

FOR LEASE

4701 CLAYTON RD | CONCORD, CA



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NAINorthgate
INVESTMENTS TEAM

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PROPERTY SUMMARY



AVAILABLE SPACE
±1,000 SF - Unit E



LEASE TERMS
Negotiable



LEASE TYPE
NNN



PROPERTY 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 INFO

LEASE PRICE:	Contact Broker
GLA:	± 1,000 SF
ZONING:	CMX (Commercial Mixed Use)
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



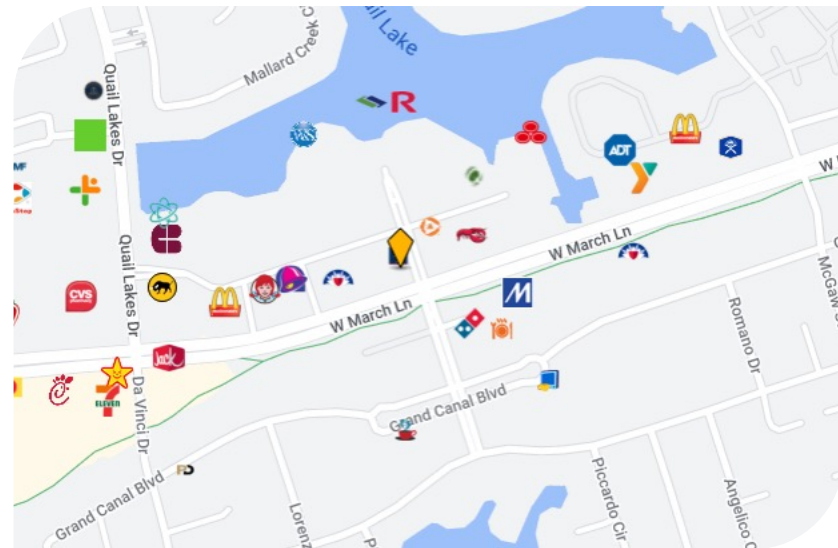
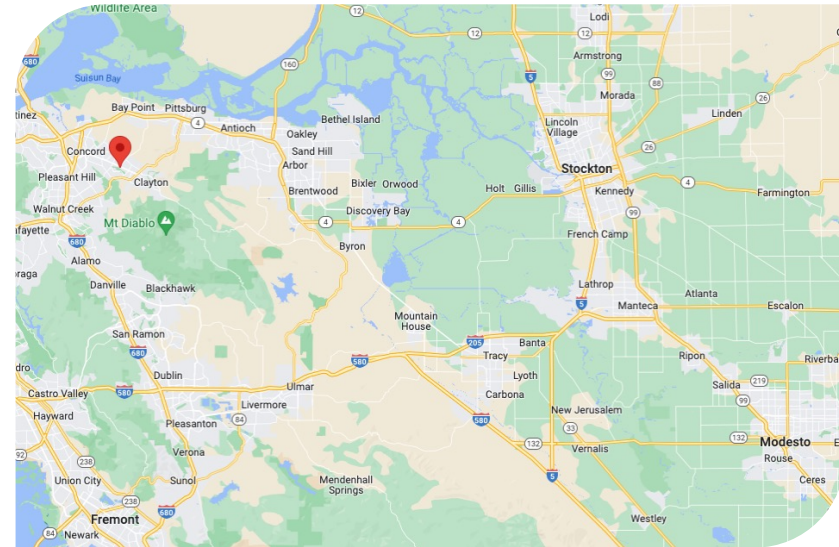
MARKET AERIALS



CITY PROFILE

■ CONCORD, CALIFORNIA

- **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 Todos 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.



POPULATION DENSITY

CONCORD, CALIFORNIA



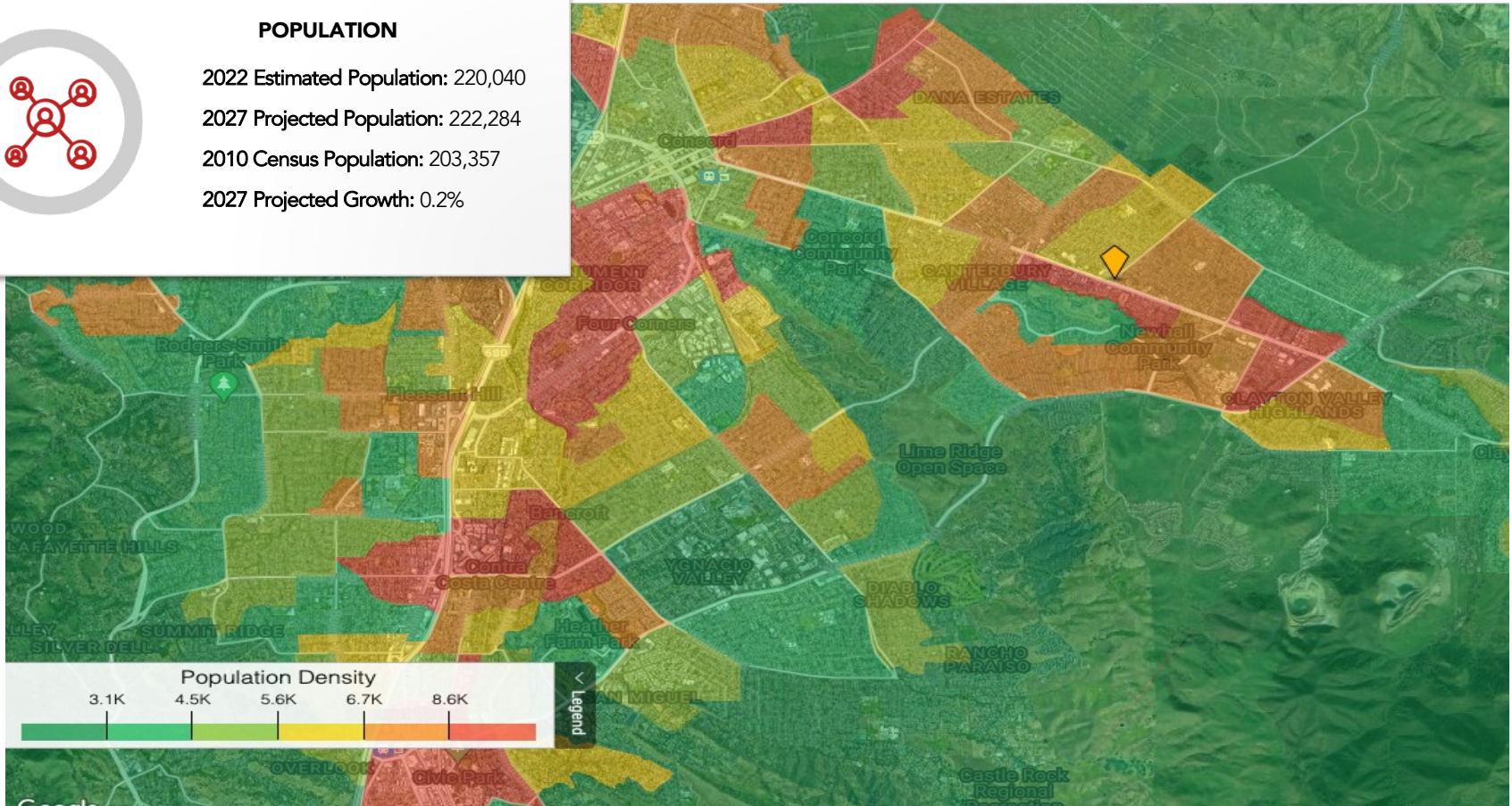
POPULATION

2022 Estimated Population: 220,040

2027 Projected Population: 222,284

2010 Census Population: 203,357

2027 Projected Growth: 0.2%



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