

FOR LEASE

4701 Clayton Rd | Concord, CA



NAINorthgate
INVESTMENTS TEAM

NICKOLAS SALDIVAR III
916.672.4112
nick.saldivar@ngcip.com
Lic #01766394

TENNILLE SALDIVAR
925.522.2572
tennille.saldivar@ngcip.com
Lic #01315032

TABLE OF CONTENTS

01

Property Summary

02

Site Plan

03

Market Aerials

04

City Profile

05

Demographics

PROPERTY SUMMARY



AVAILABLE SPACE
Unit E – ±1,000 SF



LEASE TERMS
Negotiable



LEASE TYPE
NNN



HIGHLIGHTS

- Above normal household income at \$131,263 per household within a 3-mile radius.
- Large consumer base with 88,604 people within a 3-mile radius and 217,337 people within a 5-mile radius.
- Excellent visibility from and access to Clayton Road & Bailey Road.
- Exceptional ingress and egress from two major thoroughfares.
- Façade signage options for Tenants.
- Strong national retailers in the immediate area, including TJ Maxx, Lucky, Dutch Bros. (Coming Soon), and many more.

PROPERTY OVERVIEW

LEASE PRICE	Contact Broker	
GLA	± 1,000 SF	
ZONING	Commercial Mixed Use (CMX)	
LOT SIZE	± 0.77 AC	
YEAR BUILT	1986	
LEASE TYPE	NNN	
APN	116-010-026	
TRAFFIC	Clayton Rd	69.8K ADT
	Bailey Rd	8.8K ADT

SITE PLAN

SUITE E

±1,000 SF

CONCORD, CA



CLAYTON ROAD (±69.8K ADT)

MARKET AERIALS



MR. PICKLE'S
SANDWICH SHOP



T.J. maxx

99¢
only
STORES

usbank



DUTCHBROS
Coffee

COMING SOON

SUITE E
±1,000 SF

CONCORD, CA

Bailey Rd (± 8.8K ADT)

Clayton Rd (± 69.8K ADT)



CITY PROFILE – CONCORD, CA

Strategic location

The city is located at the intersection of major highways, including I-680 and State Route 4, which provides easy access to the rest of the Bay Area. Additionally, Concord is home to several major shopping centers, including the Sun Valley Shopping Center, which is one of the largest malls in the East Bay.

Dense Population

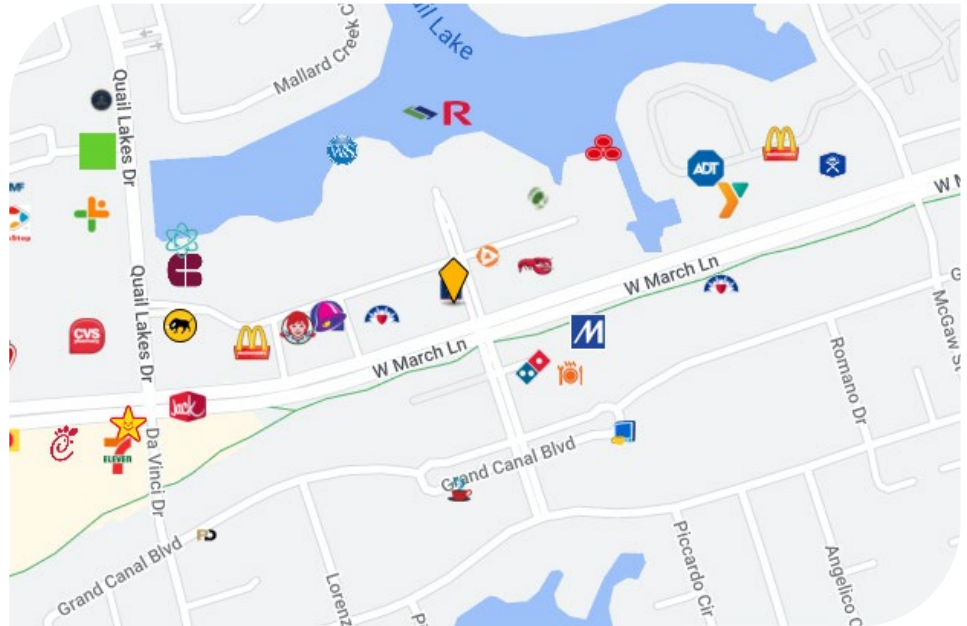
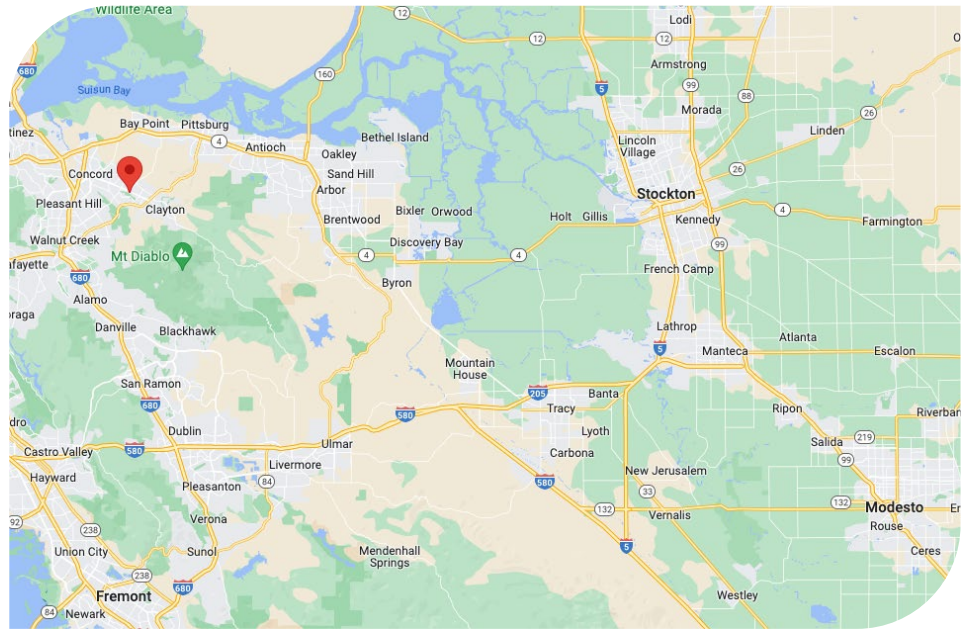
Concord, CA is a city in the East Bay region of the San Francisco Bay Area. It is a rapidly growing and diverse city with a population of over 250,000 as of 2022. The city has a strong economy and a thriving retail sector, making it an attractive location for businesses and investors.

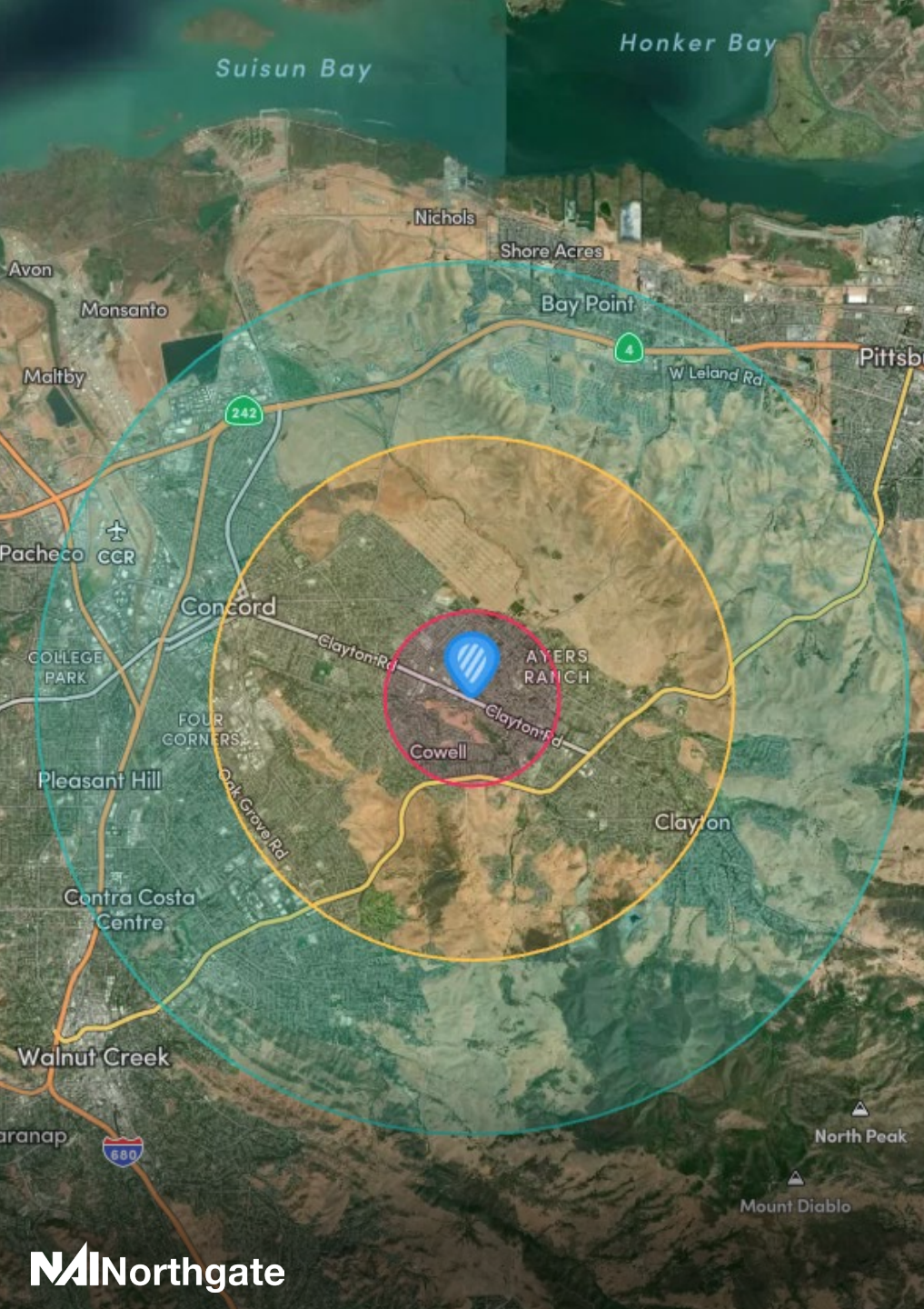
Strong Economical Growth

The city has a diverse range of industries, including healthcare, education, and technology, which helps to create a stable economic base. Additionally, the city has a relatively low unemployment rate, which means that there is a strong consumer base with disposable income to spend on retail goods.

Recent Developments

The city of Concord has made significant investments in its downtown area in recent years, including the To-dos Santos Plaza and the Concord BART station. These investments have helped to revitalize the area and create a more attractive destination for residents and visitors, which is likely to benefit retail businesses in the area.





DEMOGRAPHICS - 2025

	1 MILE	3 MILES	5 MILES
Population	21,681	89,188	223,225
Projected Growth (5 Yr)	21,638	89,150	224,854
Median Age	45	44	42
Households	8,154	33,059	82,527
White Population	10,422	42,658	92,812
Black Population	912	3,395	10,798
Am Indian Population	178	752	2,317
Asian Population	4,602	16,698	47,739
Other Population	5,524	25,647	71,188
Hispanic Population	23.51%	26.09%	29.78%
Average HH Income	\$155.5k	\$166.9k	\$163.1k
Median HH Income	\$126.1k	\$133k	\$129.2k
High School Graduates	14,787	59,804	145,579
College Graduates	8,484	33,690	85,009
Total Employees	10,814	45,852	116,680

NA Northgate

Investment Sales | Leasing | Asset Management | Property Management



NICKOLAS SALDIVAR III

Investments Partner

P: 916.672.4112

nick.saldivar@ngcip.com

Lic #01766394

DRE: #01910787



TENNILLE SALDIVAR

Leasing Associate

P: 925.522.2572

tennille.saldivar@ngcip.com

Lic #01315032

DRE: #01910787