

# OWNER/USER OPPORTUNITY FOR SALE



# 3607 CLAYTON ROAD

CONCORD | CA

## OFFERING SUMMARY

### PRICE:

~~\$1,000,000~~ \$895,000

### SIZE:

2,040 square feet  
(per public record)

### PARCEL:

0.19 acres

### ZONING:

CMX (Commercial Mixed Use)

### BUILT:

1950 | Remodeled 2022

## HIGHLIGHTS

Recent interior and exterior upgrades

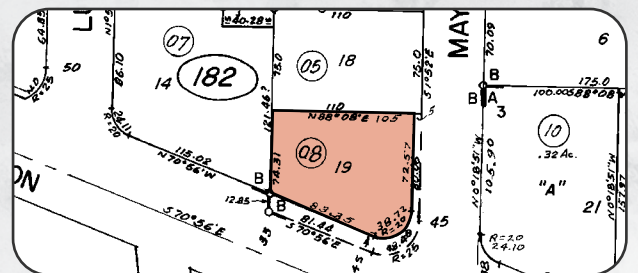
Perfect owner/user opportunity

Excellent visibility on highly-trafficked Clayton Road  
(over 30,000 vehicles per day)

Garage and surface parking

Close to retail/restaurant amenities

1 mile from downtown Concord/BART



## PRIVATE CAPITAL INVESTMENT SALES

### CURTIS BERRIEN

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# SALES COMPARABLES



## 2291 PACHECO STREET, CONCORD

9/15/2025  
\$841,400 (\$478/SF)  
1,760 SF



## 1909 PARKSIDE DRIVE, CONCORD

2/18/2025  
\$2,220,000 (\$589/SF)  
3,766 SF



## 735 ALHAMBRA AVENUE, MARTINEZ

12/18/2024  
\$760,000 (\$532/SF)  
1,428 SF



## 3100 CLAYTON ROAD, CONCORD

4/2/2024  
\$757,500 (\$509/SF)  
1,488 SF



## 1987 BONIFACIO STREET, CONCORD

12/1/2023  
\$950,000 (\$528/SF)  
1,798 SF

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# PHOTOS



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