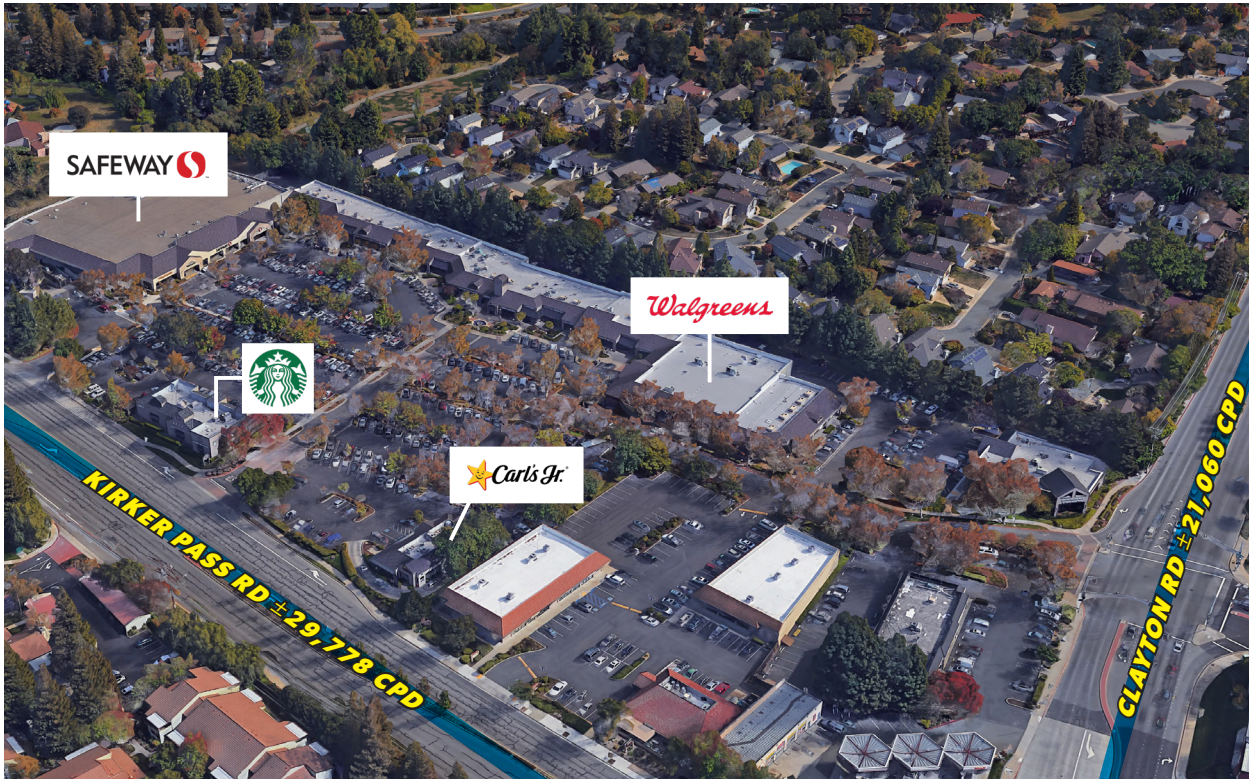
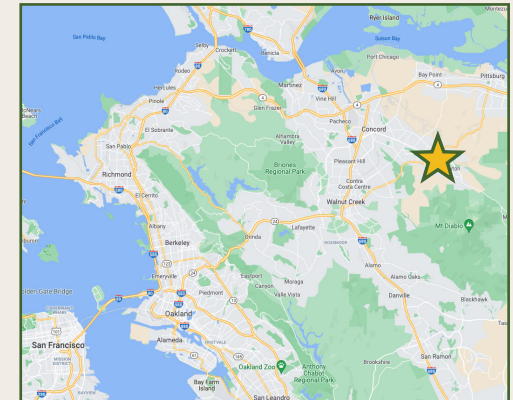




# CLAYTON STATION SHOPPING CENTER PRIME SPACE FOR LEASE



## 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



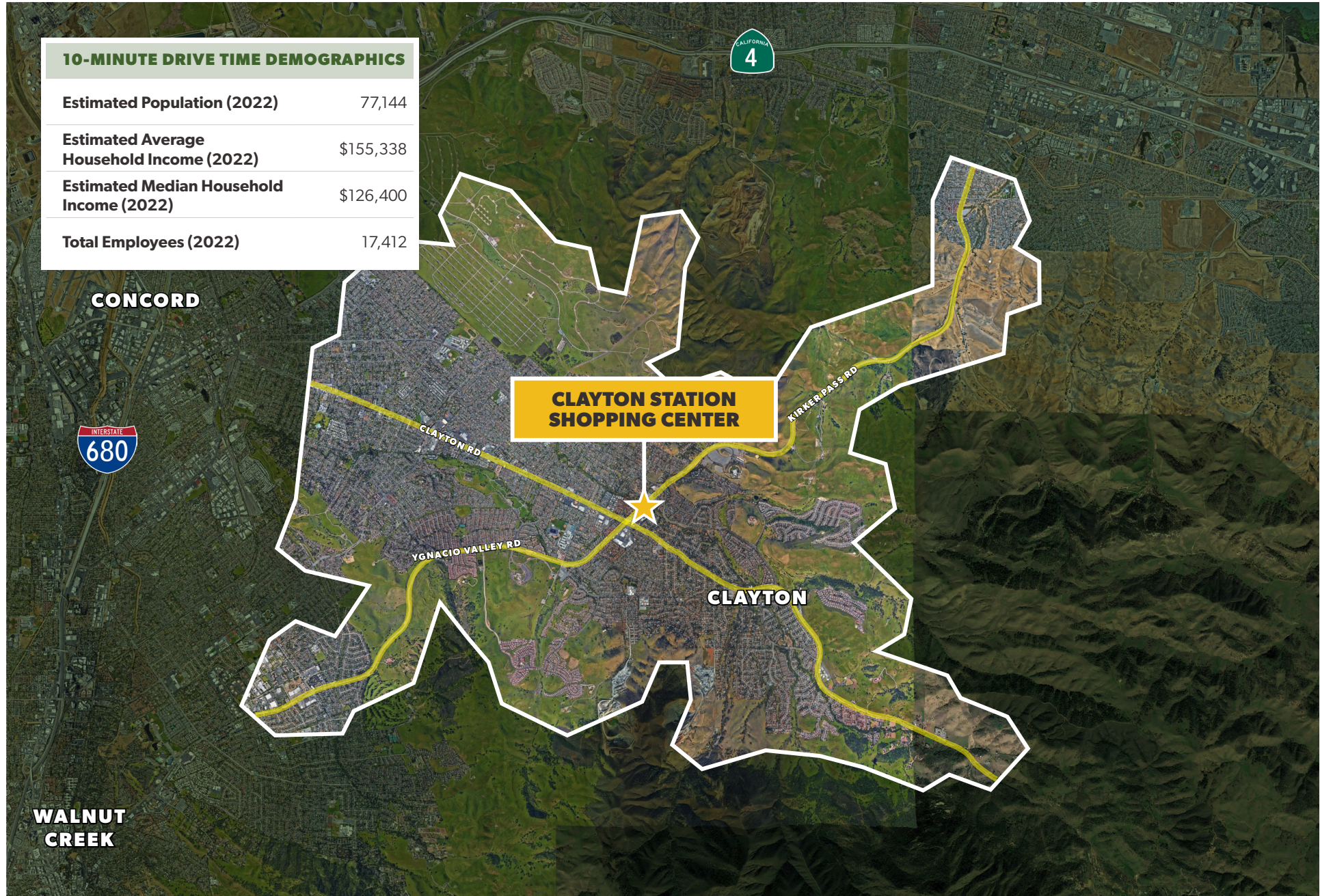
For leasing, please contact:  
**SOLOMON ETS-HOKIN**  
LIC. 01248264  
C 510-427-0096  
E [sol@ehcre.com](mailto:sol@ehcre.com)

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

# REGIONAL RETAIL MAP



# 10-MINUTE DRIVE TIME



# SITE PLAN



## KIRKER PASS ROAD ±29,778 CPD



**] = SF CAN BE COMBINED**

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