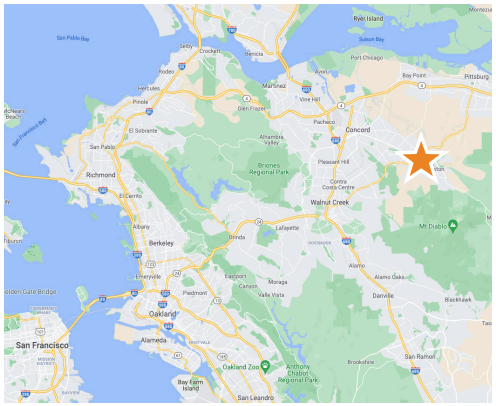
CLAYTON STATION SHOPPING CENTER
PRIME SHOP SPACE AVAILABLE FOR LEASE
KIRKER PASS & CLAYTON RD | CONCORD, CA

PROPERTY HIGHLIGHTS

- 125,000 SF Dominant Grocery/ Pharmacy Anchored shopping center for the area
- 84,000 residents within a 10 minute drive time with $124,000 Average Household Income
- High Traffic “Main and Main” intersection on “Going Home” side
- Prime Shop Space Available



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Residential Population	17,048	59,542	171,635
Avg. Household Income	$139,490	$159,843	$148,087
Daytime Population	2,955	10,478	48,687

SCAN OR CLICK FOR LOCATION ANALYTICS REPORT

SCAN OR CLICK FOR 360 VIRTUAL TOUR

For leasing, please contact:

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REGIONAL RETAIL MAP

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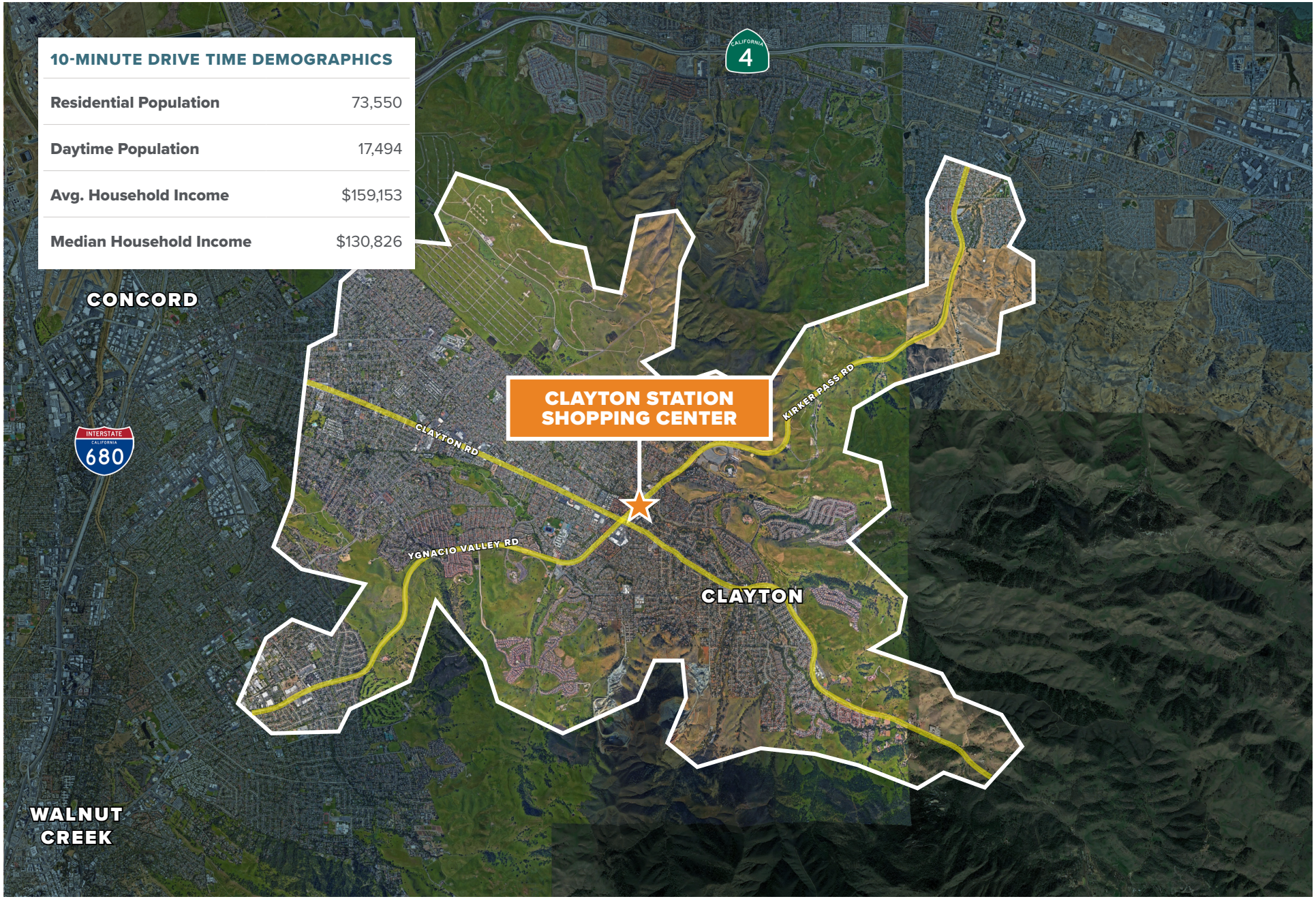
10-MINUTE DRIVE TIME

10-MINUTE DRIVE TIME DEMOGRAPHICS	
Residential Population	73,550
Daytime Population	17,494
Avg. Household Income	$159,153
Median Household Income	$130,826



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SITE PLAN

KIRKER PASS ROAD ±29,778 CPD

] = SF CAN BE COMBINED

SUITE #	TENANT	SIZE (SF)
1530	Carl's Jr.	2,884
1536A	Starbucks	1,736
1536B	Modern Boba	1,025
1536C	Subway	933
1536D	VACANT	806
1536E	VACANT	1,148
5431	Safeway (Parcel Owner)	
5433/A1	Wildflour Bakehouse	703
5433/A	VACANT	753
5433B	VACANT	1,091

SUITE #	TENANT	SIZE (SF)
5433D/E/F	Christina Mason, DDS	3,065
5433G	Lela's Salon	929
5433H	Papa Murphy's Pizza	899
5433I	Nails 2001	883
5433J	VACANT	1,272
5433K	Postal Annex	1,283
5433L	Little Caesar's Pizza	1,220
5433M	Computers USA	1,188
5435A	JJ Hawaiian BBQ	1,666
5435B/C	Country Waffles	

SUITE #	TENANT	SIZE (SF)
5435D	Artemis Education	1,070
5435E	Sweet Bakery	1,950
5435F	Curry Bowl	1,040
5435G	Great Clips	973
5435H	VACANT	1,215
5435I	Comm Concern for Cats	1,462
5435J	Rountree Jewelers (R&L)	1,279
5435K	H&R Block	1,268
5435L	Taekwondo	1,621
5435M	Dry Clean USA	1,537

SUITE #	TENANT	SIZE (SF)
5437	Walgreen's	13,992
5439A	Betsey's Hair Affair	808
5439B/C	Clayton Valley Medical	2,103
5439D	Clayton Yoga	1,044
5439E	Wine Bar	1,116
5439F	Wine Bar	940
5441	Travis Credit Union	3,509
5443	Sherwin-Williams	4,383

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