FOR LEASE

Retail & Restaurant Spaces Available

CONCORD TERMINAL

2699 Clayton Rd., Concord, CA 94519

LOCKEHOUSE

2099 Mt. Diablo Blvd., Suite 206
Walnut Creek, CA 94596

ADRIA GIACOMELLI
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(925) 997-2307
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License #01498795

ABOUT CONCORD TERMINAL

± 25,640 square foot GLA on 2.66 acres of land located at 2699 Clayton Road, Concord, CA 94519 in Contra Costa County.

SUMMARY

ADDRESS	2699 Clayton Rd., Concord, CA
AVAILABLE	± 700 - ± 3,655 SF
BASE RENT	$2.00 - $3.50 PSF/Month
NNN ESTIMATE	$0.68 PSF/Month (2023 Estimate)
ZONING	DMX - Downtown Mixed Use
SEEKING	Retail, Restaurant, and Financial Services

HIGHLIGHTS

- Five Minute Walk to Concord Bart Station Appealing to Commuters
- Shadow Anchored by CVS, Big Sporting 5 Goods, and Chevron
- On Major Corridor with 40,000 ADT at Intersection
- Restaurant Space Available ± 3,655 (can be combined up to ± 6,100 SF)

Proposed Renderings

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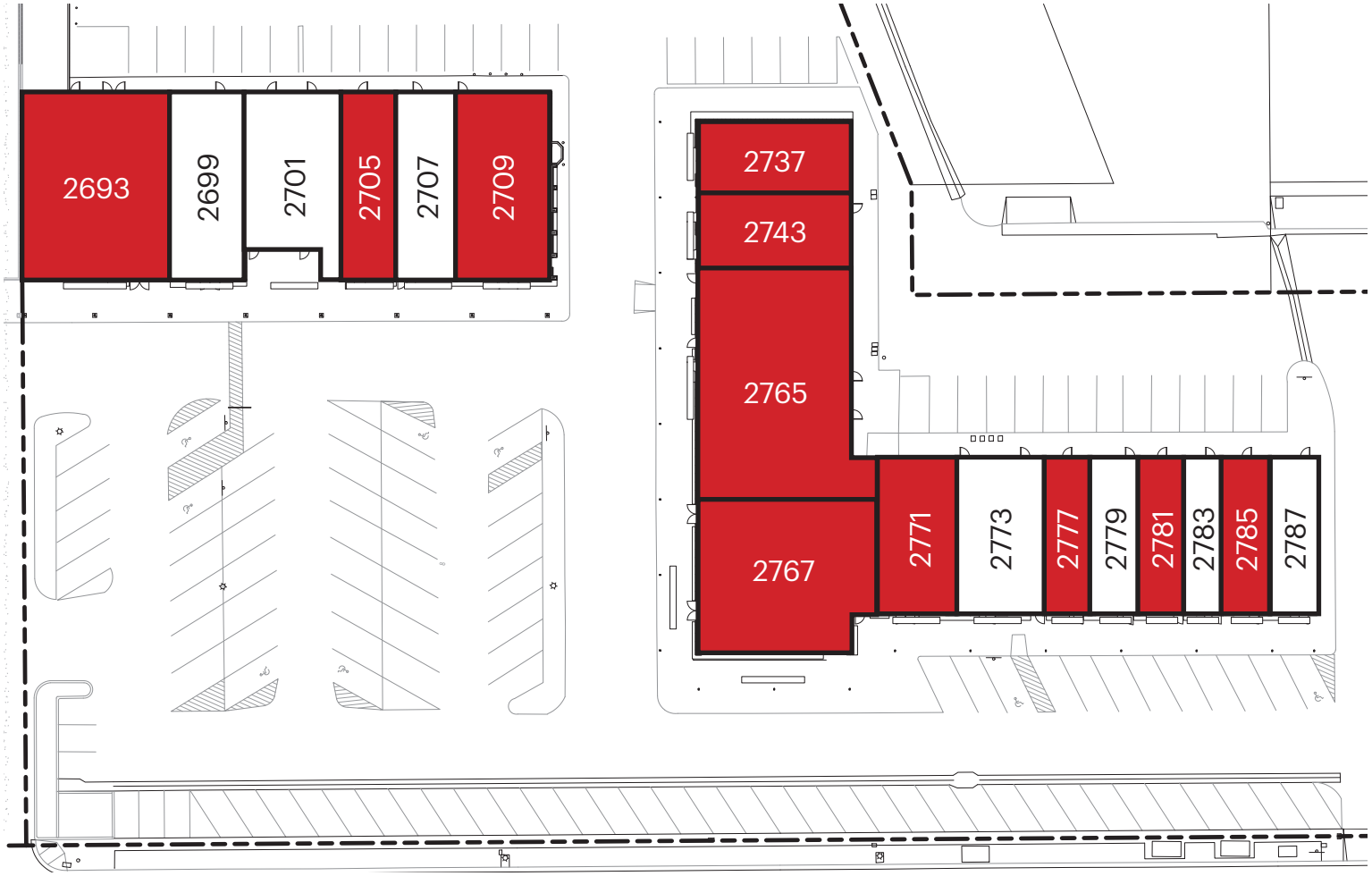
SITE PLAN



SUITE	TENANT	SF
2693	Available	3,006 SF
2699	Los De Pancho	1,440 SF
2701	Aloha Nail	1,500 SF
2705	Available	1,080 SF
2707	Discount Cigarrettes	840 SF
2709	Available	2,100 SF
2737	Available	1,200 SF
2743	Available	1,200 SF
2765	Available	3,655 SF
2767	Available	2,445 SF
2771	Available	1,250 SF
2773	Salon	1,400 SF
2777	Available	700 SF
2779	KMV Hair	750 SF
2781	Available	750 SF
2783	Classic Cuts	600 SF
2785	Available	750 SF
2787	Metro	750 SF

AVAILABLE

NEGOTIATIONS

CLAYTON RD. - 32,635 ADT

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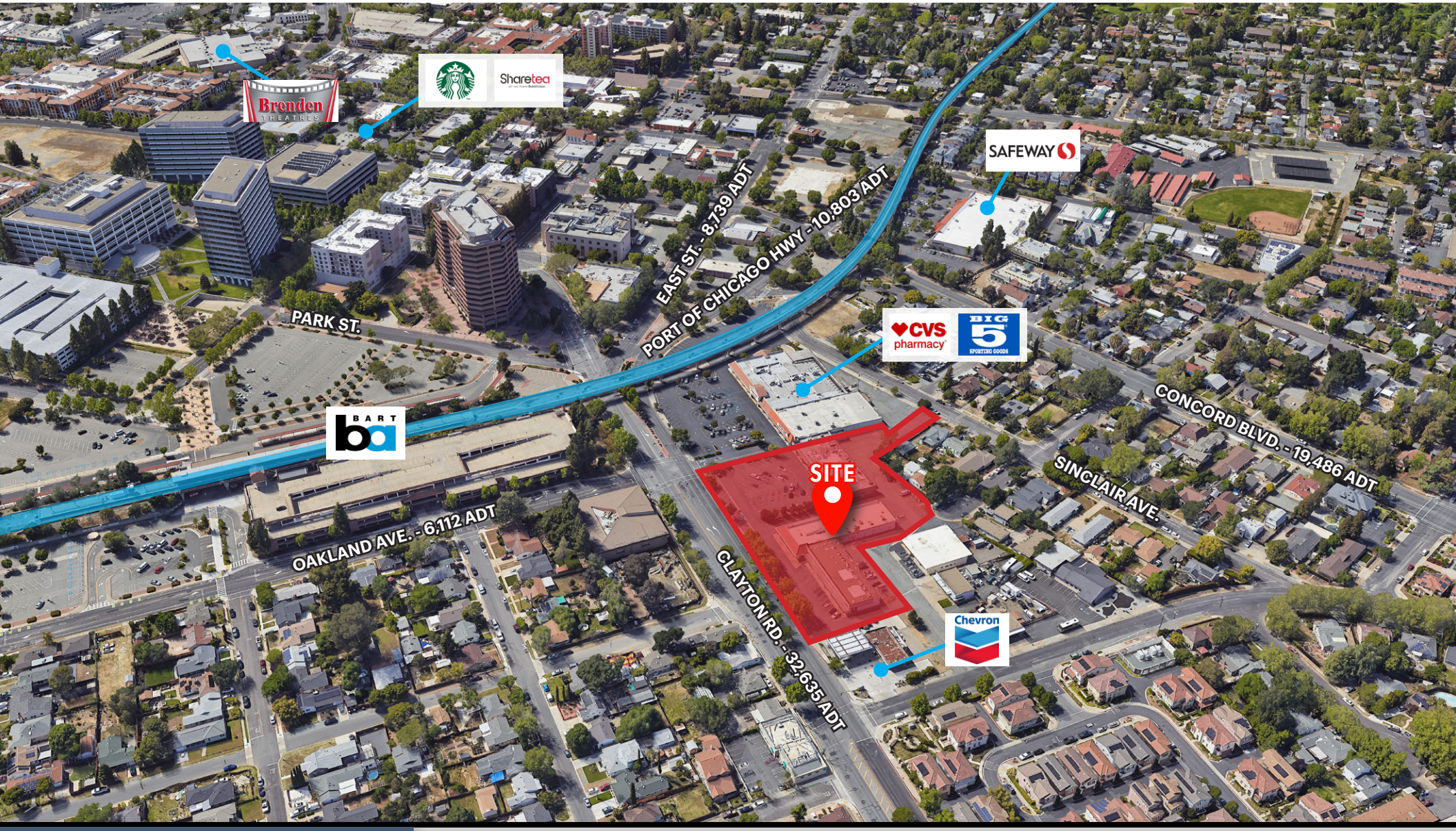
CLOSE-UP AERIAL



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MARKET AERIAL

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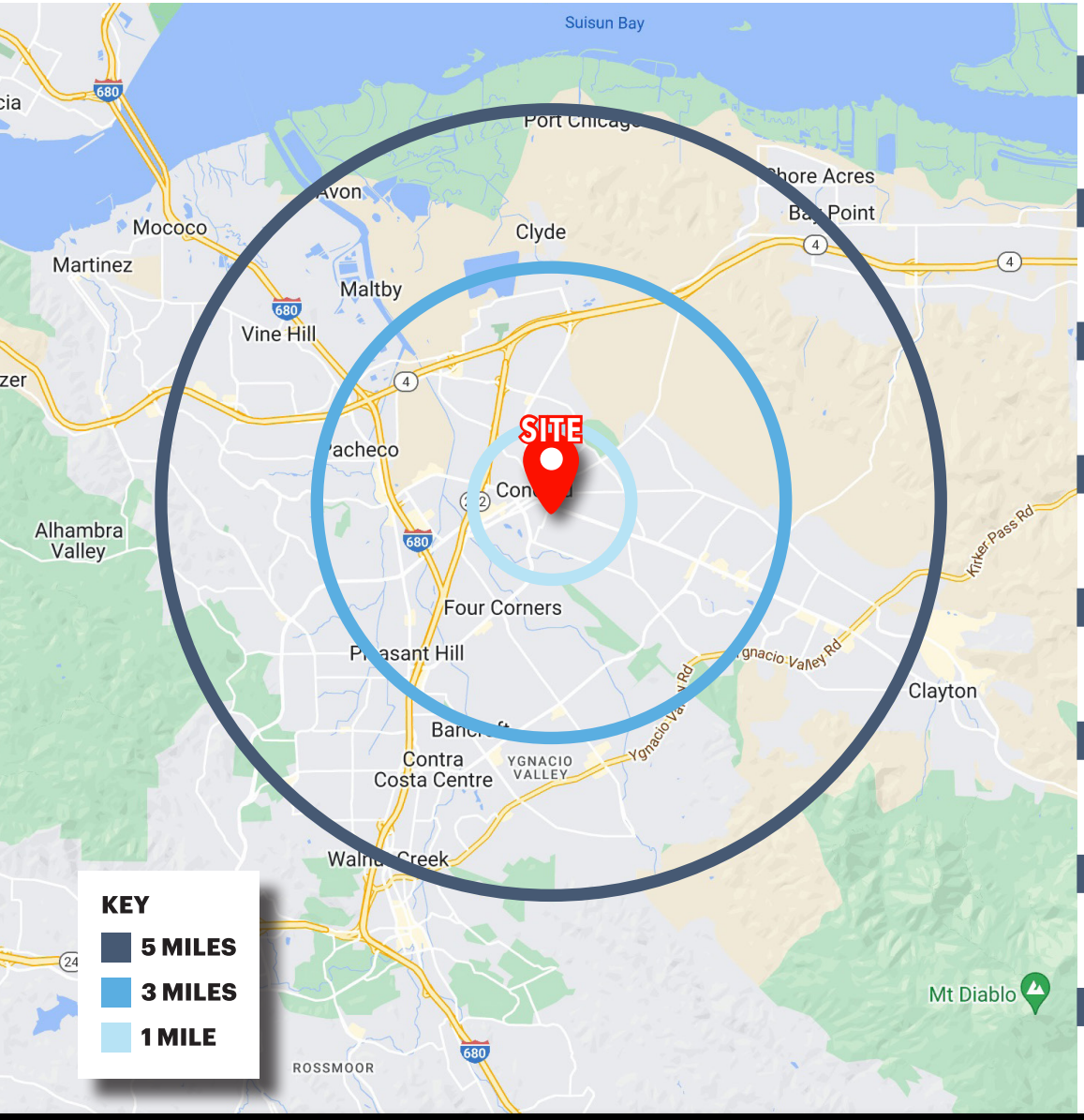
DEMOGRAPHICS



ESTIMATED POPULATION

1 MILE	3 MILES	5 MILES
25,931	128,094	259,366

DAYTIME EMPLOYEES

1 MILE	3 MILES	5 MILES
19,125	76,860	127,717

AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
$110,102	$128,254	$148,084

BACHELOR'S DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
36.3%	41.9%	49.6%

HOUSEHOLD RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
$343.67 M	$1.89 B	$4.36 B

HOUSEHOLD DENSITY (PSM)

1 MILE	3 MILES	5 MILES
3,104	1,689	1,263

HOUSEHOLDS WITH CHILDREN

1 MILE	3 MILES	5 MILES
31.9%	31.4%	30.5%

HOME VALUES $1,000,000 OR MORE

1 MILE	3 MILES	5 MILES
19.5%	18.5%	24.0%

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Sources: Traffic Counts & Demographics - Regis Sites USA 1/4/23 | Renderings by Johnson Lyman Architects