

# 4305 CLAYTON ROAD



CONCORD, CA

## AVAILABLE SPACE (CALL FOR RATE)

+/- 1,540 RSF for Sublease

## PROPERTY HIGHLIGHTS

- Major Frontage on Clayton Road which has over +/- 31,500 AADT and is the main east/west arterial running from highway 680 to Concord, CA
- Other Co-Tenants include: Safeway, Minamoto Restaurant, Verizon Wireless, Concord Dental & Orthodontics, Tiptoe Nails and more..
- Sublease - Expires October 2018
- +/- 48,829 square foot Safeway Marketplace Shopping Center located near the intersection of Clayton Road and Treat Boulevard in Concord, CA



ANGELO PARUNGAO

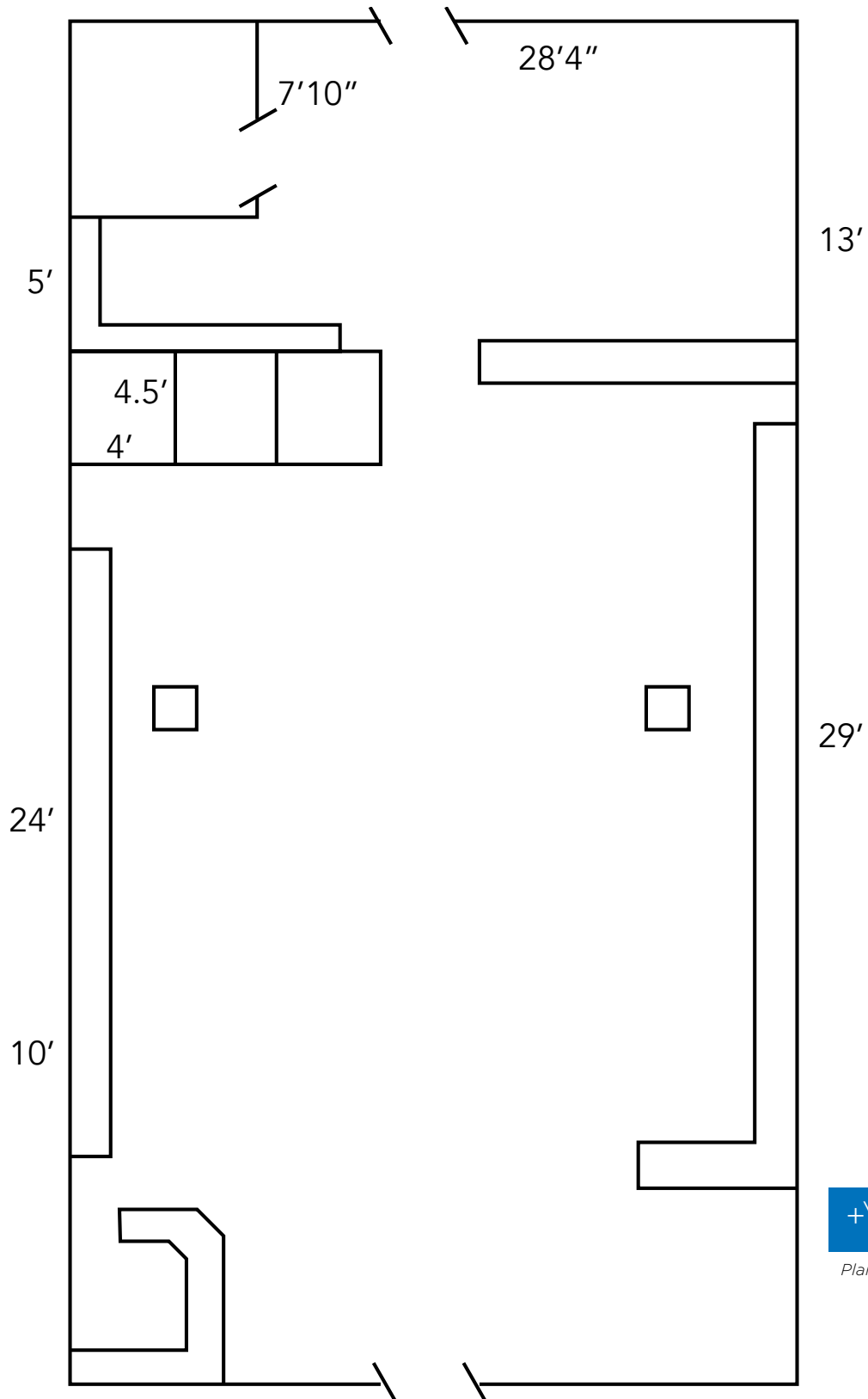
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**+/- 1,540 SF**  
*Plans may not be to scale*

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DEMOGRAPHICS	1 MILE RADIUS		3 MILE RADIUS		5 MILE RADIUS	
Population Summary	#	%	#	%	#	%
2025 Forecast	22,998		123,089		261,966	
2020 Projection	21,875		117,016		246,944	
2015 Estimate	21,068		112,407		233,701	
2010 Census	20,028		106,893		218,745	
Forecast Growth 2025-2020		5.13%		5.19%		6.08%
Projected Growth 2020-2015		3.83%		4.10%		5.67%
Estimated Growth 2015-2010		5.19%		5.16%		6.84%
Household Summary	#	%	#	%	#	%
2025 Forecast	8,850		45,187		99,559	
2020 Projection	8,419		42,934		93,594	
2015 Estimate	8,113		41,213		88,158	
2010 Census	7,713		39,112		81,914	
Forecast Growth 2025-2020		5.11%		5.25%		6.37%
Projected Growth 2020-2015		3.77%		4.18%		6.17%
Estimated Growth 2015-2010		5.19%		5.37%		7.62%
Ethnicity/Race Summary	#	%	#	%	#	%
White	12,958	61.51%	59,490	52.92%	124,425	53.24%
Black	577	2.74%	3,561	3.17%	9,045	3.87%
Asian	2,344	11.13%	12,602	11.21%	30,623	13.10%
Hispanic	4,101	19.47%	31,199	27.76%	58,170	24.89%
Other	1,088	5.16%	5,554	4.94%	11,438	4.89%
Education Summary	#	%	#	%	#	%
Less than 9th Grade	376	2.54%	4,123	5.33%	8,298	5.16%
Some High School, no Diploma	541	3.65%	4,169	5.39%	8,101	5.04%
High School Graduate (or GED)	3,312	22.35%	17,975	23.26%	32,945	20.49%
Some College, no Degree	4,299	29.01%	19,016	24.60%	36,936	22.98%
Associate Degree	1,416	9.55%	6,381	8.26%	13,285	8.26%
Bachelor's Degree	3,555	23.99%	17,488	22.63%	40,807	25.38%
Masters Degree	802	5.41%	5,580	7.22%	13,741	8.55%
Professional School Degree	316	2.13%	1,719	2.22%	4,604	2.86%
Doctorate Degree	204	1.38%	837	1.08%	2,049	1.27%
Workplace & Income Summary	#	%	#	%	#	%
Median Household Income	\$77,752		\$71,031		\$75,579	
Average Household Income	\$95,307		\$91,047		\$97,363	
Total Employment	3,304		48,038		120,422	
White Collar	782	23.73%	16,523	34.47%	42,670	35.56%
Blue Collar	2,513	76.27%	31,409	65.53%	77,319	64.44%
Median Employee Salary	\$41,280		\$46,688		\$48,579	
Average Employee Salary	\$47,067		\$56,251		\$58,877	
Daytime Population	14,350		107,763		257,651	
Weekly Per Capita Spending	\$381.46		\$373.26		\$376.66	

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