

6070
CENTER ST
CLAYTON | CA



FOR SALE

6070 CENTER STREET | CLAYTON, CA

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



PRESENTED BY:

Brian Slocum, SIOR, CCIM
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Tyler Clark
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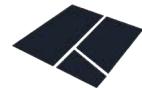
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Call Brokers
Asking Price



0.64 Acres ($\pm 27,835$ SF)
Lot Size



2
Single Family Homes
(1,120 SF & 957 SF)



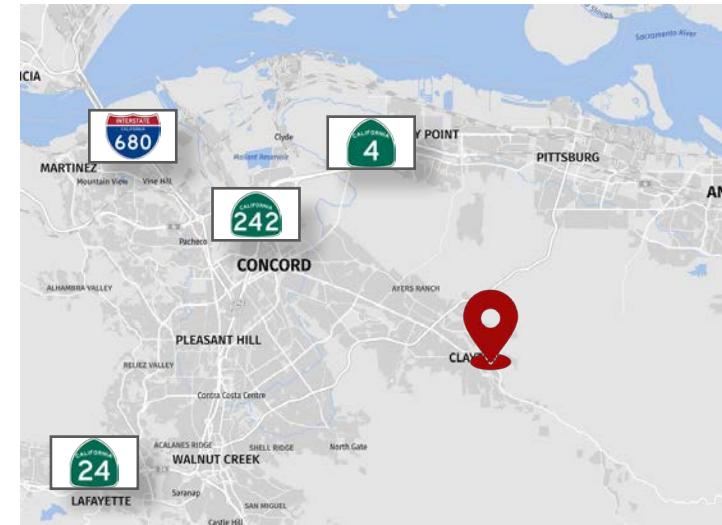
1961
Year Built

PROPERTY HIGHLIGHTS:

- **APN:** 119-017-004-1
- **Buildings:** Two (2) existing single family homes with lease income in place
- **Zoning:** Town Center (TC) (also modified by 2023-2031 City of Clayton Housing Element)
- **LINK TO GENERAL PLAN**
- **Potential Dwelling Units:** [LINK TO 2023-2031 HOUSING ELEMENT](#)
- **Central Location:** In the heart of Clayton with walkable downtown streets, restaurants and parks

ECONOMIC DATA:

- **Price:** Call Brokers



CENTER STREET FACING WEST

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AERIAL OVERVIEW:



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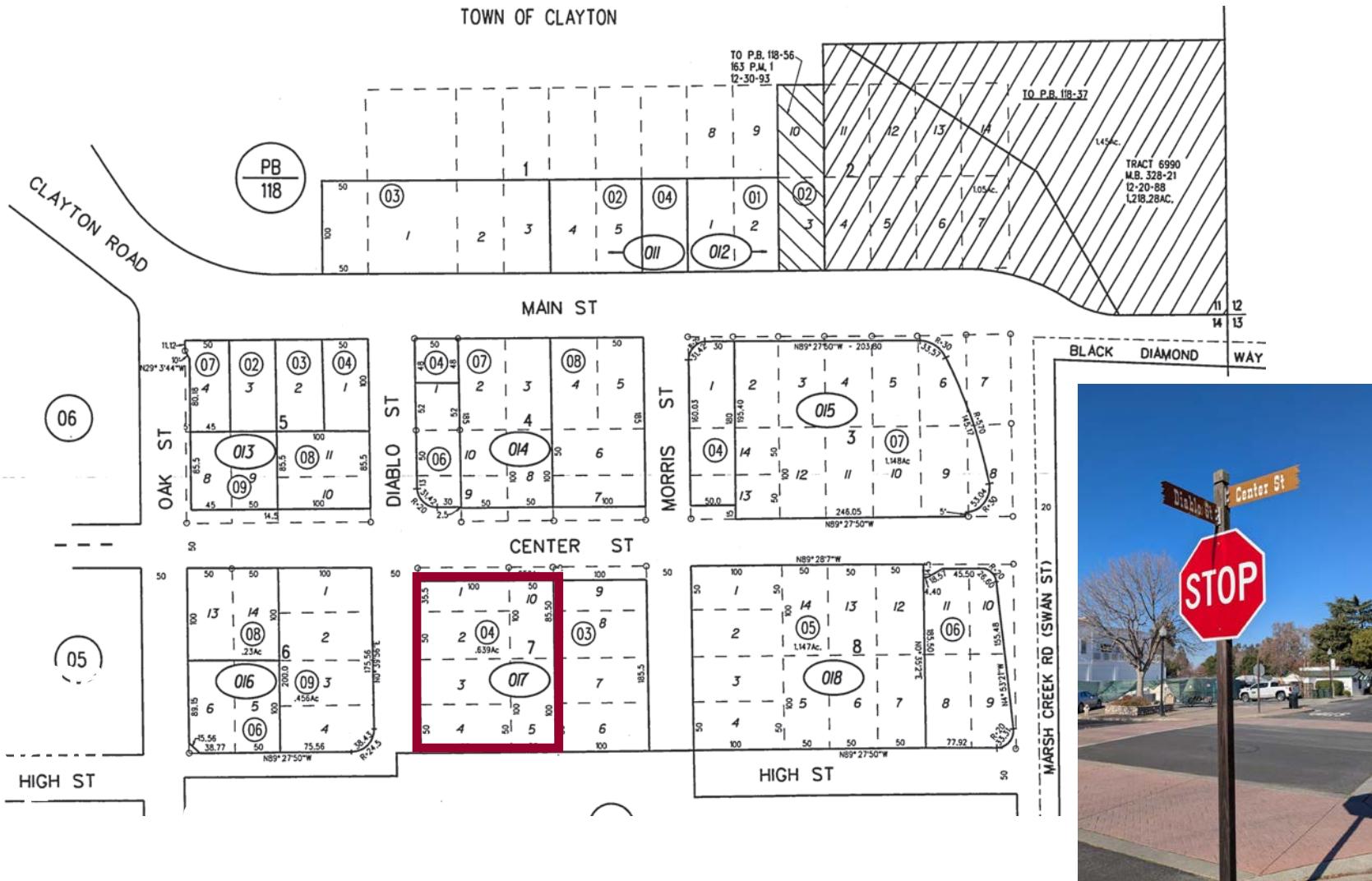
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ASSESSOR'S MAP:



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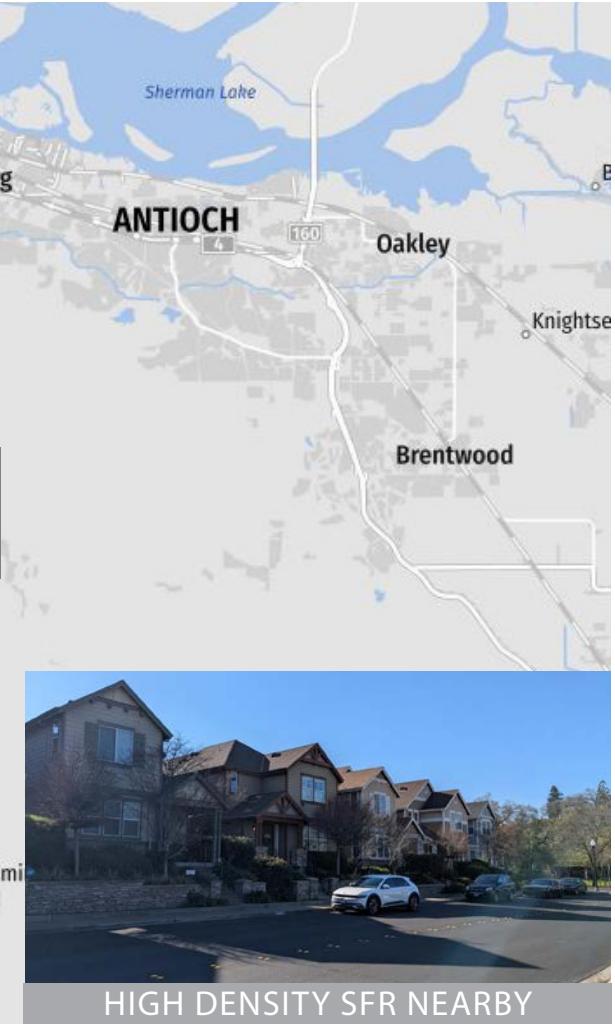
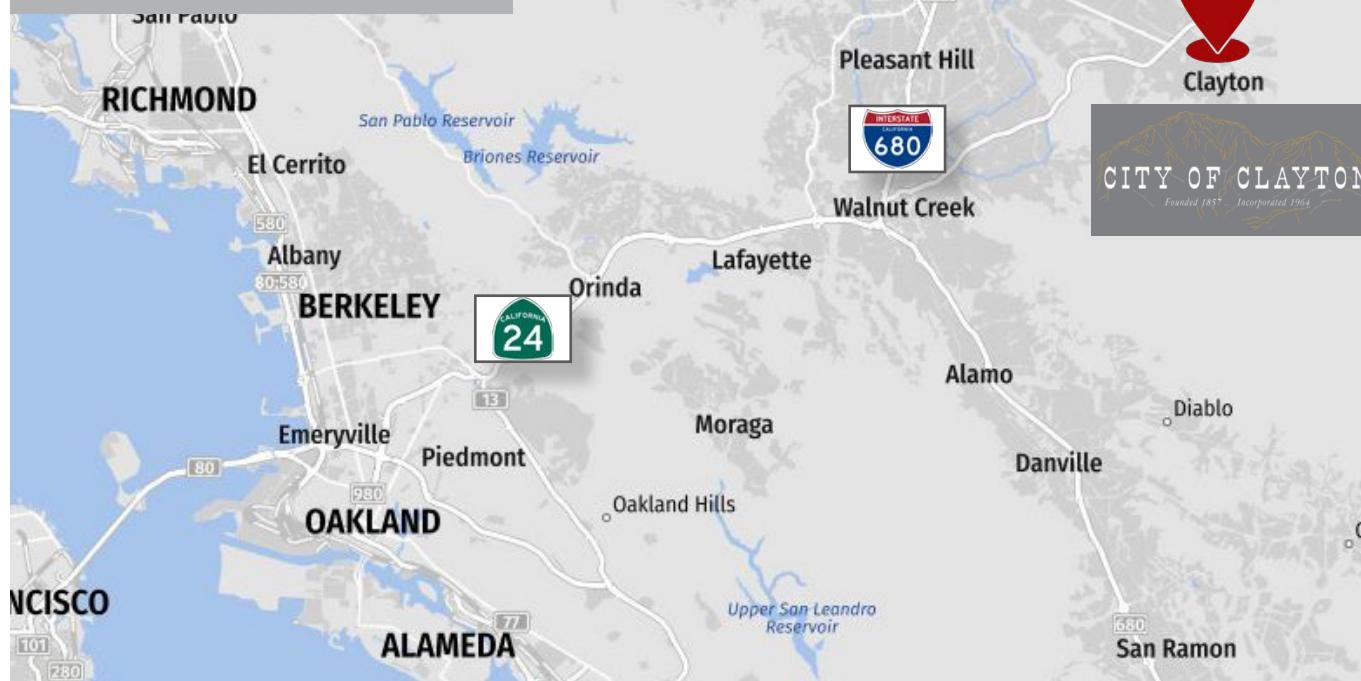
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LOCATION OVERVIEW:



Visit www.claytonca.gov to learn more about the City of Clayton CA



HIGH DENSITY SFR NEARBY

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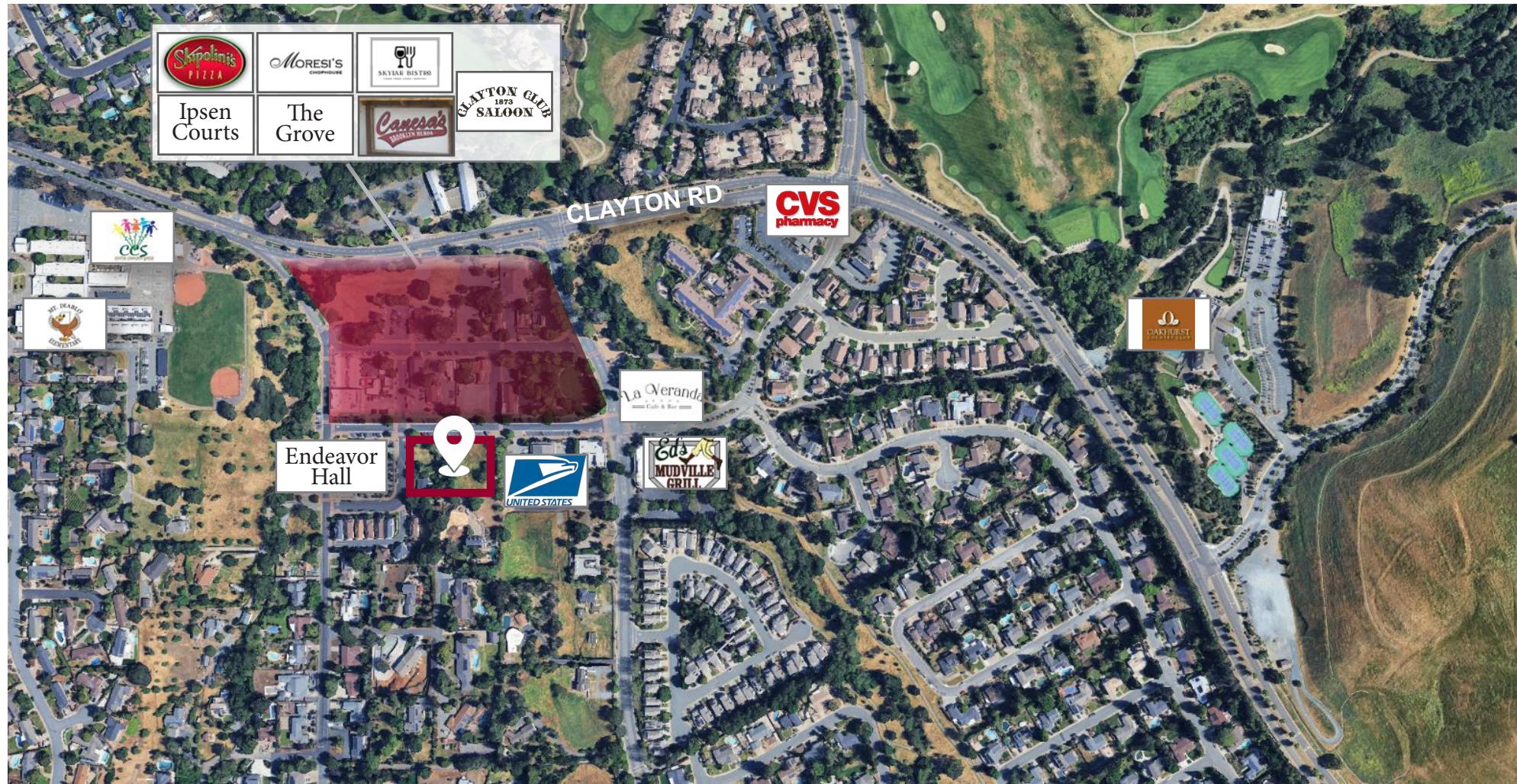
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NEARBY RETAIL AND AMENITIES:



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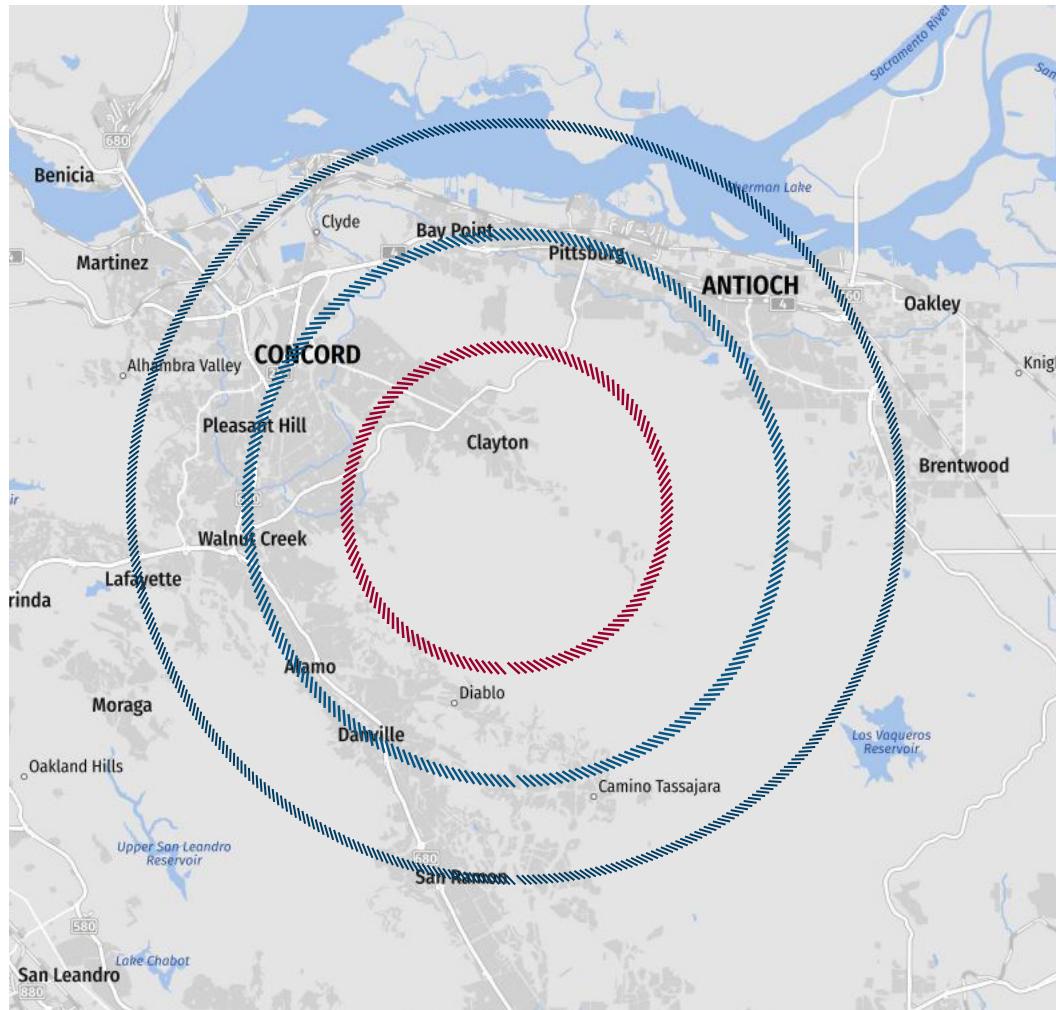
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DEMOGRAPHICS:



2
MILES

24,390 Population
\$168,193 Avg. Household Income
9,636 Households
414 Businesses
3,856 Employees

5
MILES

100,626 Population
\$164,715 Avg. Household Income
38,222 Households
1,443 Businesses
11,928 Employees

10
MILES

558,500 Population
\$159,230 Avg. Household Income
211,851 Households
13,750 Businesses
191,304 Employees

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650— GARCIA AVE PITTSBURG | CA

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