

# Clayton Valley Shopping Center

Dominant Grocery-Anchored Center



5404-5458 Ygnacio Valley Road | Concord, CA 94521

**Regency  
Centers.**



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# Clayton Valley Shopping Center, Concord

## Summary & Highlights

### SUMMARY

#### Clayton Valley Shopping Center

**ADDRESS** 5404-5458 Ygnacio Valley Road, Concord, CA

**TYPE** Grocery-Anchored Neighborhood Center

**AVAILABLE** ±2,936 - 3,915 SF

**RENT** \$30.00-\$48.00 PSF Annually

**NNN** \$16.40 PSF Annually (2026 Estimate)

**GLA** ±260,671 SF

**ZONING** Neighborhood Commercial (K17)

Clayton Valley Road Shopping Center is a proven 260,000 SF grocery-anchored center located at the 4-way, signalized intersection of Ygnacio Valley Road and Clayton Road, boasting combined traffic counts in excess of 59,422 cars per day. Clayton Valley benefits from a captive audience and offers patrons an extensive mix of national and regional tenants including CVS Pharmacy, Grocery Outlet, Ross, Petfood Express, Dollar Tree, Peet's Coffee, Jamba Juice and so many more.

### HIGHLIGHTS

- **Premier Concord location** at the signalized intersection of Ygnacio and Clayton Road with over 59,000 cars per day
- Established regional draw featuring strong national co-tenancy including CVS, Grocery Outlet, Ross, Petco and more
- **High-volume neighborhood center** serving dense surrounding residential with consistent daily-needs traffic



### SEEKING

- Home Goods/Furnishings
- Dental/Orthodontic
- Hardware/Garden Center
- Hair Salon/Medi-Spa
- Sporting Goods
- Urgent Care/Physical Therapy
- Entertainment/Family Recreation



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## Site Plan



### CURRENT RETAILERS

0001	Ross Dress For Less	30,187 SF
0002	Grocery Outlet	14,000 SF
0003	CVS/Pharmacy	15,789 SF
003C	The Bar Method	2,080 SF
004C	Clayton Frameworks	1,190 SF
005C-6C	Clayton Dance Academy	7,016 SF
029C	Club Pilates	1,985 SF
002D	Cali Kid Corals	2,080 SF
015D	Outdoor Supply Hardware	70,273 SF
020E	Concord Kung Fu Academy	5,760 SF
021E	Five Guys Burgers & Fries	2,400 SF
022E	Massage Envy	2,660 SF
023-25E	The Tanning Co.!	2,450 SF
025E-1	Foresight Optometry	1,676 SF
026E	Jamba Juice	1,324 SF
027E	Panera Bread	3,145 SF
028E	Cold Stone Creamery	1,655 SF
029E	Angry Chickz	2,805 SF
030E	Anytime Fitness	3,726 SF
033E	Diamond Pure Water	1,346 SF
034E	Dollar Tree	10,313 SF
035E	Chipotle	1,740 SF
036E	AT&T	1,220 SF
040E	Round Table Pizza	2,455 SF
041E	Banfield Pet Hospital	2,440 SF
043E	T4	1,262 SF
044E	Sport Clips	970 SF
045E	Love Thai	2,043 SF
047E	Jersey Mikes	1,500 SF
048E	I Brow Bar	850 SF
049E	TJ Nail Spa	1,650 SF
050E	T-Mobile	1,500 SF
1000	Burger King	3,359 SF
1200	Bank of America	5,124 SF
1300	Chase Bank	6,420 SF
1400	Peet's Coffee	1,703 SF
1402	Panda Express	2,456 SF
1406	Tachi Sushi Bar	2,456 SF
1408	Nick the Greek	2,100 SF
1500	Pet Food Express	6,000 SF
1600	In Lease	6,337 SF

### AVAILABLE SPACES

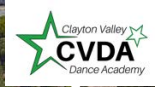
5416-002C	3,170 SF
5434-032E	3,915 SF
5434-037E	2,936 SF

AVAILABLE  
 LEASED



# Clayton Valley Shopping Center, Concord

Close Up Market Aerial



YGNACIO VALLEY ROAD - 30,756 ADT



CLAYTON ROAD - 28,703 ADT



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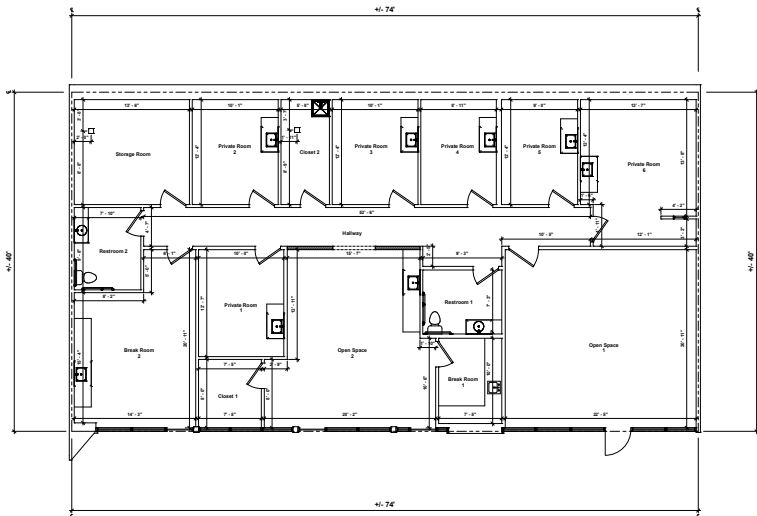
Building 5434 - 37E, ±2,936 SF



## Suite 37E (On Door #250) - Building 5434 | Size: ±2,936 SF

- Former Carbon Health space with a brand-new Medical Buildout
- Situated Front and Center with visibility along Ygnacio Valley Rd.
- Parking Convenient and Abundant

[VIEW SPACE SURVEY](#)



FRONT



# Clayton Valley Shopping Center, Concord

Building 5416 - 02C, ±3,170 SF



## Suite 002C (On Door #10) - Building 5416 | Size: ± 3,170 SF

- Dimensions: 41'.4" Frontage x 74'.1" Depth Approx.
- Former Styles for Less
- Situated Between OSH and ROSS
- Parking Convenient and Abundant
- Double Door Entry
- End Cap with Generous Glass Line

[YouTube](#) VIEW WALK THROUGH

[VIEW SPACE SURVEY](#)



# Clayton Valley Shopping Center, Concord

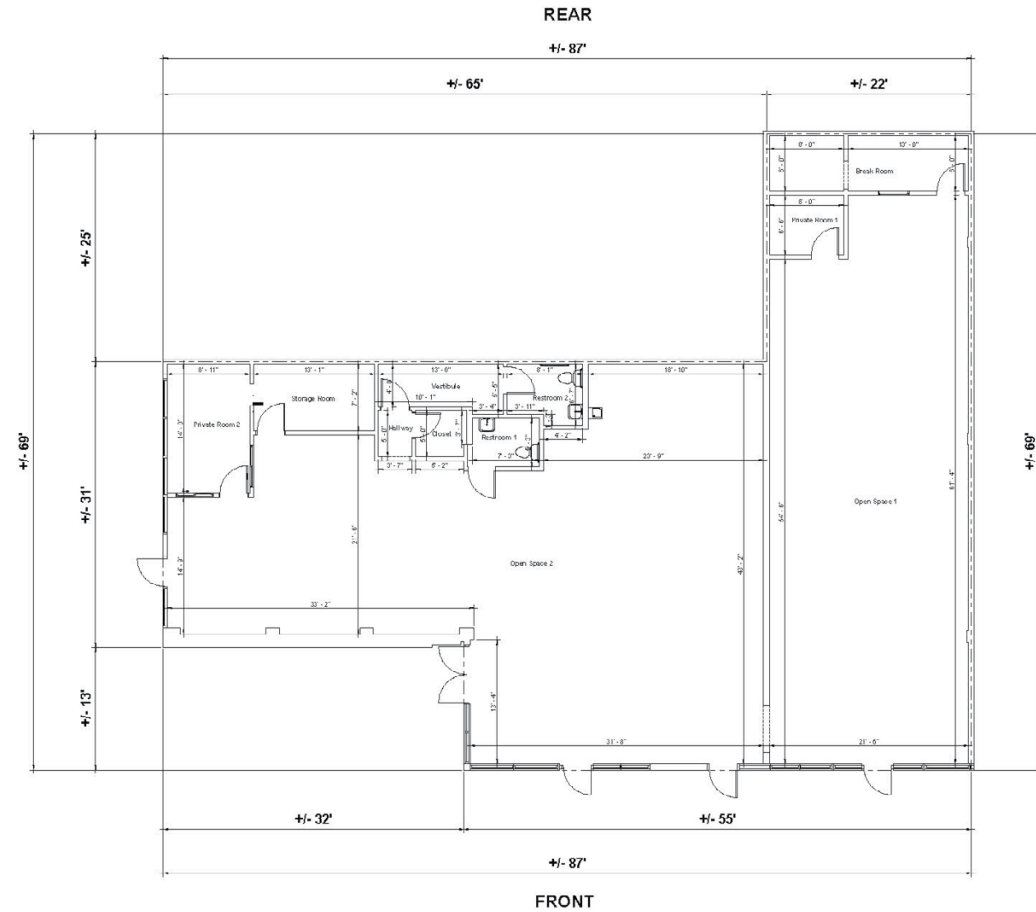
Building 5434 - Suite 032E, ±3,915 SF



## Suite 032E (On Door #) - Building 5442 | Size: ±3,915 SF

- Dimensions: 87' Frontage x 69' Depth Approx.
- Formerly Occupied by Concord Kung Fu
- Ceiling Heights: Approx. 19' (front) to 23'10" (rear)
- Corner location across from Ross Dress For Less

[VIEW SPACE SURVEY](#)



# Clayton Valley Shopping Center, Concord

## Market Aerial - Surrounding Centers



# Clayton Valley Shopping Center, Concord

## Location & Demographics



ESTIMATED POPULATION		
1 MILE	3 MILES	5 MILES
17,620	61,340	170,823



DAYTIME EMPLOYEES		
1 MILE	3 MILES	5 MILES
7,920	28,364	96,197



POPULATION FAMILY		
1 MILE	3 MILES	5 MILES
14,554	50,415	142,360



AVERAGE HOUSEHOLD INCOME		
1 MILE	3 MILES	5 MILES
\$163,430	\$182,969	\$170,000



ESTIMATED HOUSEHOLDS		
1 MILE	3 MILES	5 MILES
6,750	23,267	62,831



AVERAGE HOUSEHOLD NET WORTH		
1 MILE	3 MILES	5 MILES
\$2.07 M	\$2.33 M	\$1.95 M



TOTAL HOUSEHOLD EXPENDITURE		
1 MILE	3 MILES	5 MILES
\$6,191	\$6,552	\$6,218



FOOD & BEVERAGES		
1 MILE	3 MILES	5 MILES
\$1,153	\$1,189	\$1,134



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