

FOR LEASE



5195 Clayton Rd | Concord, CA



NICKOLAS SALDIVAR III
916.672.4112
nick.saldivar@ngcip.com
Lic #01766394

CHRIS SANTANA
925.203.1106
csteam@ngcip.com
Lic #01868378

PROPERTY SUMMARY



AVAILABLE SPACE
±4,724 SF



LEASE TERMS
Negotiable



LEASE TYPE
NNN



HIGHLIGHTS

- Stand alone building with excellent visibility, high ceilings and one (1) grade level door.
- Located on hard corner of Clayton Road 1-mile Ygnacio Valley Road.
- Modern construction with ample parking with access via both Clayton Road and Linda Drive.
- Average household incomes exceeds \$134k within a 1-mile radius.
- Area co-tenancy includes Grocery Outlet, Walgreens, CVS, Safeway, Carl's Jr, Burger King, Jamba Juice, Five Guys, Panera, and more.

PROPERTY OVERVIEW

ADDRESS	5195 Clayton Rd, Concord, CA 94521	
LEASE PRICE	Contact Broker	
SPACE AVAILABLE	± 4,724 SF	
ZONING	Neighborhood Commercial (NC)	
LEASE TYPE	NNN	
TRAFFIC	Clayton Rd	± 29k ADT
	Alberta Way	± 8k ADT
	Ygnacio Valley Rd	± 28k ADT

AERIAL VIEW

±4,724 SQ FT
SITE

Terry Lynn Ln.

Clayton Rd.

AERIAL VIEW

5195
Clayton Rd.

Terry Lynn Ln.

Clayton Rd.



AERIAL VIEW – EASTERN VIEW



AERIAL VIEW – WESTERN VIEW



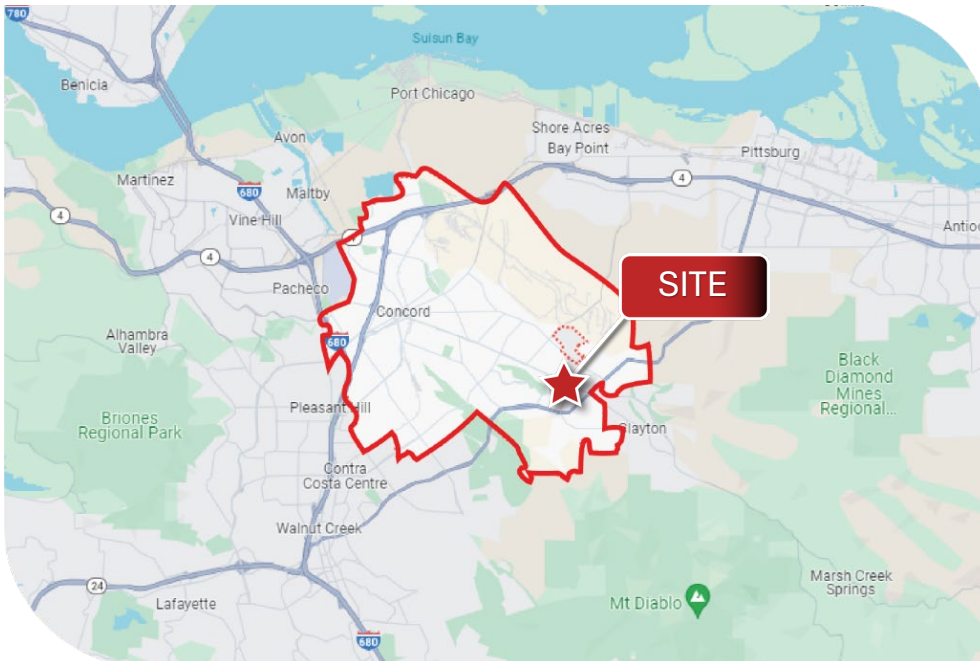
AREA OVERVIEW

CONCORD, CA

Concord is the largest city in Contra Costa County housing 125,800 residents with an average household income of \$117,969. The City is located 29 miles east of San Francisco and adjacent to beautiful Mt. Diablo.

The East Bay city “Where Families Come First” serves surrounding communities such as Lafayette, Orinda and Walnut Creek with its large selection of restaurants, stores, shops and entertainment. A dynamic, high-rise business core, regional shopping centers and a vibrant, entertainment-driven downtown have created a strong, sustainable economy. A significant number of major corporations and technology-based companies have chosen to locate in Concord, citing a well-educated workforce, convenient location and employee amenities as driving factors.

Concord has maintained the steady growth of both its business and residential communities. The City provides ready access to San Francisco, Silicon Valley, the growing North Bay and Sacramento, as well as some of the world’s leading universities. Here, business-friendly government policies, outstanding Class-A office space values, numerous industrial parks and excellent transportation combine with favorable home prices, an educated workforce, a dynamic retail environment and an enviable quality of life to make Concord a premier business location.



	1 MILE	3 MILE	5 MILE
POPULATION			
2023 Estimated Population	18,031	174,942	506,076
2028 Projected Population	18,038	184,874	543,058
2023 Median Age	42	41	42
INCOME			
2023 Estimated Average Household Income	\$134,654	\$138,300	\$138,526
DIVERSITY			
2023 Estimated White	12,833	127,674	379,214
2023 Estimated African American/Black	645	9,529	38,214
2023 Estimated Asian or Pacific Islander	3,299	35,260	89,601
2023 Estimated Hispanic	3,693	55,547	145,131



Investment Sales | Leasing | Asset Management | Property Management



NICKOLAS SALDIVAR III
Investments Partner
P: 916.672.4112
nick.saldivar@ngcip.com
Lic #01766394
DRE: #01910787



CHRIS SANTANA
President | CFO
P: 925.203.1106
csteam@ngcip.com
Lic #01868378
DRE: #01910787