



CLAYTON STATION SHOPPING CENTER PRIME SPACE FOR LEASE



For leasing, please contact:

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Estimated Population (2022)	15,970	58,644	172,222
Estimated Average Household Income (2022)	\$143,560	\$155,627	\$147,118
Estimated median Household Income (2022)	\$115,668	\$128,418	\$117,828
Total Employees (2022)	3,804	11,992	50,589

KIRKER PASS & CLAYTON RD CLAYTON, CA



PROPERTY HIGHLIGHTS

- 125,000 SF Dominant Grocery/ Pharmacy Anchored shopping center for the area
- 84,000 residents within a 10 minute drive time with \$124,000 Average Household Income
- High Traffic "Main and Main" intersection on "Going Home" side
- Prime Shop Space Available

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REGIONAL RETAIL MAP

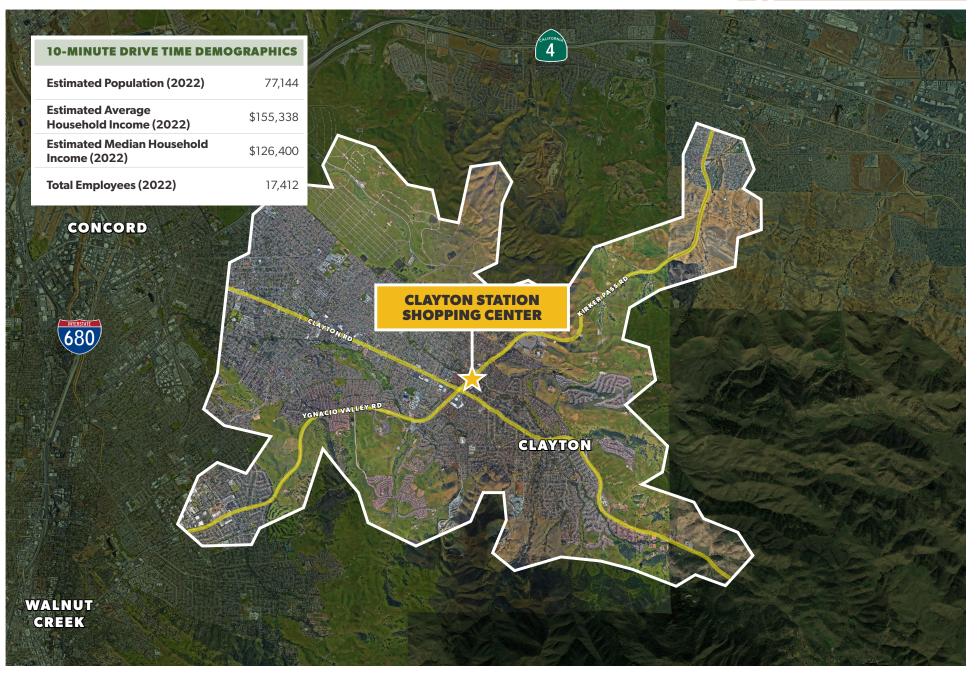




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10-MINUTE DRIVE TIME



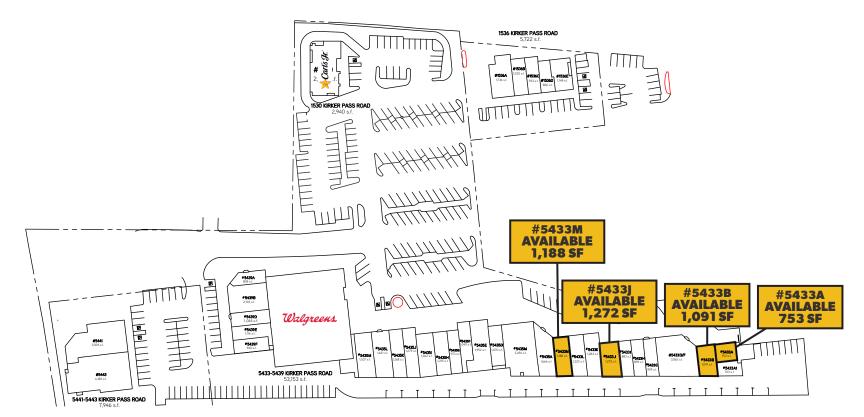


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SITE PLAN



KIRKER PASS ROAD ±29,778 CPD



= SF CAN BE COMBINED

SUITE #	TENANT	SIZE	SUITE #	TENANT	SIZE (SF)	SUITE #	TENANT	SIZE (SF)	SUITE #	TENANT	SIZE (SF)
		(SF)	5433D/E/F	Austin Brown, DDS	3,065	5435D	Artemis Education	1,070	5437	Walgreen's	13,992
1530	Carl's Jr.	2,884	5433G	Lela's Salon	929	5435E	Sweet Bakerv	1,950	5439A	Clayton Hair Affair	808
1536A	Starbucks	1,736	5433H	Papa Murphy's Pizza	899	5435F	Curry Bowl	1,040	5430B/C	Clayton Valley Medical	2,103
1536B	Munchy's Lounge	1,025	3433N	rapa murphy srizza	035	J43 5F	Curry Bown		J435B/C	Clayton valley Method	2,103
	, ,	-	5433I	Nails 2001	883	5435G	Great Clips	973	5439D	Stretch Zone	1,044
1536C	Subway	933	54331	VACANT	1,272	5435H	GNC	1,215	5439E	Roadside 22 (Wine Bar)	1,116
1536D	Verizon Wireless	806 -						· · · · · · · · · · · · · · · · · · ·			· · · · · · · · · · · · · · · · · · ·
15265	\/\ A /;	1140	5433K	Postal Annex	1,283	54351	Comm Concern for Cats	1,462	5439F	Roadside 22 (Wine Bar)	940
1536E	Verizon Wireless	1,148 🚽	5433L	Little Caesar's Pizza	1,220	5435	lewelers	1,279	5441	Travis Credit Union	3,509
5431	Safeway (Parcel Owner)										
5433/A1	Sonoma Traveling Brands	703	5433M	VACANT	1,188	5435K	H&R Block	1,268	5443	Sherwin-Williams	4,383
3433/AI	Sonoma Traveling Brands	703	5435A	Yummy Hawaiian BBQ	1,666	E 40EI	KBH Marital Arts	1 (2)			
5433/A	VACANT	753			,	5435L	(Taekwondo)	1,621			
5433B	VACANT	1,091		Country Waffles		5435M	Dry Clean USA	1,537			

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