

MIXED-USE INVESTMENT / OWNER-USER OPPORTUNITY

OFFERED AT

2932 Clayton Rd

Concord, CA 94519 • Downtown Concord Corridor

\$999,000

BUILDING SIZE	LOT SIZE	UNIT MIX	ZONING	YEAR BUILT	PRICE / SF
1,800 SF	5,100 SF (0.12 AC)	1 Commercial + 1 Res.	CMX	1942	\$555

PROPERTY OVERVIEW

A rare owner-user or investment play on Concord's downtown mixed-use corridor, minutes from Concord BART and Todos Santos Plaza. Two structures on a single APN: a street-facing commercial suite currently built out as a full-service salon, and a fully updated 3-bedroom residential unit at the rear with its own private patio and gated access. CMX zoning keeps the use flexible — retail, office, personal services, or continued residential — for an owner-operator, an investor building dual income, or a live/work buyer.

UNIT MIX

UNIT A — 2930 Clayton Rd (Front)	UNIT B — 2932 Clayton Rd (Rear)
~720 SF commercial space. Currently a full-service salon with 4 styling stations, shampoo bowl, spa/facial room, waiting area, kitchenette, and half bath. To be delivered vacant.	~1,080 SF, 3BD/2BA. Modern finishes throughout — stainless appliances, gas range, luxury vinyl plank flooring, mini-split HVAC. French doors to a private concrete patio.

PRO FORMA FINANCIAL SUMMARY

Commercial Unit — 720 SF @ \$30/SF/yr	\$21,600	PRO FORMA CAP RATE 4.05% on \$999,000
Residential Unit — 3BD/2BA @ \$3,600/mo	\$43,200	
Gross Potential Income	\$64,800	
Less: Vacancy Allowance (5%)	(\$3,240)	
Effective Gross Income	\$61,560	
Property Tax (est. @ 1.37% of price)	(\$13,700)	
Insurance (est.)	(\$2,500)	
Utilities — master-metered (est.)	(\$1,800)	
Maintenance / Reserves (5% of EGI)	(\$3,078)	
Net Operating Income (NOI)	\$40,482	

Pro forma projection built from current Concord, CA commercial and residential rent comparables. Both units to be delivered vacant — no leases currently in place. Buyer to independently verify all income, expense, and tax figures.

LOCATION HIGHLIGHTS

- Minutes to Concord BART Station
- Steps from Todos Santos Plaza & downtown Concord
- High-visibility CMX corridor with built-in foot traffic
- Walkable, bikeable downtown location

Erik Flaskerud

RE/MAX Accord • DRE #01891688
925-381-7276 • Eflaskerud@remax.net

Information deemed reliable but not guaranteed. Buyer to verify all information, including square footage, zoning, and financials, to their own satisfaction.