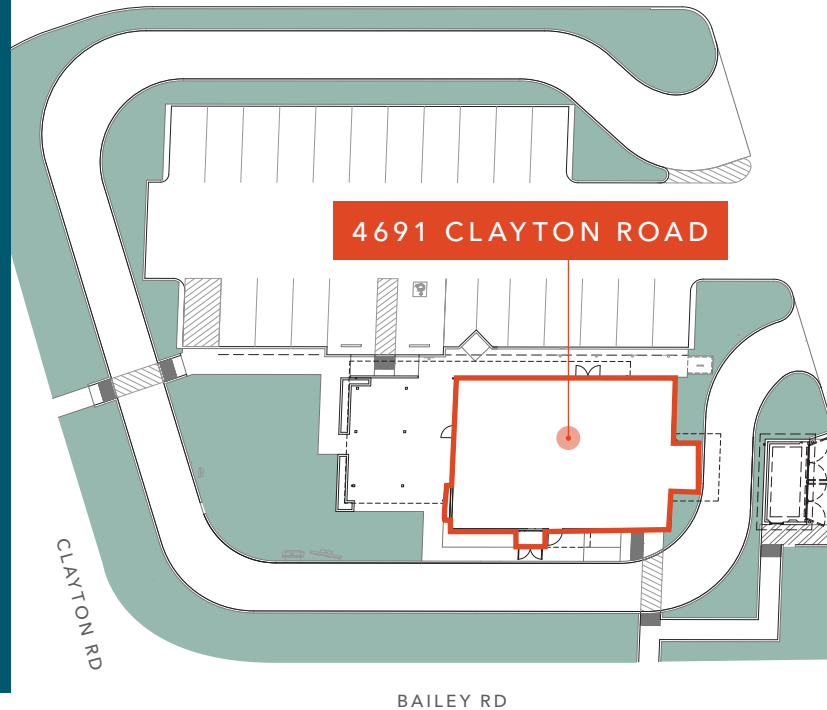


FOR SALE/LEASE

# RETAIL PAD FOR LEASE

*Starbucks-designed and hard  
signalized corner at Clayton Rd &  
Ygnacio Valley Rd*

4691 CLAYTON ROAD, CONCORD, CA



±30,000 SF pad site previously designed and entitled for a Starbucks – drive-thru-ready layout with planning work already in place

Hard signalized corner at Clayton Rd & Ygnacio Valley Rd with full turning movements and four-way access

Strong visibility from both arterials

## SITE DETAILS

ADDRESS	4691 Clayton Rd, Concord, CA 94521
APN	Available upon request
SITE SIZE	±30,000 SF (±0.69 AC)
FRONTAGE	Clayton Rd & Ygnacio Valley Rd
ZONING	CMX – flexible commercial mixed-use
DRIVE-THRU	Yes – pad designed for Starbucks layout
TRAFFIC	±59,422 VPD at the intersection
AVAILABLE	Immediately
PRICE / RATE	Upon request

Dense surrounding retail – Grocery Outlet next door plus a deep daily-needs corridor of QSR, services, and convenience uses

Flexible CMX zoning supportive of QSR, drive-thru, banking, medical/dental, and higher-and-better uses

## TRADE AREA

Clayton Rd is one of the East Bay's strongest daily-trip retail corridors, drawing from Concord, Clayton, and Walnut Creek. 94521 is established, family-heavy, with \$127K+ median HHI and access to Hwy 4 and 680.

## DEMOGRAPHICS

POPULATION (94521)	±42,885
HOUSEHOLDS	±16,011
MEDIAN HHI	\$127,312
5-MI MEDIAN HHI	\$121,800
MEDIAN AGE	42.9

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