



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

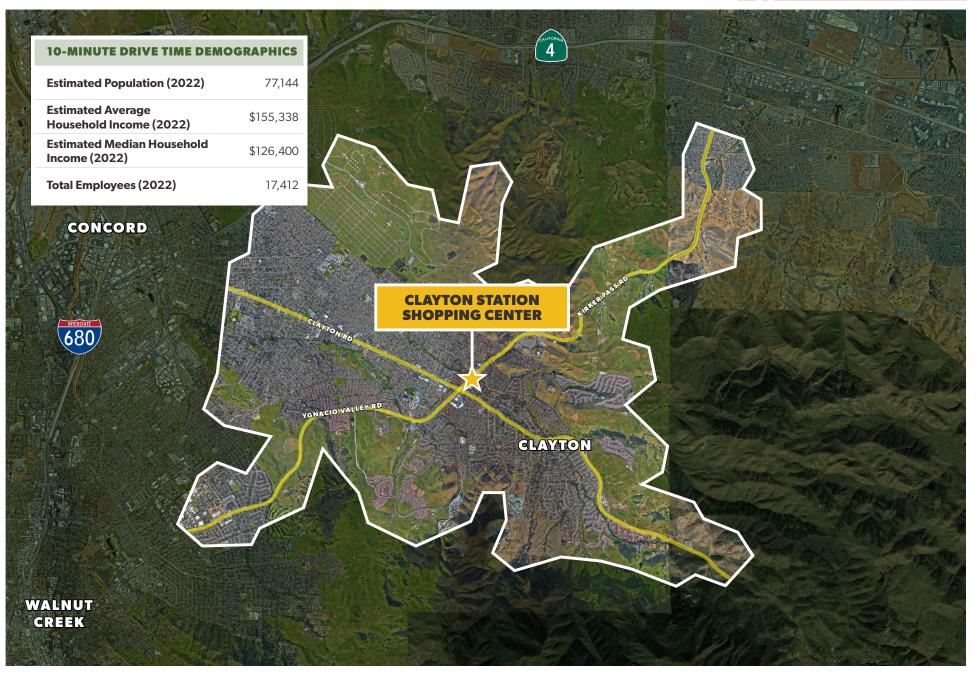




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10-MINUTE DRIVE TIME



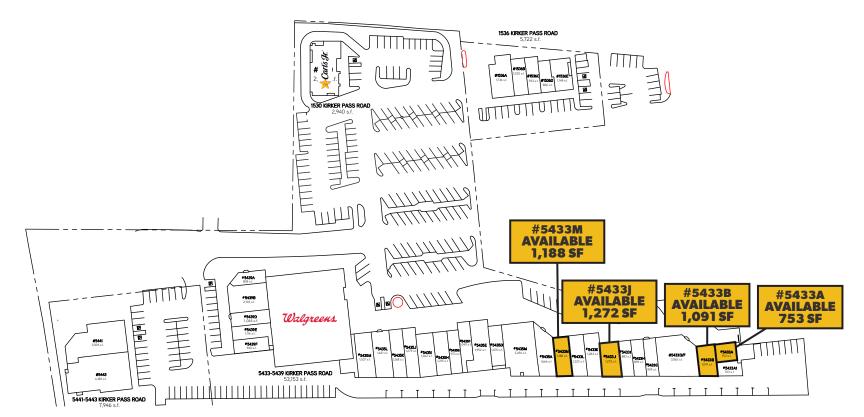


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SITE PLAN



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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