

2325 Clayton Rd

Concord, CA 94520

SUBJECT PROPERTY
2325 CONCORD AVE



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Marcus & Millichap

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marcusmillichap.com

SUNSET AVE

EXCLUSIVELY LISTED BY

Teodor Vacev

Senior Associate
Office: Palo Alto
Direct: 650.391.1811
Teodor.Vacev@marcusmillichap.com
License: CA #01818422

Tom Doglio

Senior Vice President Investments
Office: Palo Alto
Direct: 650.391.1759
Tom.Doglio@marcusmillichap.com
License: CA #01205653

Marcus & Millichap

BROKER OF RECORD

Tony Solomon

California
3109095450
License: 01238010

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SECTION 1

Property Information

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PROPERTY DESCRIPTION

REGIONAL MAP

LOCAL MAP

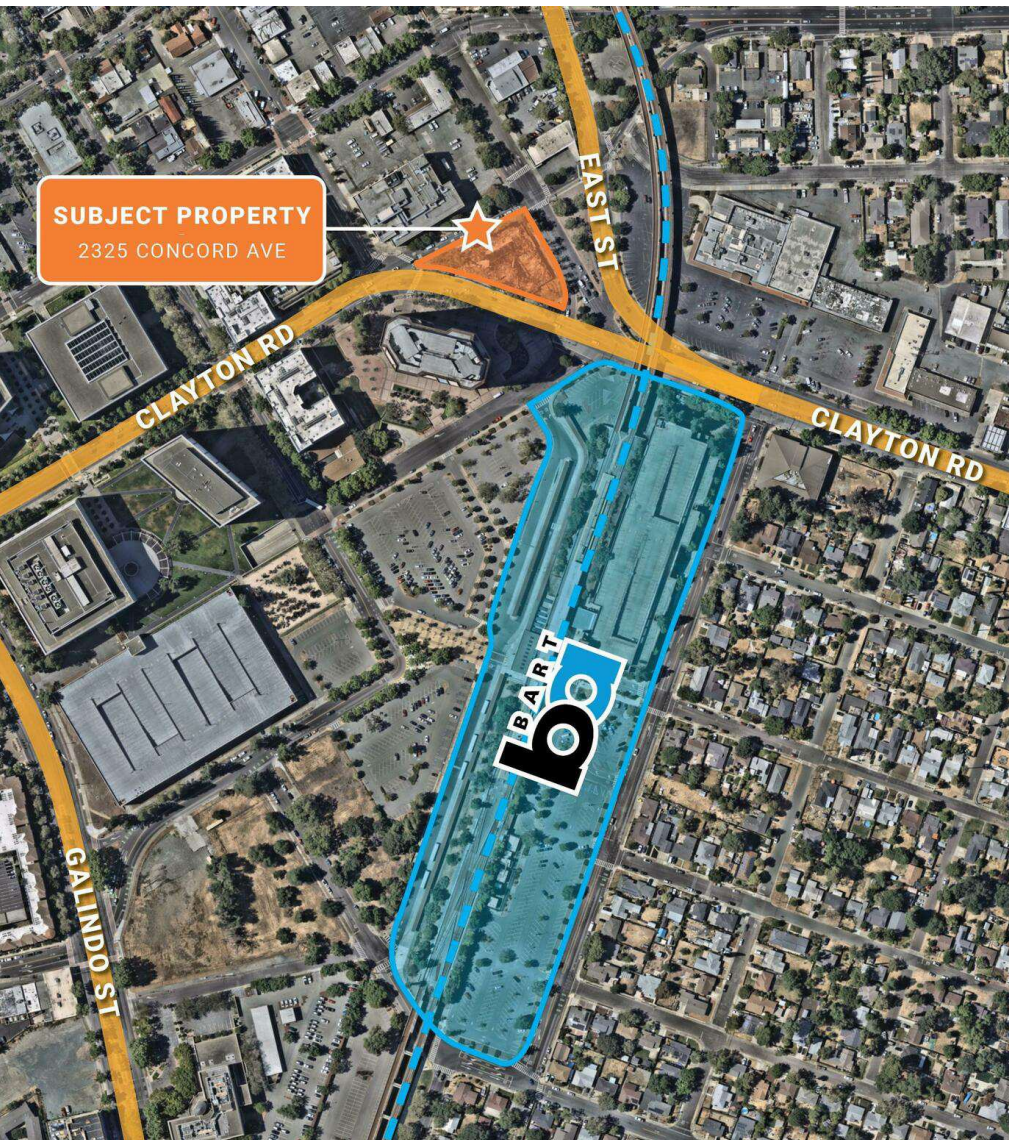
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Zoning	DMX (Downtown Mixed Use)
Allowed Uses	Various Commercial Uses, Mixed-Use, Multi-Family, Senior Housing, Mixed-Use
Density	Minimum 33 Units/Acre, Maximum 100 Units/Acre*
FAR	Maximum 6.0
Height	Minimum 30', Maximum 200'

*The Economic Development Department at Concord has expressed a strong desire to see the property developed and has indicated that there may be some flexibility on Zoning guidelines depending on the project. For more information, please contact Concord Planning and Concord Economic Development.

PROPERTY DESCRIPTION // 2325 Clayton Rd



PROPERTY DESCRIPTION

Salmon Run, at 2325 Clayton Road in Concord presents potential investors with the opportunity to acquire a .49 acres parcel at a great downtown Concord location with great

development potential based on current zoning.

The property is currently zoned Downtown Mixed Use (DMX). This designation allows for a variety of commercial, mixed-use and residential uses, including multi-family and senior housing. The zoning also allows for an FAR of up to 6.0 and a building height of up to 200 feet. The current maximum density is 100 units/acre, however the City's Economic Development Manager has indicated a great desire to see this parcel re-developed and has indicated that there may be some flexibility in the zoning guidelines depending on the proposed project.

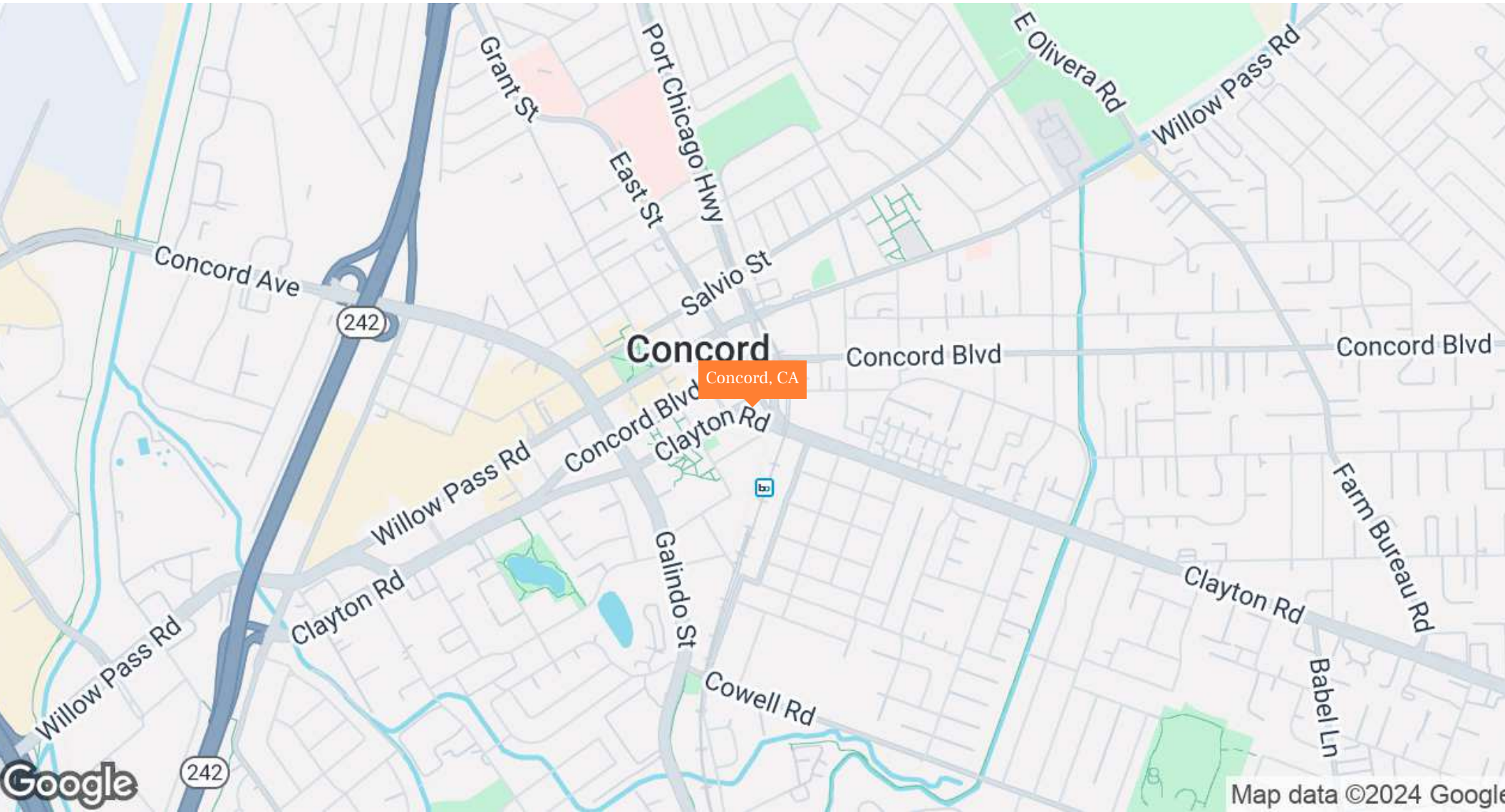
A project that both the Planning and Economic Development departments in Concord are

particularly keen on would be one that provides additional units to the area, and there may be various County and State funding programs for affordable housing.

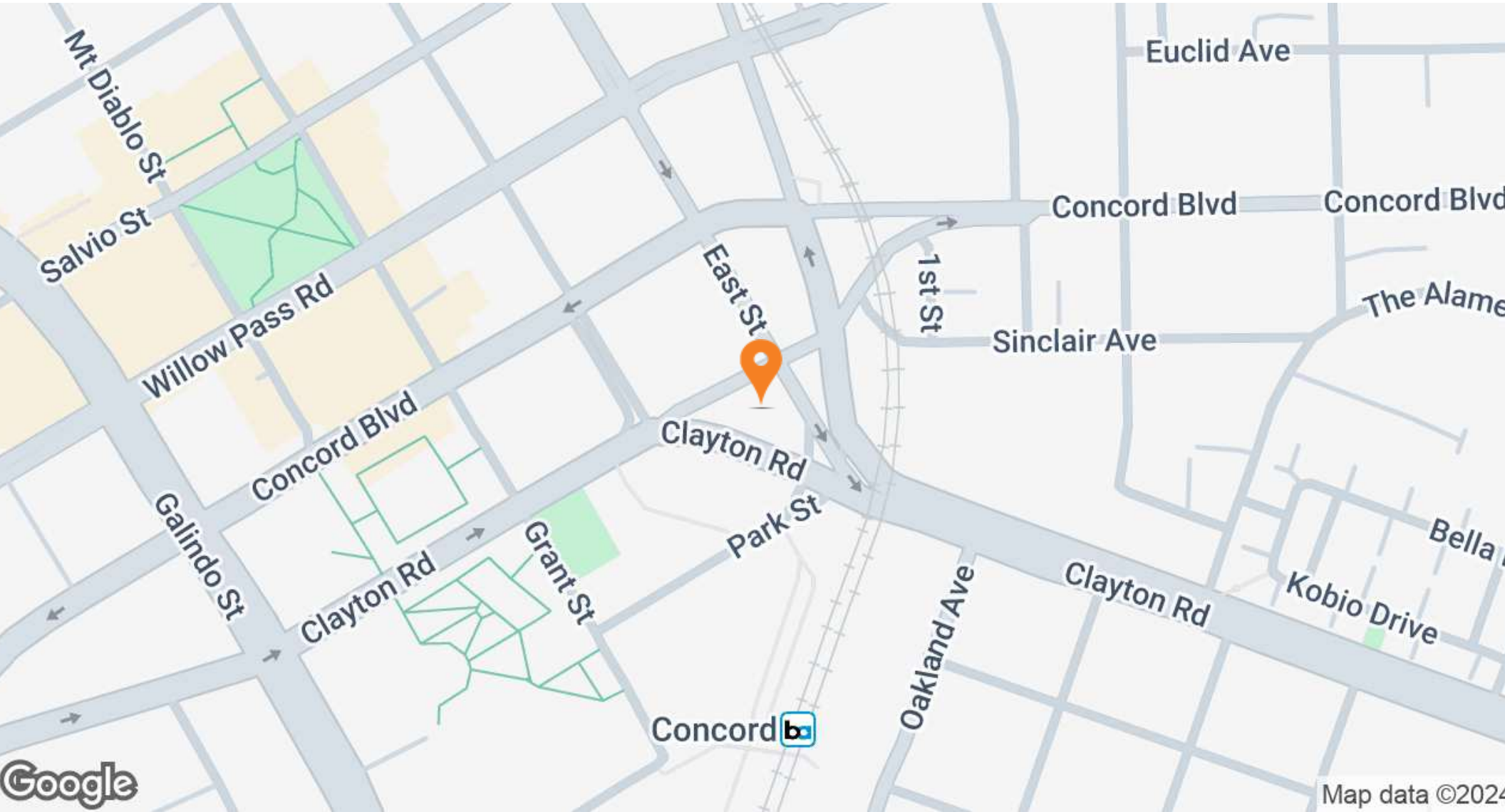
The property benefits from being situated directly across the Concord BART station, which also eases parking requirements on a potential development project. Apart from the station, it is surrounded by high rise office buildings and retail. Todos Santos Plaza with all of its dining and entertainment options is only a couple of blocks away. The John Muir Medical Center, two high schools and all the shopping along Willow Pass Road are all in the immediate vicinity.

Concord is the largest city in Contra Costa County and the eighth largest city in the Bay Area with a population of 125,000+ that continues to grow. Located 30 miles east of San Francisco, 54 miles from San Jose, 68 miles from Sacramento and 42 miles from Napa Valley, it is in close proximity to all major employment and entertainment hubs in Northern California. Salmon Run is a uniquely well-located parcel, which would allow a potential developer a variety of options, including a high-density residential project in the heart of a major, thriving East Bay community.

2325 Clayton Rd // REGIONAL MAP



LOCAL MAP // 2325 Clayton Rd





Mt. Diablo High School

Crossroads High School

JOHN MUIR HEALTH

Todos Santos Plaza

SAFEWAY

CVS pharmacy
BIG 5 SPORTING GOODS

SUBJECT PROPERTY
2325 CONCORD AVE

Brenden THEATRES

chijis

99 RANCH MARKET

LAS MONTAÑAS SUPERMARKETS

JOANN

PET SMART

GROCERY OUTLET
bargain Market

LEXUS

BMW

BUICK

CALIFORNIA 242

CALIFORNIA 242

LIBART b

SECTION 2

Financial Analysis

FINANCIAL DETAILS

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SUBJECT PROPERTY

2325 Clayton Road

Concord, CA 94520

ASSESSOR PARCEL NUMBER

126-104-008

PRICE

\$4,000,000

SITE AREA

21,736 Sq. Ft. (.49 Acres)

PRICE/ACRE

\$8,016,194

TYPE OF OWNERSHIP

Fee Simple

SECTION 3

Market Overview

DEMOGRAPHICS

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2325 Clayton Rd // DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	26,238	127,565	256,309
2023 Estimate			
Total Population	25,872	125,889	252,346
2020 Census			
Total Population	26,182	127,697	257,231
2010 Census			
Total Population	25,298	122,816	240,215
Daytime Population			
2023 Estimate	28,314	129,662	262,495
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Households	10,012	48,794	100,200
2023 Estimate			
Total Households	9,851	48,047	98,460
Average (Mean) Household Size	2.6	2.6	2.5
2020 Census			
Total Households	9,774	47,661	97,498
2010 Census			
Total Households	9,289	45,811	92,400

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2023 Estimate			
\$250,000 or More	3.6%	6.5%	10.2%
\$200,000-\$249,999	2.4%	4.2%	7.0%
\$150,000-\$199,999	5.9%	10.7%	12.7%
\$125,000-\$149,999	6.1%	8.7%	9.0%
\$100,000-\$124,999	7.9%	10.5%	10.8%
\$75,000-\$99,999	14.1%	13.5%	12.7%
\$50,000-\$74,999	18.3%	15.2%	13.3%
\$35,000-\$49,999	15.0%	10.4%	8.4%
\$25,000-\$34,999	8.8%	6.5%	5.0%
\$15,000-\$24,999	8.1%	5.5%	4.2%
Under \$15,000	9.8%	8.4%	6.8%
Average Household Income	\$86,421	\$115,313	\$141,941
Median Household Income	\$60,813	\$82,124	\$99,309
Per Capita Income	\$33,083	\$44,229	\$55,577

DEMOGRAPHICS // 2325 Clayton Rd

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2023 Estimate	25,872	125,889	252,346
0 to 4 Years	7.1%	6.0%	5.4%
5 to 14 Years	12.1%	11.3%	11.0%
15 to 17 Years	3.0%	3.3%	3.4%
18 to 19 Years	1.8%	2.2%	2.1%
20 to 24 Years	5.8%	6.0%	5.4%
25 to 29 Years	9.1%	7.0%	6.4%
30 to 34 Years	10.7%	8.1%	7.3%
35 to 39 Years	10.3%	8.1%	7.5%
40 to 49 Years	14.1%	13.5%	13.5%
50 to 59 Years	10.8%	13.1%	14.0%
60 to 64 Years	4.5%	5.9%	6.5%
65 to 69 Years	3.5%	4.9%	5.5%
70 to 74 Years	2.6%	4.0%	4.5%
75 to 79 Years	1.7%	2.8%	3.1%
80 to 84 Years	1.2%	1.9%	2.1%
Age 85+	1.6%	2.0%	2.1%
Median Age	35.1	38.8	41.0

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population 25+ by Education Level			
2023 Estimate Population Age 25+	18,135	89,677	183,248
Elementary (0-8)	8.0%	6.5%	4.3%
Some High School (9-11)	6.1%	5.5%	3.9%
High School Graduate (12)	24.0%	20.1%	16.5%
Some College (13-15)	23.6%	22.8%	21.0%
Associate Degree Only	7.7%	8.2%	8.5%
Bachelor's Degree Only	20.2%	24.6%	29.0%
Graduate Degree	10.4%	12.3%	16.7%
HOUSING UNITS			
Occupied Units			
2028 Projection	10,377	50,467	103,779
2023 Estimate	10,255	49,860	102,250
Owner Occupied	3,434	27,156	61,077
Renter Occupied	6,417	20,892	37,382
Vacant	404	1,812	3,790
Persons in Units			
2023 Estimate Total Occupied Units	9,851	48,047	98,460
1 Person Units	29.1%	26.4%	26.3%
2 Person Units	28.5%	30.8%	32.2%
3 Person Units	16.3%	17.6%	17.4%
4 Person Units	14.0%	14.7%	14.9%
5 Person Units	6.6%	5.9%	5.4%
6+ Person Units	5.5%	4.7%	3.7%



POPULATION

In 2023, the population in your selected geography is 252,346. The population has changed by 5.05 since 2010. It is estimated that the population in your area will be 256,309 five years from now, which represents a change of 1.6 percent from the current year. The current population is 49.3 percent male and 50.7 percent female. The median age of the population in your area is 41.0, compared with the U.S. average, which is 38.7. The population density in your area is 3,210 people per square mile.



HOUSEHOLDS

There are currently 98,460 households in your selected geography. The number of households has changed by 6.56 since 2010. It is estimated that the number of households in your area will be 100,200 five years from now, which represents a change of 1.8 percent from the current year. The average household size in your area is 2.5 people.



INCOME

In 2023, the median household income for your selected geography is \$99,309, compared with the U.S. average, which is currently \$68,480. The median household income for your area has changed by 36.65 since 2010. It is estimated that the median household income in your area will be \$111,396 five years from now, which represents a change of 12.2 percent from the current year.

The current year per capita income in your area is \$55,577, compared with the U.S. average, which is \$39,249. The current year's average household income in your area is \$141,941, compared with the U.S. average, which is \$100,106.



EMPLOYMENT

In 2023, 136,670 people in your selected area were employed. The 2010 Census revealed that 67.8 percent of employees are in white-collar occupations in this geography, and 14.2 percent are in blue-collar occupations. In 2023, unemployment in this area was 4.0 percent. In 2010, the average time traveled to work was 31.00 minutes.



HOUSING

The median housing value in your area was \$638,151 in 2023, compared with the U.S. median of \$268,796. In 2010, there were 59,129.00 owner-occupied housing units and 33,272.00 renter-occupied housing units in your area.



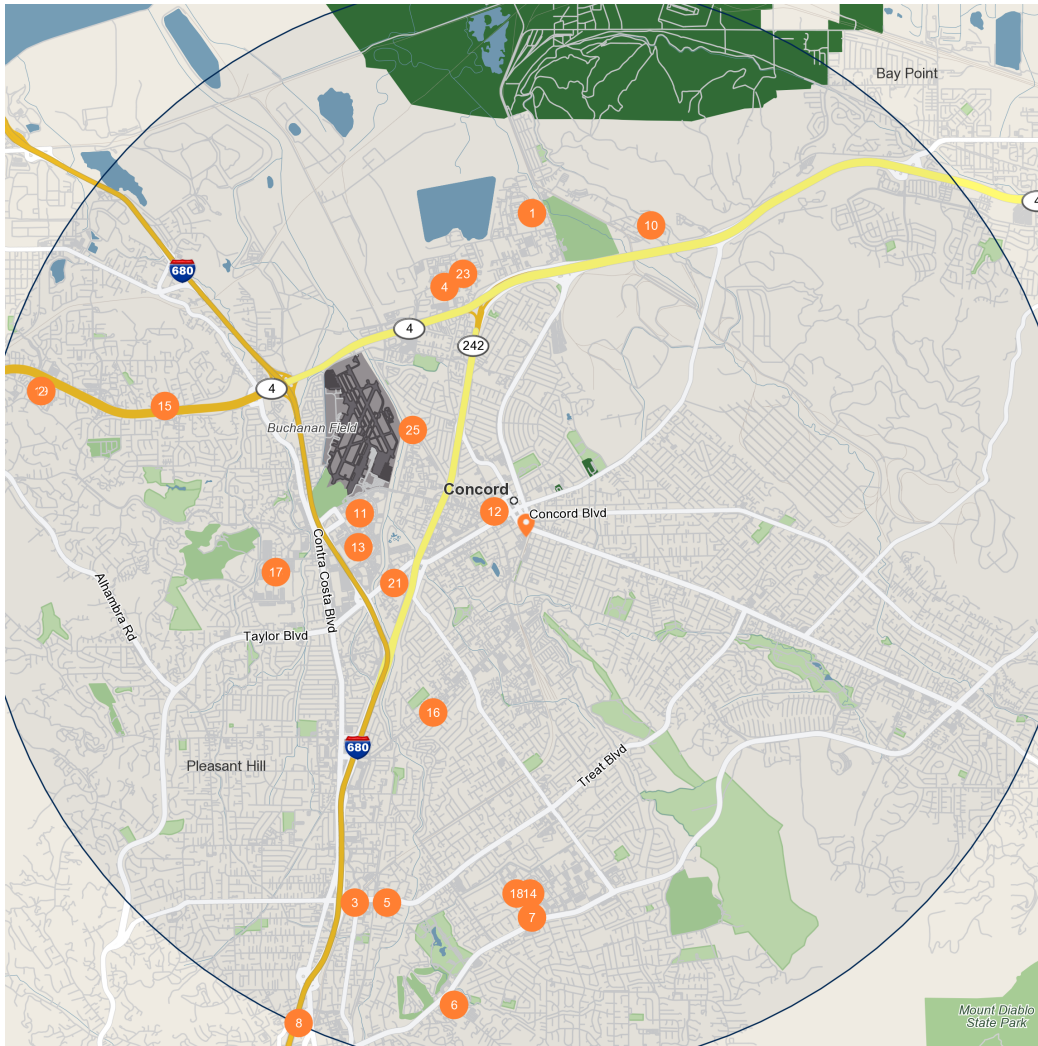
EDUCATION

The selected area in 2023 had a higher level of educational attainment when compared with the U.S. averages. 16.7 percent of the selected area's residents had earned a graduate degree compared with the national average of only 12.7 percent, and 29.0 percent completed a bachelor's degree, compared with the national average of 20.2 percent.

The number of area residents with an associate degree was equal to the nation's at 8.5 percent.

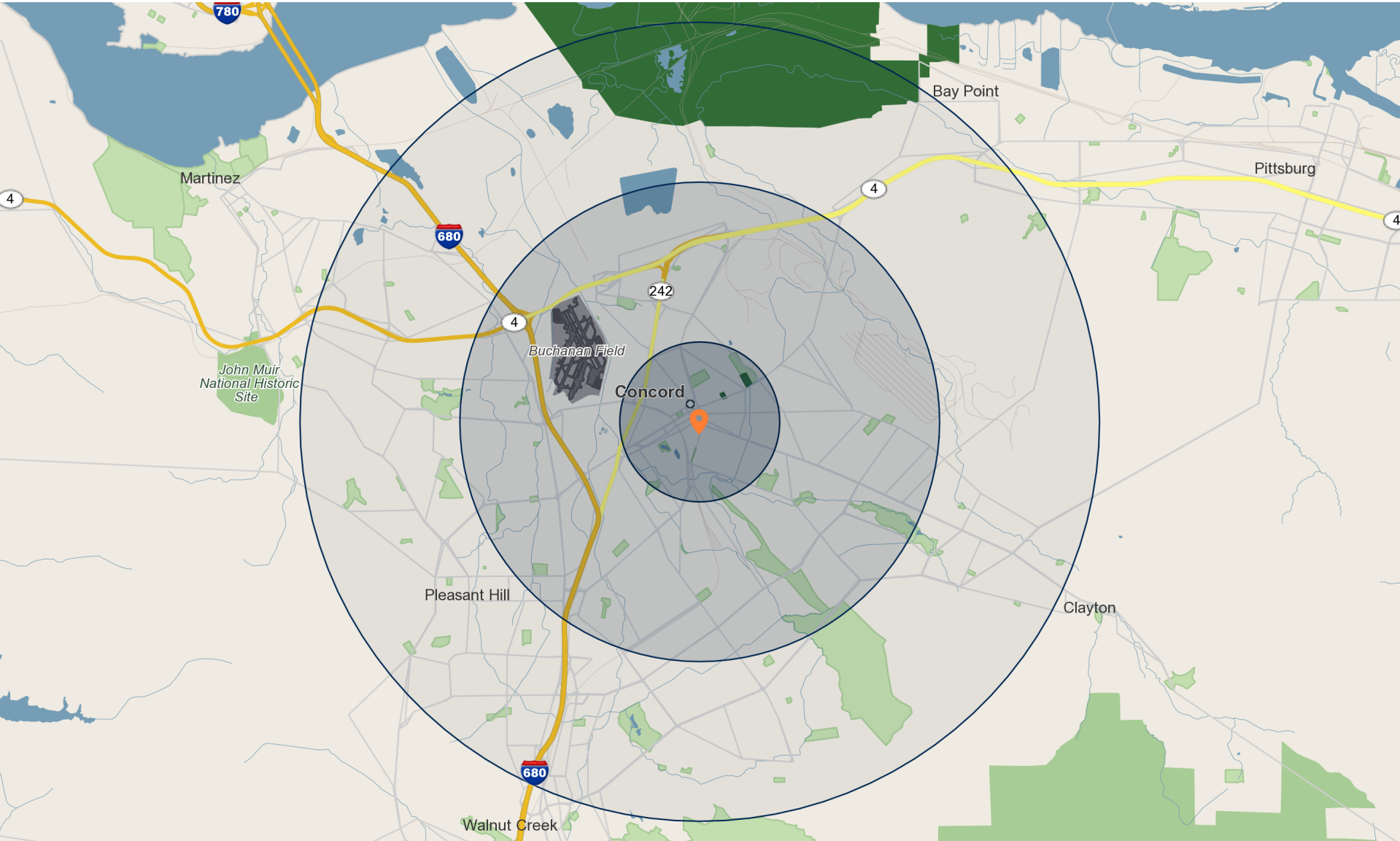
The area had fewer high-school graduates, 16.5 percent vs. 26.9 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 21.0 percent in the selected area compared with the 20.1 percent in the U.S.

DEMOGRAPHICS // 2325 Clayton Rd



Major Employers		Employees
1		4,888
2	-Martinez Medical Offices	2,910
3		2,656
4	-Oncology Care Systems Group	2,460
5	-John Muir Medical Center	1,601
6		1,600
7	-Contra Costa Times	1,000
8	-Regional Inspector	990
9	-John Muir Medical Center	775
10	-Cpms-AIW	697
11		633
12	-International Education Center	550
13		531
14		522
15		500
16		461
17	-Diablo Valley College Library	444
18	-Systron Donner Inertial	438
19		418
20		404
21	-P C S	400
22		400
23		387
24		350
25		314

2325 Clayton Rd // DEMOGRAPHICS



SUNSET AVE

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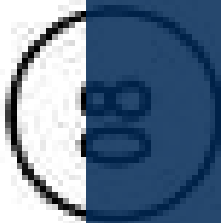
Teodor Vacev

Senior Associate
Office: Palo Alto
Direct: 650.391.1811
Teodor.Vacev@marcusmillichap.com
License: CA #01818422

Tom Doglio

Senior Vice President Investments
Office: Palo Alto
Direct: 650.391.1759
Tom.Doglio@marcusmillichap.com
License: CA #01205653

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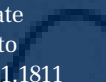


ST

EAST



RD



515 FT
515 FT
515 FT

CLAYTON

18

19

21

22

23

91.26

R-200

R

ST

