco Bell, Buttercup Pantry, Wayback Burger, and Huckleberry's.

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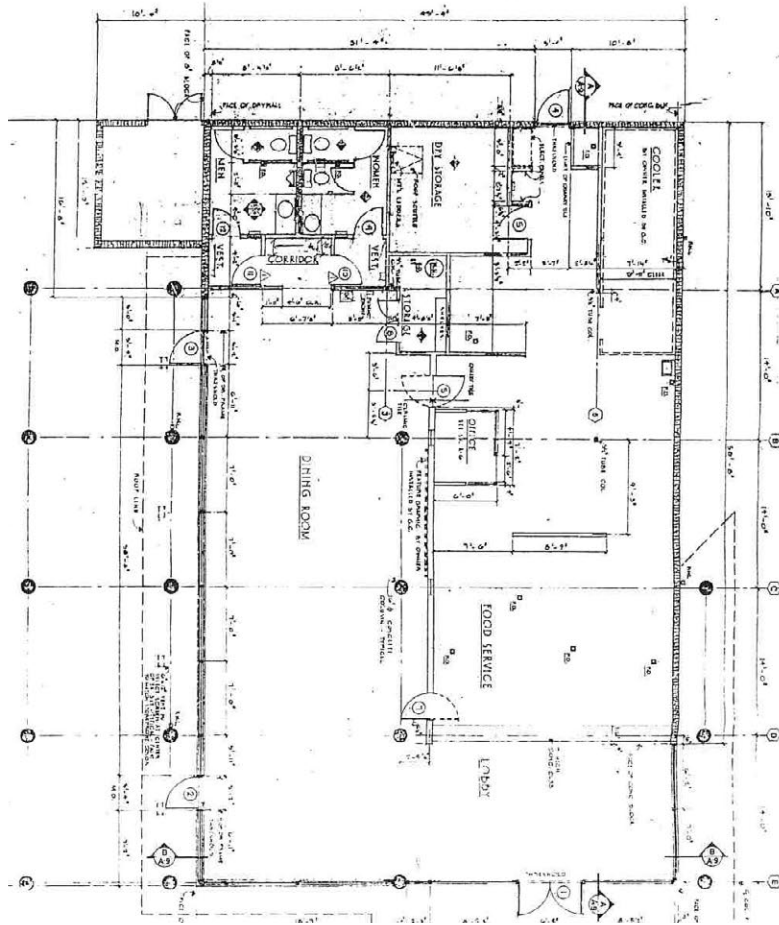
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Available 
Restaurant

Floor Plan

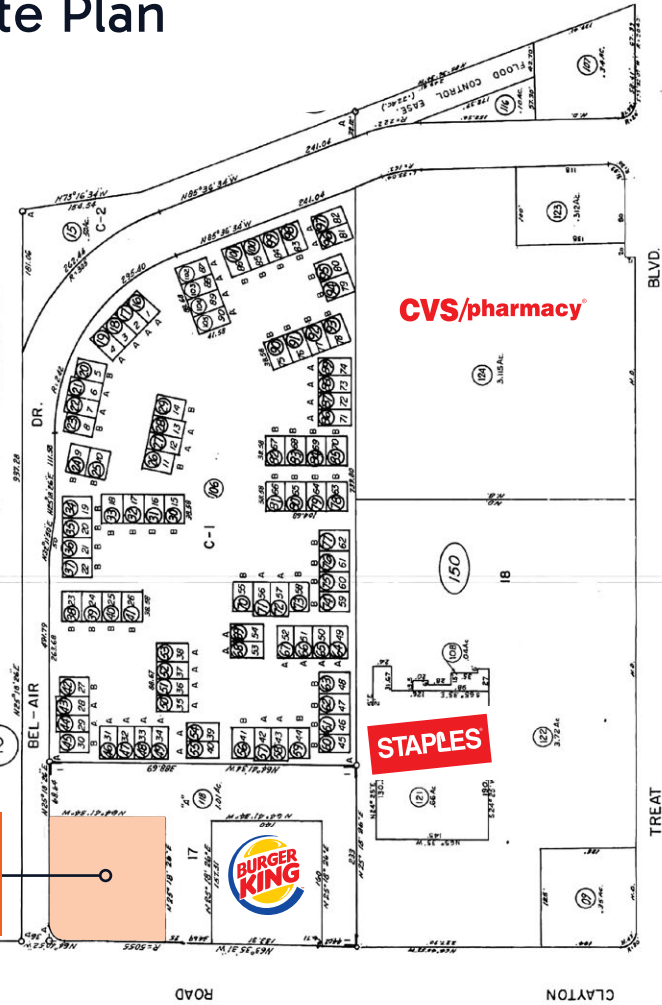


Site Plan

4340
Clayton Road
Available Space



4-1972 ROLL TRACT 4066 TORREY PINES (M.B. 137-35)
JOHNSTON TR. M.B. D-76 1-56PM.5 6-30-77



Demographic Report

2023

Source: ESRI, ESRI-Data Axle, U.S. Census



Total Population

1 mile:	21,077
2 mile:	56,326
3 mile:	110,846



Average Household Income

1 mile:	\$133,959
2 mile:	\$147,026
3 mile:	\$140,105



Owned vs Rented Housing Summary

1 mile:	66% Owned	34% Rented
2 mile:	69.8% Owned	30.2% Rented
3 mile:	61.3% Owned	38.8% Rented



Median Age

1 mile:	44.4
2 mile:	43.2
3 mile:	40.4

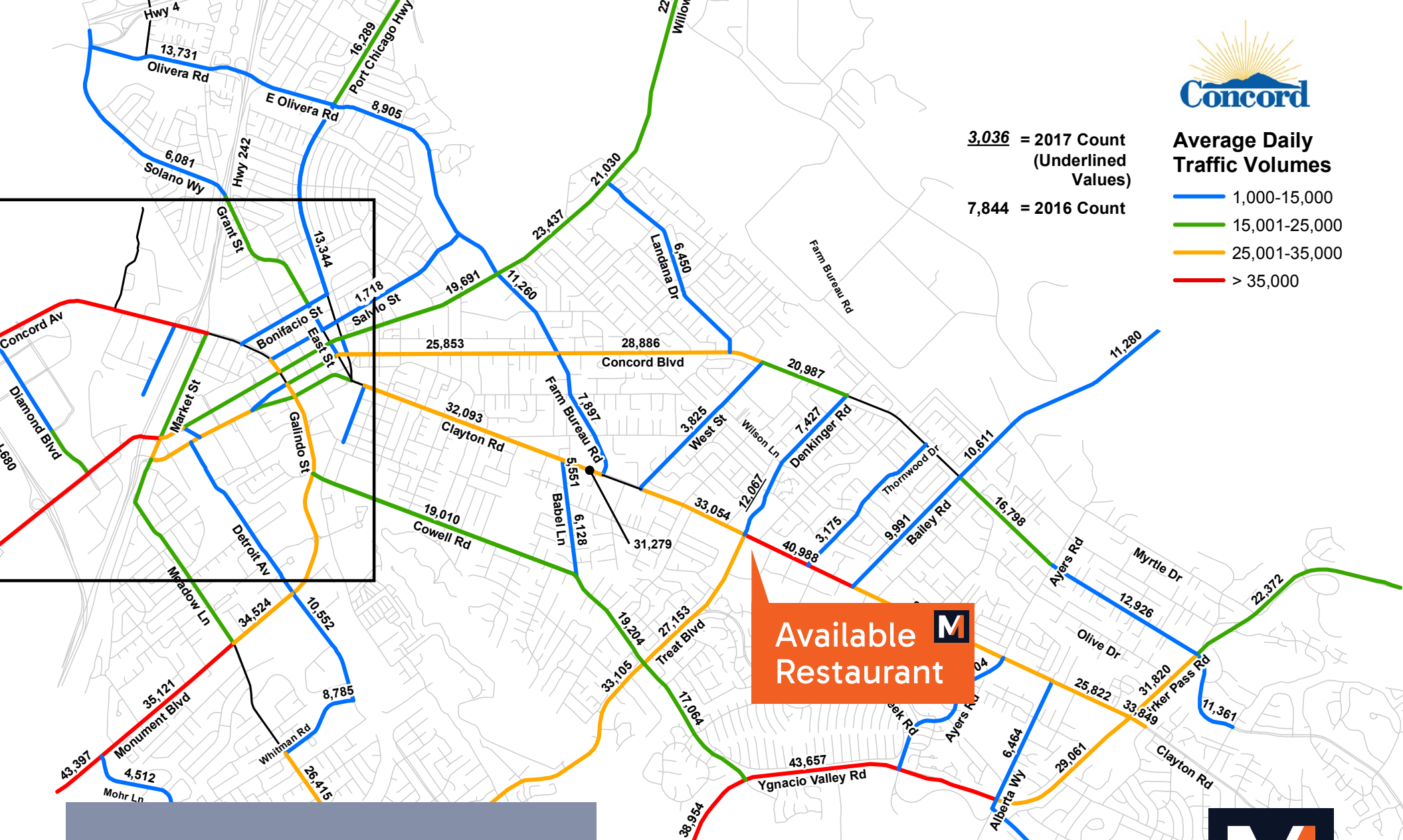


Average Daily Traffic Volumes

3,036 = 2017 Count
(Underlined Values)

7,844 = 2016 Count

- 1,000-15,000
- 15,001-25,000
- 25,001-35,000
- > 35,000



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±40,988



Average Daily Traffic on Clayton Road
(source: the City of Concord 16/17)

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