



FIRST CLASS OFFICE BUILDING FOR SALE

1844 CLAYTON ROAD CONCORD, CALIFORNIA



CONTENTS

- 3** INVESTMENT SUMMARY
- 4** INVESTMENT HIGHLIGHTS
- 5** PROPERTY PHOTOS
- 6** FLOOR PLAN
- 7** LOCATION HIGHLIGHTS
- 9** AREA MAPS

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DISCLAIMER:

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INVESTMENT SUMMARY

Presenting a rare opportunity to acquire a premier, freestanding office building built in 2005, that combines first-class finishes with a strategic location. This is an ideal investment for a business looking to build equity and control its own real estate destiny. The attractive building features an above-standard office buildout, offering a turnkey solution that eliminates the need for costly improvements. As the owner, you will benefit from a private, secured parking lot—a premium asset that adds significant value and convenience. The property’s prime location in Concord, California provides unparalleled access to Highway 4, I-680, and Highway 242, ensuring long-term desirability for employees and clients alike. Within walking distance to the Concord Bart Station and Todos Santos Park.



PRICE
CALL BROKER



COUNTY
CONTRA COSTA



OFFICE CLASS
B



PARCEL LOT AREA
10,890 SF



ZONING
R6, CONCORD -
OFFICE/RESIDENTIAL



TOTAL SQUARE FOOTAGE
6,492 SF



ADDRESS
1844 CLAYTON ROAD CONCORD,
CALIFORNIA



YEAR BUILT
2005





INVESTMENT HIGHLIGHTS

- First Class Turn Key Office Building For Sale built in 2005.
- The property is 6496 SF of space with a private gated garage with 20 parking stalls.
- The property's in a prime location in Concord, California with access to Highway 4, I-680, and Highway 242.
- Walking distance to Concord Bart Station



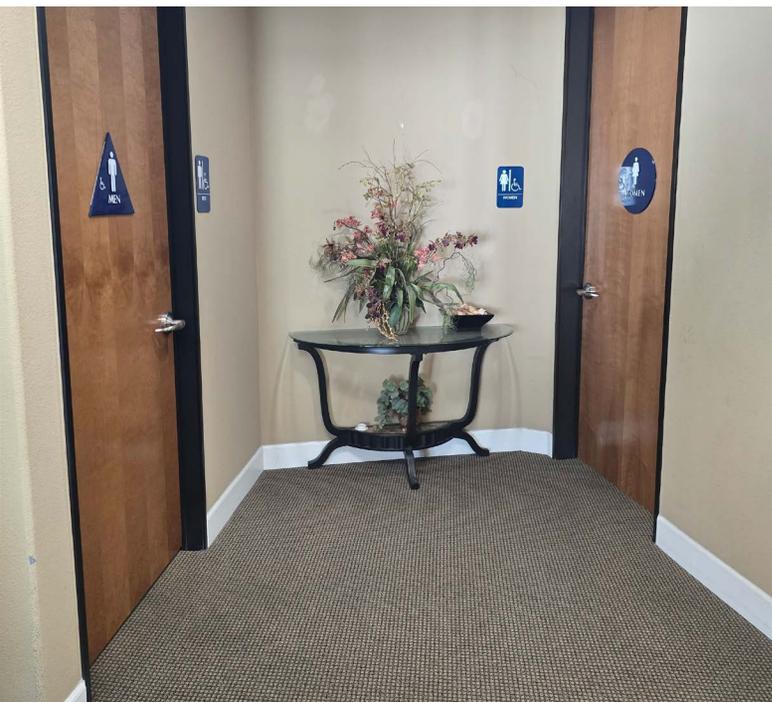
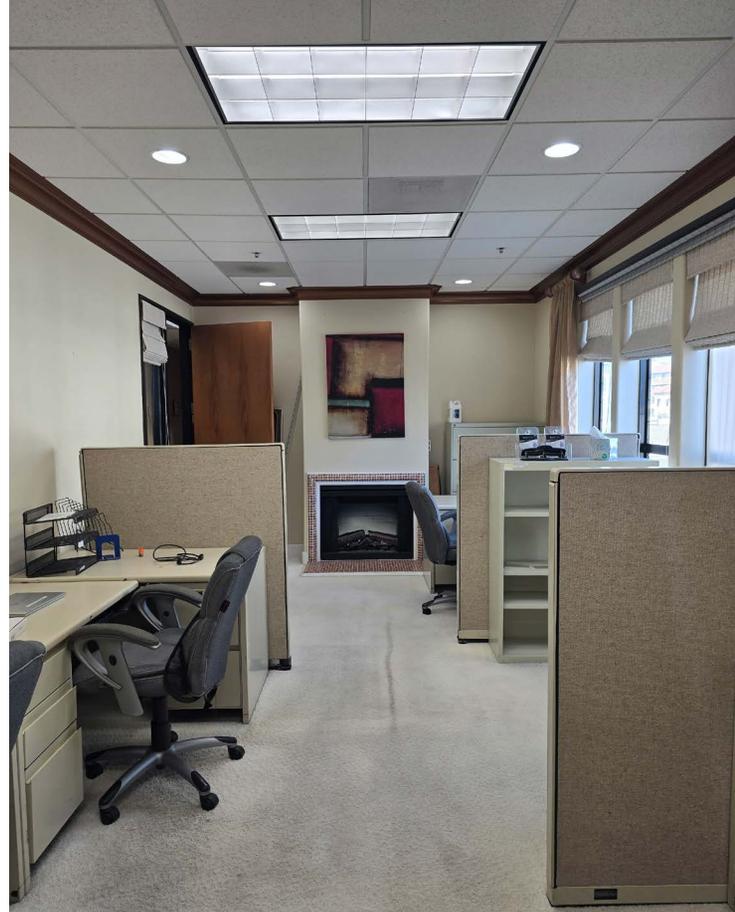
20 PARKING STALLS



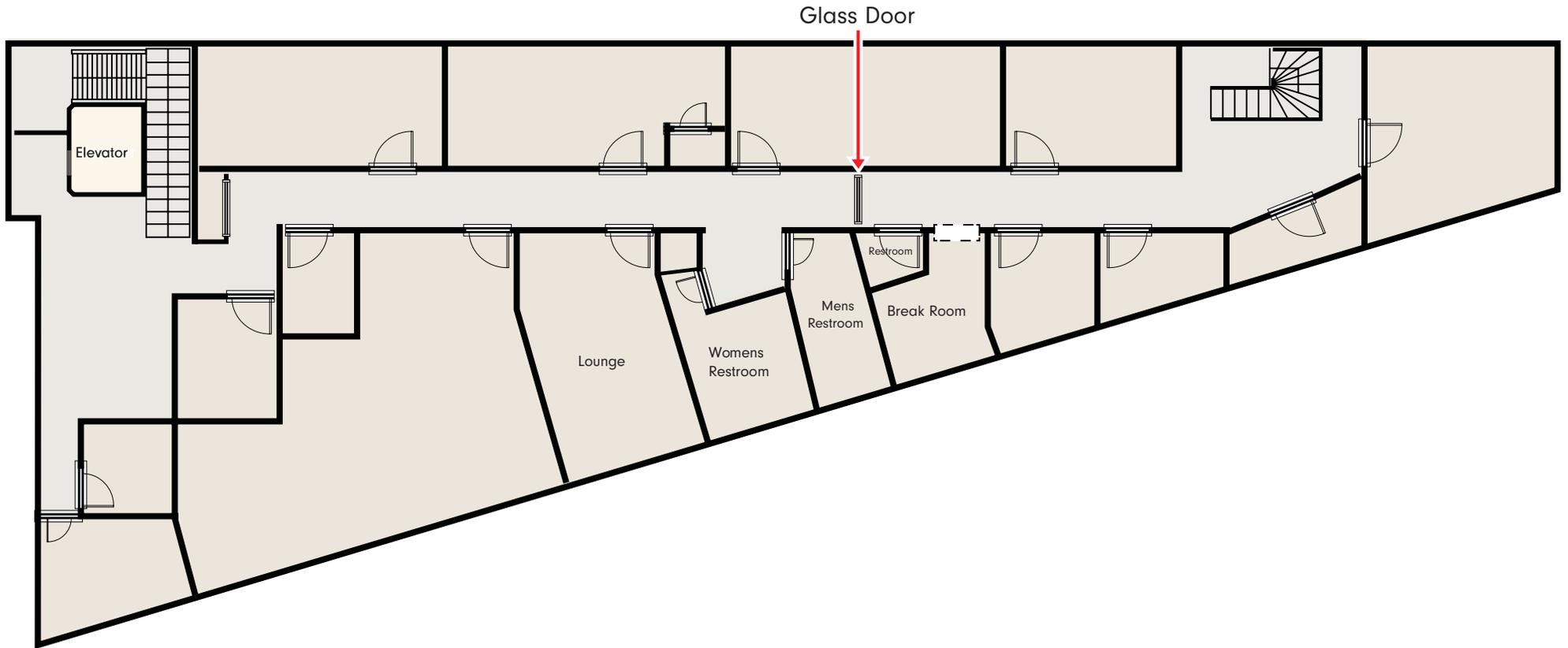
PREMIER LOCATION



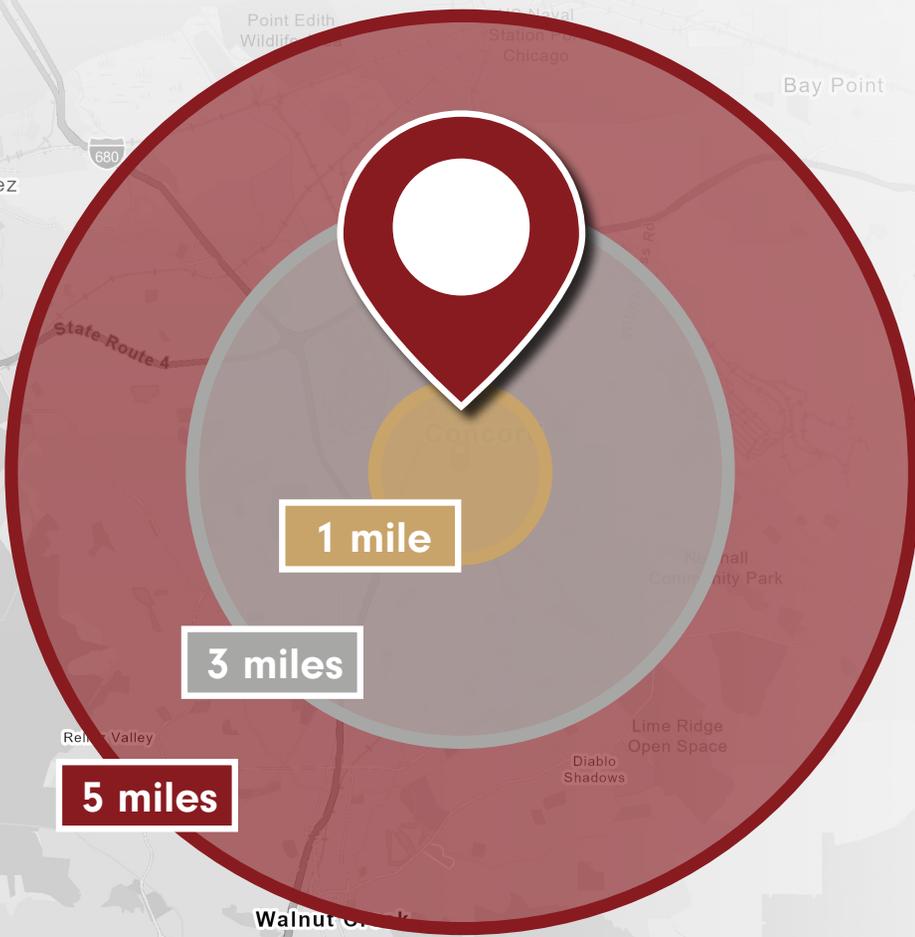
FLEXIBLE FLOOR PLAN



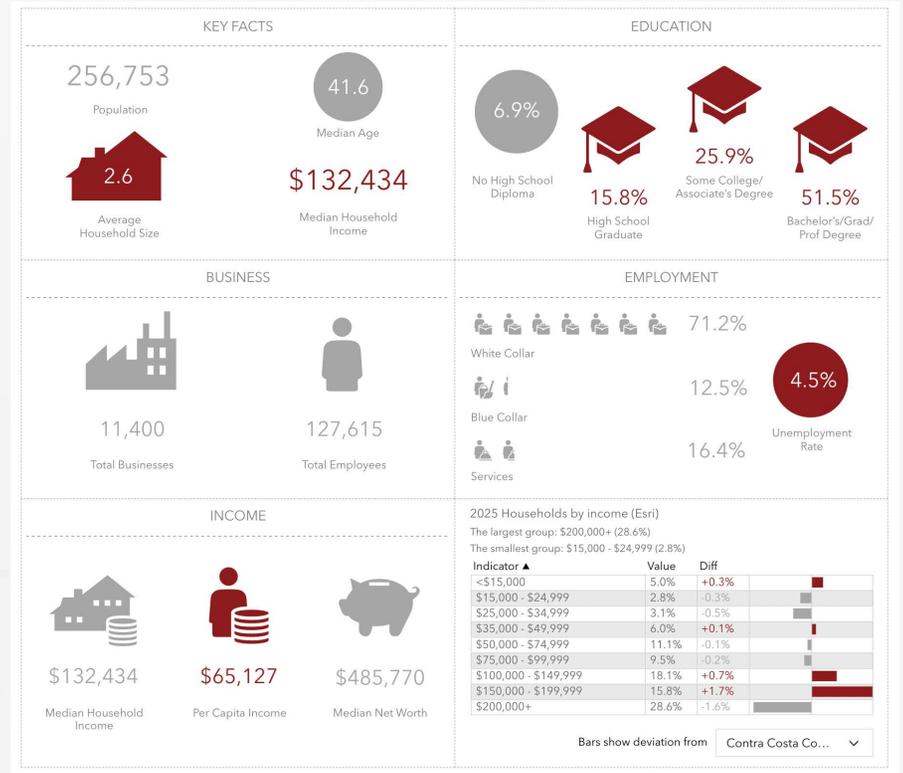
FLOOR PLAN



LOCATION HIGHLIGHTS



5 MILE SUMMARY



2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	26,930	133,716	256,753
Households	9,921	50,552	98,873
Families	5,815	32,313	64,311
Average Household Size	2.69	2.61	2.57
Owner Occupied Housing Units	3,068	28,945	61,328
Renter Occupied Housing Units	6,853	21,607	37,545
Median Age	37.1	40.7	41.6
Median Household Income	\$80,843	\$115,455	\$132,434
Average Household Income	\$106,739	\$147,321	\$168,998



CONCORD CALIFORNIA

Concord is a vibrant city in the San Francisco Bay Area, known for its variety of cultural and outdoor activities. It is the largest city in Contra Costa County and has experienced significant growth over the years.

Cultural activities and events

- Todos Santos Plaza: This central plaza is the heart of the city, hosting civic events, summer concerts, and farmers' markets with fresh local produce.
- Concord Taco Trail: A self-guided culinary adventure that highlights family-owned taquerias and restaurants in Concord. Participants can collect a map and card from

the Concord Visitor Center and visit different spots to earn prizes.

- Toyota Pavilion (formerly Concord Pavilion): A popular outdoor music venue designed by architect Frank O. Gehry, which has hosted performances by major artists. It celebrates its 50th anniversary in 2025.

Shopping and dining

- Sunvalley Shopping Center: A large, world-class shopping mall in Northern California with department stores, specialty shops, and a food court.
- The Veranda: Another shopping center with various retail and dining options.
- Las Montañas Supermarkets: A family-owned Mexican grocery store featuring fresh produce, a taqueria, and a bakery.

- Seafood City Marketplace: A specialty supermarket with Filipino products and a deli with prepared food.

Nature and recreation

- Six Flags Hurricane Harbor Concord: A popular water park for family fun.
- Diablo Creek Golf Course: A golf course for enthusiasts.
- Newhall Community Park: Provides outdoor space for recreational activities.
- Mount Diablo: The nearby Mount Diablo State Park offers extensive natural beauty and recreational opportunities like hiking and biking.



1844 CLAYTON ROAD

 **CLAYTON RD | 32,903 VPD**

 **CONCORD BLVD | 25,853 VPD**

680

STATE ROUTE 4 | 122,000 VPD

BUCHANAN FIELD AIRPORT

I-680 | 163,800 VPD

680

1844 CLAYTON RD
CONCORD, CA

CONCORD BLVD | 33,526 VPD

STATE ROUTE 242 | 104,000 VPD



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