

Clayton Valley Shopping Center

Dominant Grocery-Anchored Center



5404-5458 Ygnacio Valley Road | Concord, CA 94521

**Regency
Centers.**



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Clayton Valley Shopping Center, Concord

Summary & Highlights

SUMMARY

Clayton Valley Shopping Center

ADDRESS 5404-5458 Ygnacio Valley Road, Concord, CA

TYPE Grocery-Anchored Neighborhood Center

AVAILABLE ±2,936 - 70,273 SF

RENT \$30.00-\$48.00 PSF Annually

NNN \$14.52 PSF Annually (2025 Estimate)

GLA ±260,671 SF

ZONING Neighborhood Commercial (K17)

Clayton Valley Road Shopping Center is a proven 260,000 SF grocery-anchored center located at the 4-way, signalized intersection of Ygnacio Valley Road and Clayton Road, boasting combined traffic counts in excess of 59,422 cars per day. Clayton Valley benefits from a captive audience and offers patrons an extensive mix of national and regional tenants including CVS Pharmacy, Grocery Outlet, Ross, Petfood Express, Dollar Tree, Peet's Coffee, Jamba Juice and so many more.

HIGHLIGHTS

- **Co-anchor opportunity:** ±25,000 - 70,000 SF coming available in a proven grocery-anchored community center
- **Premier Concord location** at the signalized intersection of Ygnacio and Clayton Road with over 59,000 cars per day
- Established regional draw featuring strong national co-tenancy including CVS, Grocery Outlet, Ross, Petco and more
- **High-volume neighborhood center** serving dense surrounding residential with consistent daily-needs traffic



SEEKING

- Home Goods/Furnishings
- Entertainment/Family Recreation
- Hardware/Garden Center
- Dental/Orthodontic
- Sporting Goods
- Hair Salon/Medi-Spa
- Large-Format Fitness
- Urgent Care/Physical Therapy



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Site Plan



CURRENT RETAILERS

0001	Ross Dress For Less	30,187 SF
0002	Grocery Outlet	14,000 SF
0003	CVS/Pharmacy	15,789 SF
003C	The Bar Method	2,080 SF
004C	Clayton Frameworks	1,190 SF
005C-6C	Clayton Dance Academy	7,016 SF
029C	Club Pilates	1,985 SF
002D	Cali Kid Corals	2,080 SF
020E	Concord Kung Fu Academy	5,760 SF
021E	Five Guys Burgers & Fries	2,400 SF
022E	Massage Envy	2,660 SF
023-25E	The Tanning Co.!	2,450 SF
025E-1	Foresight Optometry	1,676 SF
026E	Jamba Juice	1,324 SF
027E	Panera Bread	3,145 SF
028E	Cold Stone Creamery	1,655 SF
029E	Angry Chickz	2,805 SF
030E	Anytime Fitness	3,726 SF
033E	Diamond Pure Water	1,346 SF
034E	Dollar Tree	10,313 SF
035E	Chipotle	1,740 SF
036E	AT&T	1,220 SF
040E	Round Table Pizza	2,455 SF
041E	Banfield Pet Hospital	2,440 SF
043E	T4	1,262 SF
044E	Sport Clips	970 SF
045E	Love Thai	2,043 SF
047E	Jersey Mikes (coming soon)	1,500 SF
048E	I Brow Bar	850 SF
049E	TJ Nail Spa	1,650 SF
050E	T-Mobile	1,500 SF
1000	Burger King	3,359 SF
1200	Bank of America	5,124 SF
1300	Chase Bank	6,420 SF
1400	Peet's Coffee	1,703 SF
1402	Panda Express	2,456 SF
1406	Tachi Sushi Bar	2,456 SF
1408	Nick the Greek	2,100 SF
1500	Pet Food Express	6,000 SF
1600	In Lease	6,337 SF

AVAILABLE SPACES

5416-002C	3,170 SF
5420-015D	70,273 SF
5434-032E	3,915 SF
5434-037E/38E	2,936 SF

AVAILABLE
 LEASED



Clayton Valley Shopping Center, Concord

Close Up Market Aerial



YGNACIO VALLEY ROAD - 30,044 ADT



CLAYTON ROAD - 29,676 ADT

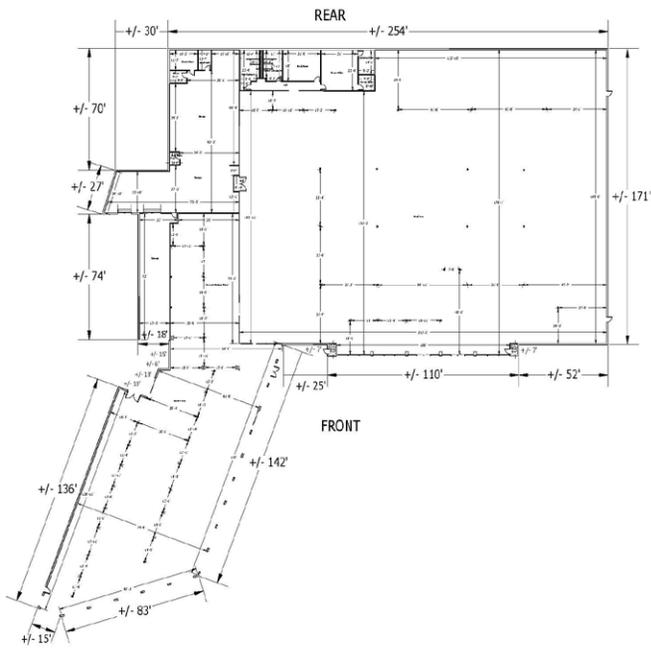
Clayton Valley Shopping Center, Concord

Building 5424 - 015D, ±70,273 SF | **PLEASE DO NOT DISTURB TENANT**



Suite 015D - Building 5424 | Size: ±70,273 SF

- Currently Outdoor Supply Hardware
- ±70,273 SF (±45,924 SF of Building / ±10,344 SF of Loading Docks / ±3,800 SF of Space off the Nursery Area)
- Base Rent: Call to Inquire | NNN's: \$8.83 PSF Annually (2025 Estimate)
- Dimensions: ±254' Width x 171' Depth
- Lease Expires: September 30th, 2026 | No Options



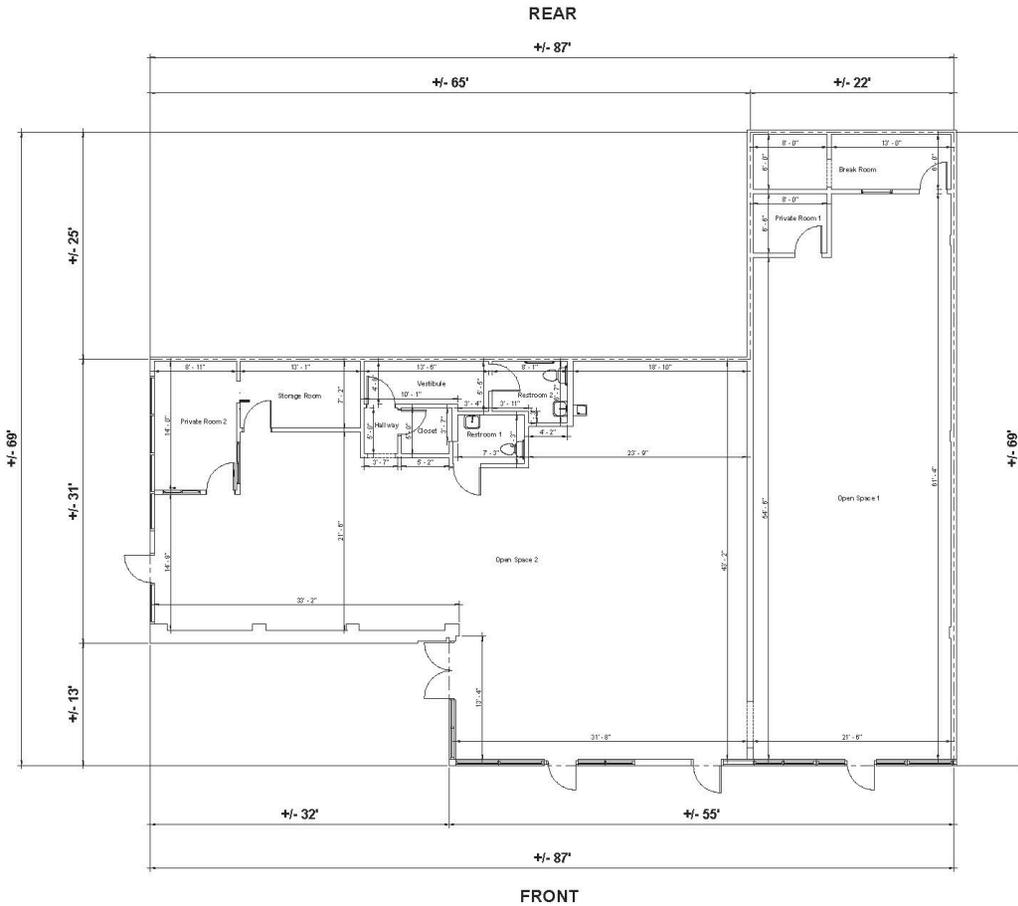
Clayton Valley Shopping Center, Concord

Building 5434 - Suite 032E, ±3,915 SF | **PLEASE DO NOT DISTURB TENANT**



Suite 032E (On Door #) - Building 5442 | Size: ±3,915 SF

- Dimensions: 87' Frontage x 69' Depth Approx.
- Currently occupied by Concord Kung Fu (**PLEASE DO NOT DISTURB TENANT**)
- Corner location across from Ross Dress For Less
- [Link to Plans](#)



Clayton Valley Shopping Center, Concord

Market Aerial - Surrounding Centers



Pleasant Hill Shopping Center
TARGET ROSS DRESS FOR LESS HomeGoods

Willows Shopping Center
REI ULTA
OLD NAVY Jamba Juice
UFC GYM DAISO JAPAN

Concord Terminal Shopping Center
BIG 5 SPORTS GOODS CVS pharmacy

Dianda Plaza
HobbyTown food maxx ACE Hardware

The Veranda
WHOLE FOODS WORLD MARKET CITY SPORTS CLUB

Park & Shop
HOBBY LOBBY
UNITED STATES POSTAL SERVICE 99
O'Reilly SUBWAY

SAFeway

Vineyard Shopping Center
Lucky OrangeTheory FITNESS

Clayton Station
SAFeway Walgreens

Sun Valley Mall
jcpenny sears macy's

Four Corners Shopping Center
US CHEF STORE DOLLAR TREE ROSS DRESS FOR LESS

Oak Grove Plaza
TRADER JOE'S pet food express

Clayton Valley Shopping Center
CVS pharmacy ROSS DRESS FOR LESS OUTDOOR SPORTSWEAR
the blue method ANYTIME FITNESS CHASE
Massage Envy FIVE GUYS GROCERY OUTLET
Peet's Coffee BURGER KING pet food express

Palos Verdes Shopping Center
Sprouts

Countrywood Shopping Center
Jamba Juice SAFeway CVS pharmacy

The Orchards
SAFeway CROWN CROWN PETCO

Citrus Marketplace
NOB HILL BevMo!

Encina Grande
WHOLE FOODS PETSMART
ACE Hardware Walgreens

WALNUT CREEK

CLAYTON

CONCORD

Clayton Valley Shopping Center, Concord

Location & Demographics



ESTIMATED POPULATION		
1 MILE	3 MILES	5 MILES
17,605	61,290	168,345



DAYTIME EMPLOYEES		
1 MILE	3 MILES	5 MILES
3,670	8,455	51,831



POPULATION FAMILY		
1 MILE	3 MILES	5 MILES
14,806	53,448	145,126



AVERAGE HOUSEHOLD INCOME		
1 MILE	3 MILES	5 MILES
\$136,077	\$144,742	\$140,229



ESTIMATED HOUSEHOLDS		
1 MILE	3 MILES	5 MILES
7,025	21,703	58,779



AVERAGE HOUSEHOLD NET WORTH		
1 MILE	3 MILES	5 MILES
\$1.84 M	\$2.06 M	\$1.84 M



TOTAL HOUSEHOLD EXPENDITURE		
1 MILE	3 MILES	5 MILES
\$8,004	\$8,288	\$7,865



FOOD & BEVERAGES		
1 MILE	3 MILES	5 MILES
\$1,153	\$1,189	\$1,134



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