

OWNER/USER OPPORTUNITY FOR SALE



3607 CLAYTON ROAD

CONCORD | CA

OFFERING SUMMARY

PRICE:

\$1,000,000

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

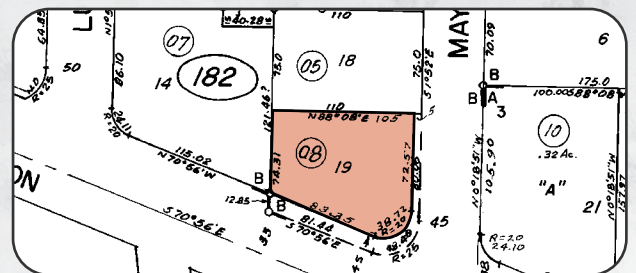
Perfect owner/user opportunity

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

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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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NEWMARK