

FOR SALE
OWNER-USER OPPORTUNITY

CONFIDENTIAL OFFERING MEMORANDUM

PRICE REDUCED!



3565 CLAYTON ROAD
CONCORD, CALIFORNIA

 **CUSHMAN &
WAKEFIELD**

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All Property showings are by appointment only and must be coordinated through the Agent.



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PROPERTY

Address	3565 Clayton Road	APN	113-181-021
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PROPERTY ATTRIBUTES

Property Type	Single story, stand-alone commercial office building	Square Footage	±5,930 SF Tax Records
Year Built	1958	Land Area	±0.62 Tax Records
Signage	Monument signage and possible building signage	Parking	±30 Stalls

SALE PRICE: \$1,850,000
PROPERTY OVERVIEW

3565 Clayton Road is an ideal owner-user building located on the highly traveled Clayton Road. This asset is easily accessible via HWY 24 and is within close proximity to BART. There are retail and restaurant amenities close by and the building is not far from Downtown Concord. The building has been the former home of a bank, RV repair shop and most recently an Elks Lodge the building has a full functioning commercial kitchen. The flexible zoning, visibility and abundant onsite parking make the building attractive for a variety of uses.

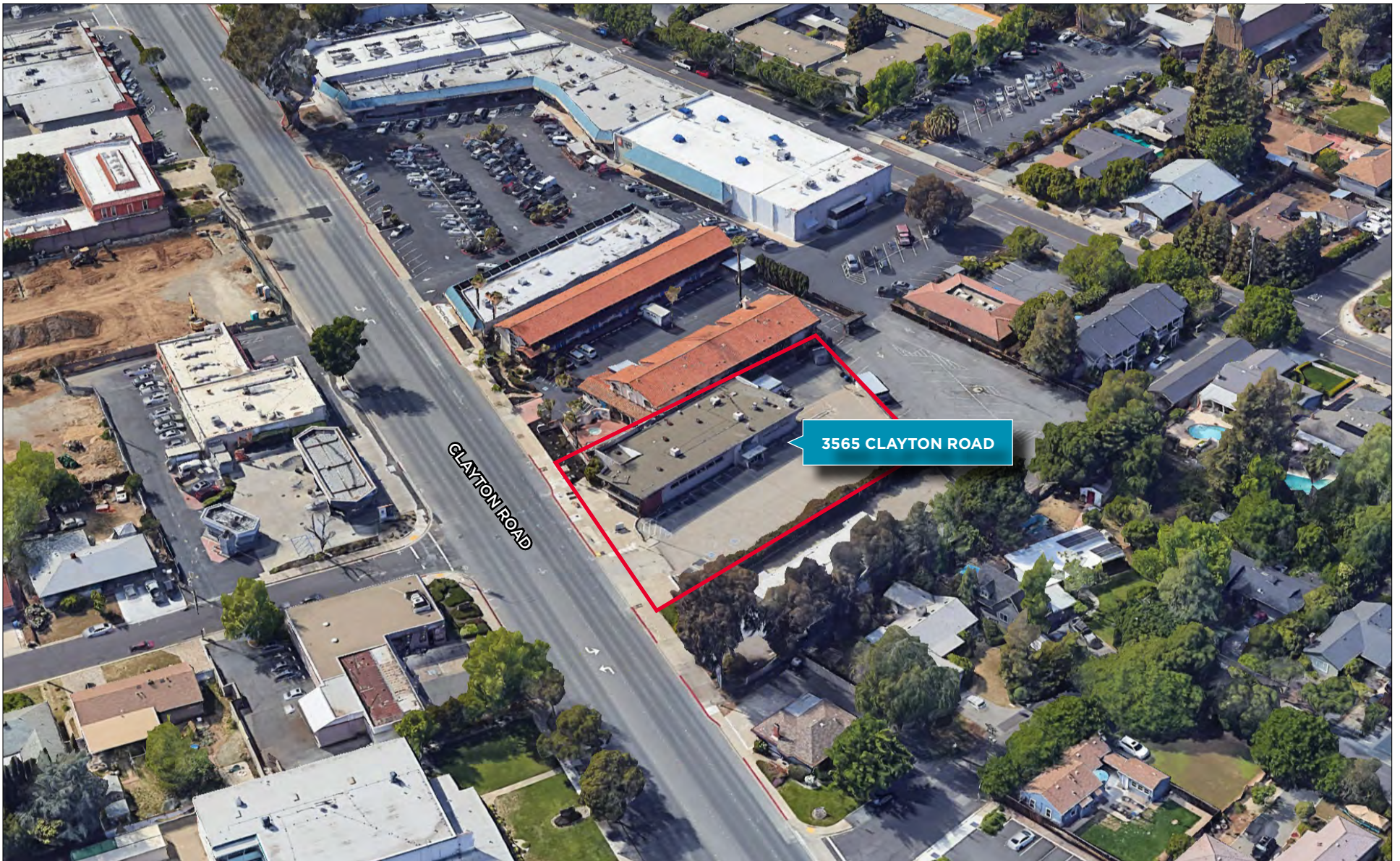
ZONING

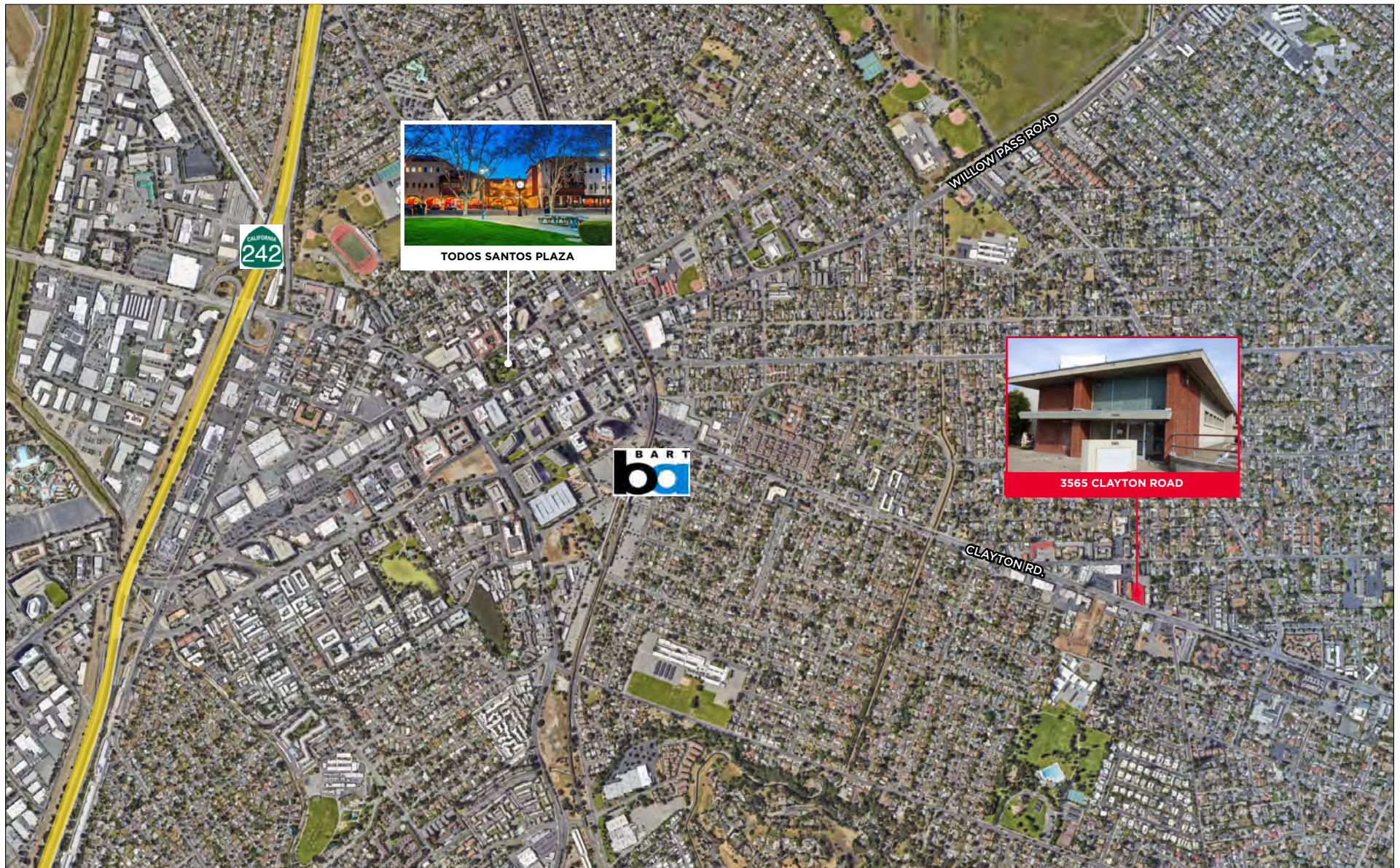
Commercial Mixed Used (CMU) Click [here](#) for zoning details

This designation allows for a mix of commercial uses, offices, multi-family uses, and mixed use development. The maximum FAR is 1.0, Densities range from a minimum of 11 units per net acre to a maximum of 40 units per net acre. The designation is intended for use along commercial corridors such as Clayton Road, Monument Boulevard, and Willow Pass Road.











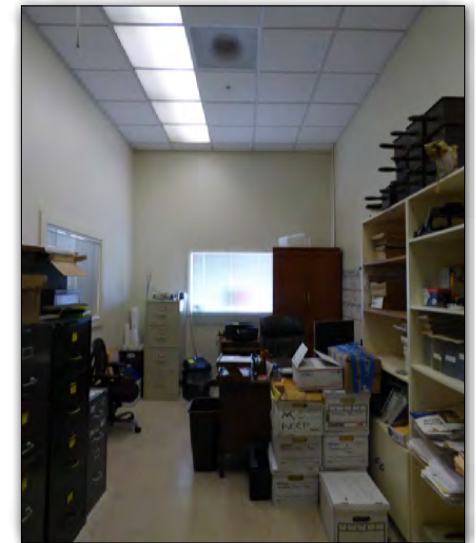
EXTERIOR PHOTOGRAPHS



INTERIOR PHOTOGRAPHS



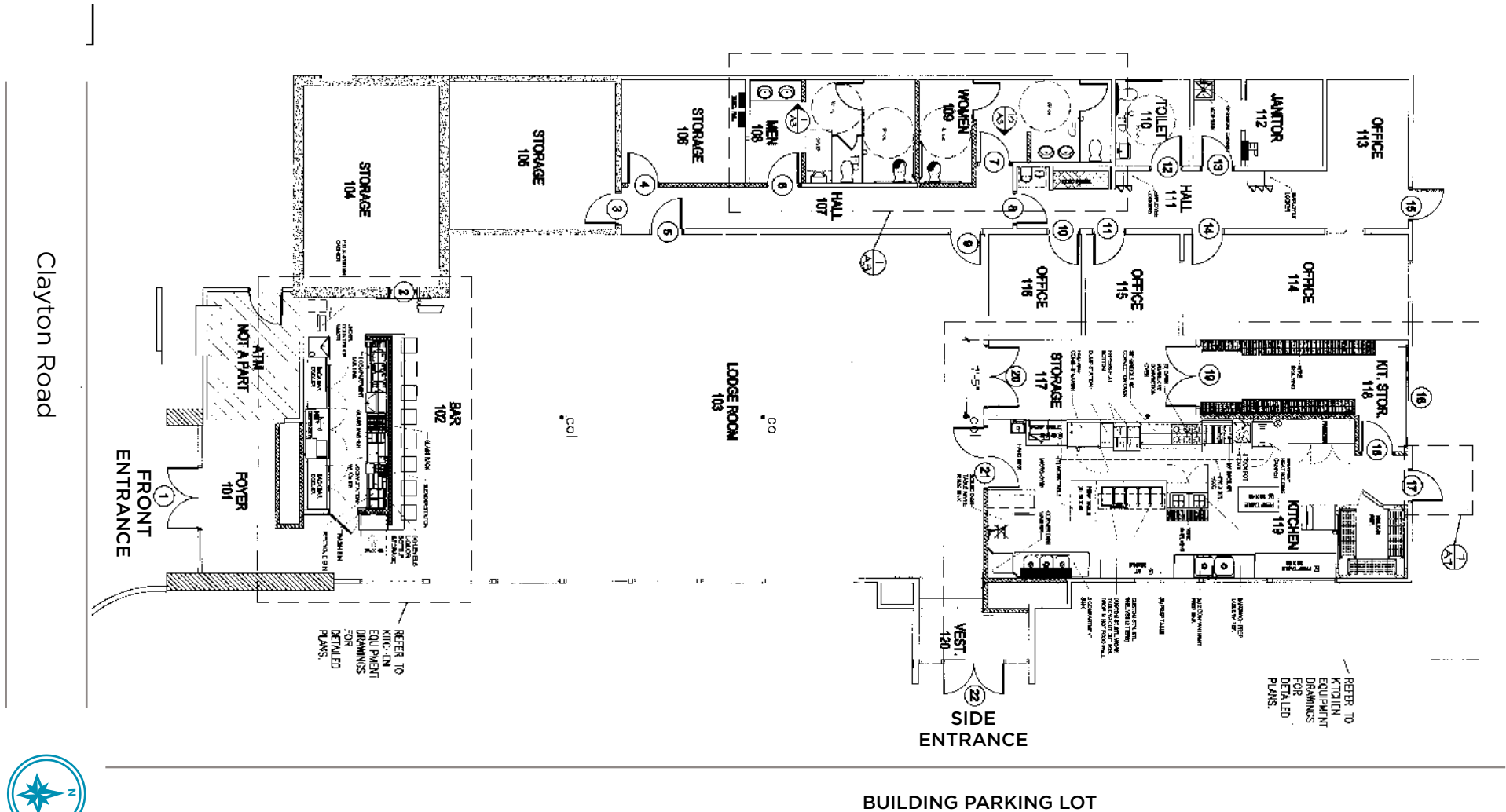
INTERIOR PHOTOGRAPHS

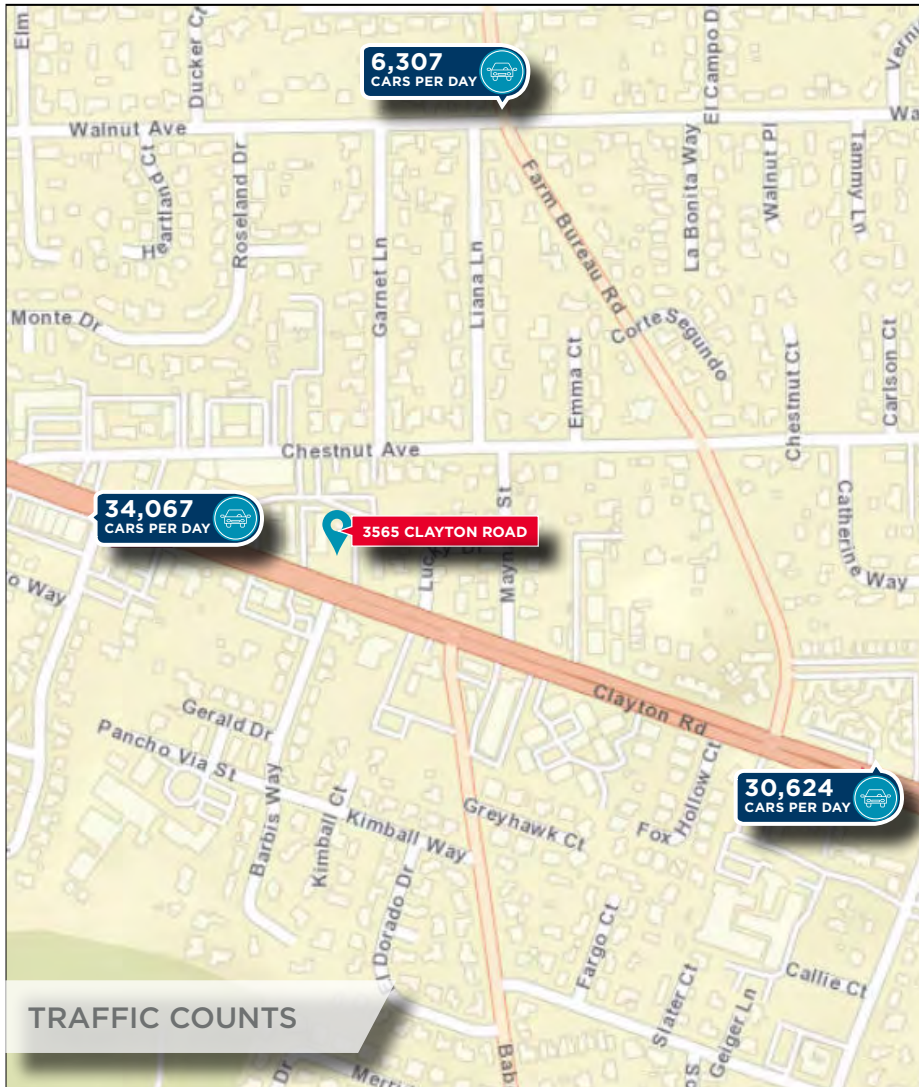


PARCEL MAP



FLOOR PLAN





2023 Summary	1-Mile	3 -Mile	5-Mile
Population	19,719	123,924	255,187
Households	7,302	45,814	96,264
Families	4,868	30,163	62,503
Average Household Size	2.66	2.68	2.62
Owner Occupied Housing Units	4,751	26,661	60,714
Renter Occupied Housing Units	2,551	19,153	35,550
Median Age	41.7	39.5	41.1
Median Household Income	\$107,800	\$104,169	\$117,468
Average Household Income	\$136,356	\$135,932	\$159,952
Per Capita Income	\$50,656	\$50,349	\$60,312

2028 Summary	1-Mile	3 -Mile	5-Mile
Population	19,715	124,199	258,067
Households	7,292	45,885	97,358
Families	4,860	30,182	63,030
Average Household Size	2.68	2.68	2.62
Owner Occupied Housing Units	26,661	27,069	61,593
Renter Occupied Housing Units	2,473	18,815	35,765
Median Age	39.9	40.5	41.8
Median Household Income	\$123,411	\$115,910	\$133,533
Average Household Income	\$158,365	\$155,321	\$180,993
Per Capita Income	\$58,738	\$57,500	\$68,246

Trends: 2023-2028 Annual Rate	1-Mile	3 -Mile	5-Mile
Population	0.00%	0.04%	0.22%
Households	-0.03%	0.03%	0.23%
Families	-0.03%	0.01%	0.17%



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