

4390 CLAYTON RD COMMERCIAL LAND



BEST USE FOR A DRIVE-THRU RETAIL LOCATION | 27,443 SF

4390 CLAYTON RD, CONCORD, CA

DENNIS HAVRILLA | Lic No #02130140 | RE/MAX ACCORD | HAVRILLA COMMERCIAL INVESTMENT GROUP





THE OFFERING

Havrilla Commercial introduces an exceptional opportunity in the heart of our vibrant county! We are delighted to present a prime corner lot spanning .63 acres, ideal for a drive-thru retail or restaurant establishment. Nestled within the thriving QSR corridor, this location boasts an impressive lineup of over 30 renowned national tenants within a 3-mile radius, ensuring maximum exposure and a steady flow of potential customers. With a population exceeding 100,000 within the same 3-mile radius, your business will enjoy a substantial customer base. This site is a perfect fit for tenants seeking a build-to-suit arrangement, with the added advantage of being surrounded by five major high schools and a nearby Cal State college. Don't miss out on this incredible opportunity to secure a strategic and promising location for your business!

PERMITTED USES



NC-NEIGHBORHOOD COMMERCIAL

The NC district is applied to areas of the city appropriate for neighborhood shopping centers including retail and personal service uses up to 0.35 FAR. The NC district is applied to neighborhood shopping centers including Clayton Valley Shopping Center, Dana Plaza, Olivera Crossings, Oak Grove Plaza, and Solano Plaza. The NC district allows residential uses on the second floor at densities up to 24 dwelling units per net acre. The NC district is consistent with and implements the neighborhood commercial (NC) land use designation of the general plan.



PROPERTY HIGHLIGHTS



**TREMENDOUS
VALUE ADD OR
OWNER-USER
OPPORTUNITY**



**SOLID
REAL ESTATE
FUNDAMENTALS**



**SYNERGISTIC
RETAIL
CORRIDOR
LOCATION**



**PROTOTYPE
BUILDING I
IDEAL FOR A VARIETY
OF FUTURE USES**



**AFFLUENT
TRADE AREA
DEMOGRAPHICS**

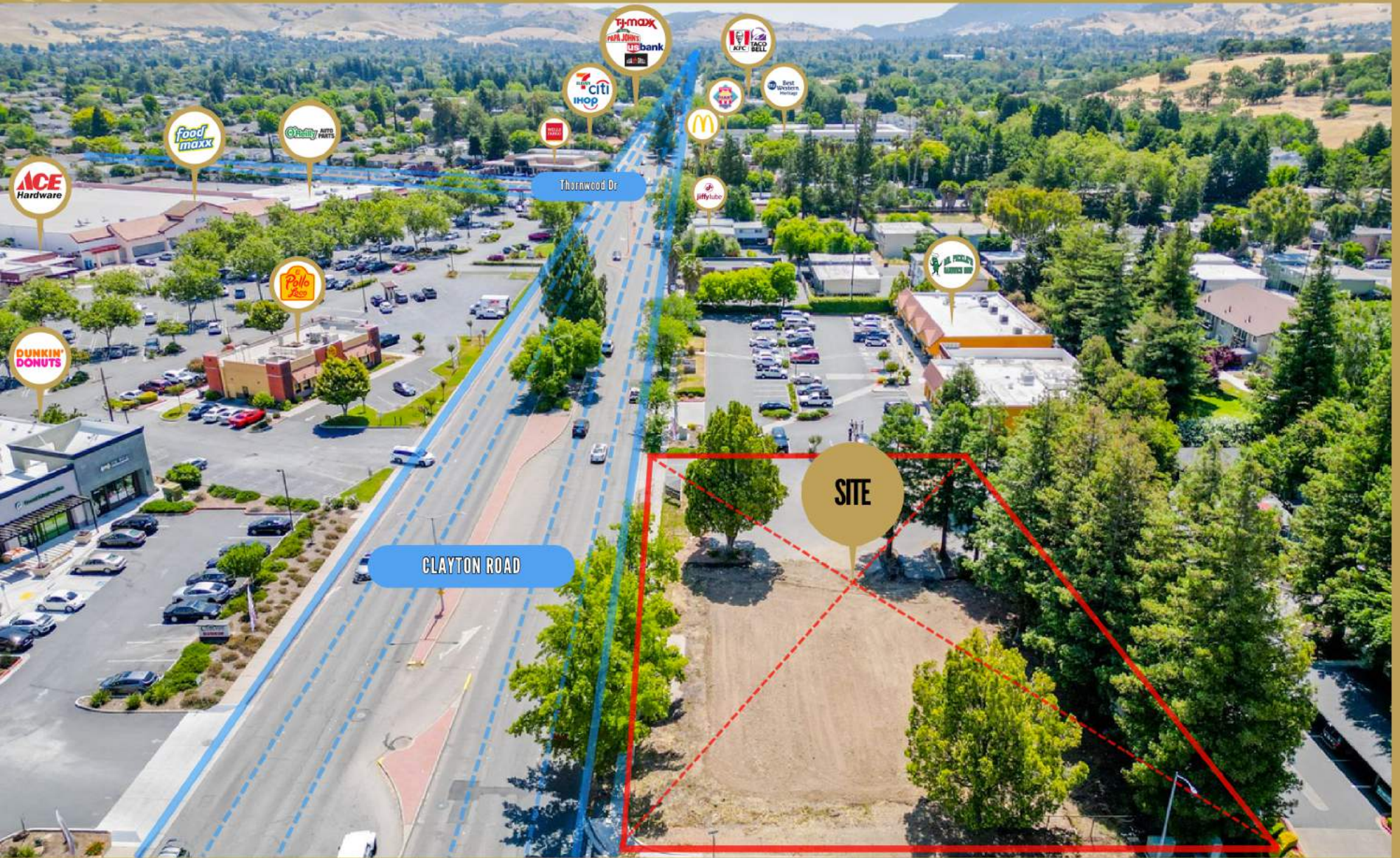


CLAYTON ROAD - 35,000 VPD±

AERIAL PERSPECTIVE



SURROUNDING RETAIL



SURROUNDING RETAIL



SITE

BEL AIR DRIVE

CLAYTON ROAD

Treat Blv.



CONCORD AERIAL MAP



Downtown Concord

Buchanan Field Airport

242

680

Public Storage



CVS pharmacy

STAPLES



SAFeway

Subject Property

DUNKIN'

Dianda Plaza Shopping Center

Pollo Loco food maxx O'Reilly AUTO PARTS

Newhall Community Park



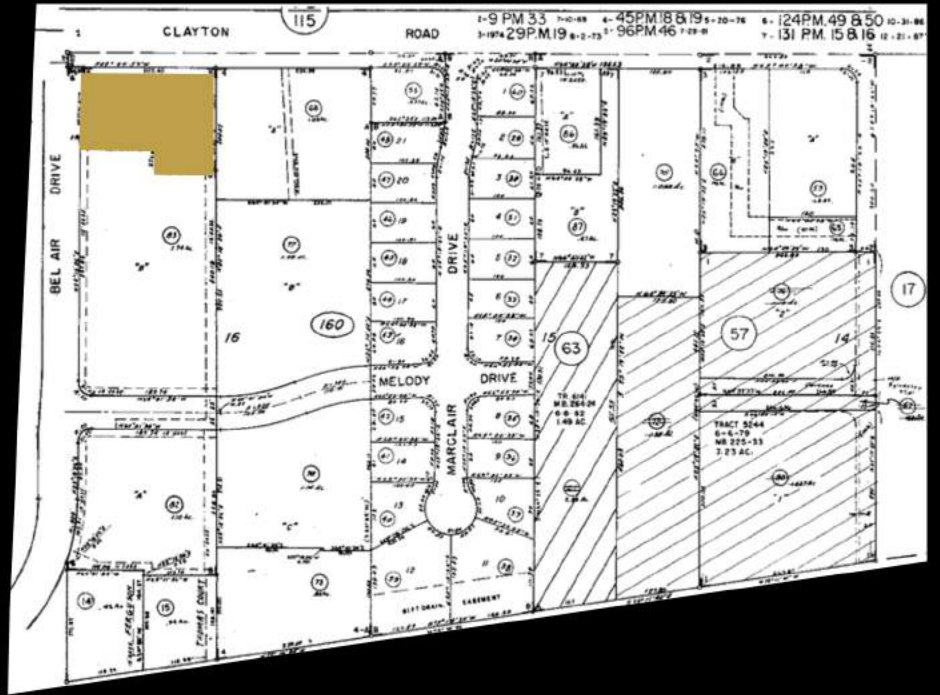
WELLS FARGO



CLAYTON ROAD ±35,000 VPD



PARCEL MAP



Location

4390 Clayton Road, Concord, CA

Land Area

± 27,617 SF (0.63 Acres)

Building SF

± 3,456 SF

Frontage

203 Linear Feet (Clayton Road),

117 Linear Feet (Bel Air Dr)

Access

1 Ingress / Egress (Clayton Road)

Parking

± 21 Stalls (6.00 Stalls / 1,000 SF)

Traffic Count

± 35,000 VPD (Clayton Rd & Bel Air Dr)

B uilt/Renovated

1982

Zoning

NC (Neighborhood Commercial)

ABOUT CONCORD, CA

Concord is the largest city in Contra Costa County with 128,000 residents. Concord has much to offer, from high quality housing, to shopping and recreational opportunities. Concord provides ready access to San Francisco, the Silicon Valley, the growing North Bay and Sacramento, as well as some of the world's leading universities.

Concord is a retail shopping hub, with a lively downtown, great schools, and a vast array of recreational and entertainment possibilities. Major highways, public transit and a local airport enable business leaders to quickly travel anywhere while providing employees with multiple choices for getting to work. In addition to a convenient location adjacent to Interstate 680 and State Routes 4 and 242, Concord boasts two Bay Area Rapid Transit (BART) stations. One of Concord's greatest advantages is that renting or buying a home is more affordable than in most other Bay Area cities. Housing in Concord is attainable, and San Francisco is just 45 minutes away via BART. Concord has an educated workforce, with 31 percent holding a bachelor's degree or higher.

Overall, Concord's available workforce matches all skill levels, and the Workforce Development Board of Contra Costa County provides valuable education and training.



#1

employment city in Contra Costa county, boasting 66,000 jobs.



29 mi.

from San Fransisco with BART and regional freeway access.



50-60%

lower commercial lease rates than other Bay Area cities.

DEMOGRAPHICS

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|------------------------|--------|---------|---------|
| 2023 POPULATION | 20,716 | 107,071 | 227,996 |
| 2028 POPULATION | 20,527 | 106,556 | 228,281 |

227,996
Population
(5 miles)

| HOUSEHOLDS | 1 MILE | 3 MILES | 5 MILES |
|------------------------|--------|---------|---------|
| 2023 HOUSEHOLDS | 7,964 | 39,342 | 85,444 |
| 2028 HOUSEHOLDS | 7,896 | 39,146 | 85,492 |

85,444
Households
(5 miles)

| HOUSEHOLD INCOME | 1 MILE | 3 MILES | 5 MILES |
|----------------------------------|-----------|-----------|-----------|
| 2023 AVG HOUSEHOLD INCOME | \$126,767 | \$129,505 | \$138,599 |
| 2023 MED HOUSEHOLD INCOME | \$107,722 | \$105,144 | \$111,590 |

\$138,599
Avg HH
Income
(5 mile)



DEMOGRAPHICS CONTINUED



Average
HH Income



2019
Population



Average Home
Value



2019
Households

Dominant Lifemode Group: Middle Ground

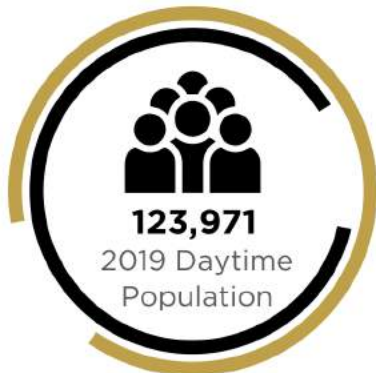
Affluence in the suburbs, married couple-families, lifestyles of thirty-somethings

Dominant Tapestry Segment: City Lights (23.3% of Households in city)

We're singles and married couples with and without children who own or rent single-family homes, townhouses, or mid- or high-rise apartments. We live in densely populated, racially and ethnically rich neighborhoods. We are passionate about social welfare and equal opportunity for all. We earn good incomes from working hard in professional and service occupations. To provide for a stable financial future and possible home ownership, we budget well, and will commute longer distances to support our urban lifestyle. Price-savvy, we shop for bargains at warehouse clubs, Walmart, or Target; we'll also pay for favorite brands if we believe the quality merits. High-speed Internet access is available at home for basic browsing and some shopping. Texting is cumbersome; we'd rather call to chat since we're not enamored with social media.

*Uses Proprietary Demographic / Consumer Data To Summarize Living / Spending Characteristics Of Population Within Defined Trade Area. *source: CBRE Fast Reports

ECONOMY



TOP EMPLOYERS [CONCORD]

| Rank | Company | Employees |
|------|------------------------------------|-----------|
| 1 | Mt. Diablo Unified School District | 4,320 |
| 2 | John Muir Medical Center | 1,100 |
| 3 | The Conco Companies | 549 |
| 4 | Safeway Inc. | 460 |
| 5 | Adecco Employment Services | 400 |

Todos Santos Plaza



Contra Costa Canal Trail



Concord Pavilion



Pixeland



Six Flags Hurricane Harbor



CONCORD DEVELOPMENTS

RETAIL DEVELOPMENT



The Veranda 375,000 sq. ft.
Anchor Tenant: Whole Foods 365 The Veranda is a newly completed shopping center ideally situated at the intersection of Interstate 680 and Highway 242 The project is anchored by a Whole Foods 365 and LUXE Cinemas, and boasts other quality lifestyle tenants including Sephora, Super Duper Burger, TJ Maxx and City Sports.

MULTI-FAMILY DEVELOPMENT



At current there are over 1,000 multi-family units in Concord in various stages of development, entitlement and planning. The Grant Street Apartments The 6-story, mixed-use project includes 140 studio, one-, two- and three-bedroom apartments, 6,200 square feet of commercial space, a rooftop deck, nearly 20,000 square feet of community outdoor space, swimming pool, fitness center, bicycle storage and repair space, a pet run and dog wash area, co-working space and a concierge.

COMMERCIAL DEVELOPMENT



Naval Weapons Station Development
Spanning 2,300 acres, this proposed development by Lennar will be taking place over the next 30 years and will feature an urban hub, adding hotels, golf courses, and 12,000 new homes. Phase I, expected to break ground in 2023, encompasses 500 acres and will add 4,400 new homes and include the widening of Willow Pass Road.



DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Havrilla Commercial Investment Group and it should not be made available to any other person or entity without the written consent of Havrilla Commercial Investment Group.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence.

The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Havrilla Commercial Investment Group.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation.

Havrilla Commercial Investment Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Havrilla Commercial Investment Group has not verified, and will not verify, any of the information contained herein, nor has Havrilla Commercial Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all the information set forth herein.

Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.





OFFERED EXCLUSIVELY BY

Dennis Havrilla

Owner | Havrilla Commercial Investment Group | DRE#02130140

925.678.6495 | dennis@havrillacommercial.com

www.havrillacommercial.com

RE/MAX ACCORD

DRE #01491373 | 925.447.9000

313 Sycamore Valley Rd. W Danville, CA 94526



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I N V E S T M E N T G R O U P

