



# *Excellent* DEVELOPMENT OPPORTUNITY

Location - Location - Location

Property Address:  
2325 CLAYTON ROAD  
CONCORD, CA

- ➡ Close to a multiplex, Safeway, CVS
- ➡ Many shops and restaurants are located nearby
- ➡ Easy access to I-680 and Cal 242
- ➡ Plans 90% complete. Zoning allows for 32 residential units
- ➡ Stones throw from Concord BART, Santos Todos Plaza, Safeway, CVS
- ➡ Ground floor gated garage. Plans for 41 parking spaces including six (6) electric car charges, 2 Zipcar spaces and 25 bike spaces



FOR MORE INFORMATION CONTACT:

📞 925-260-3761  
✉ jimneighbor@gmail.com  
🌐 www.interowc.com

📄 DRE@00664008  
📍 590 Ygnacio Valley Road #102  
Walnut Creek, CA 97596



The contained information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. Any interested party should verify the status of the property and the information herein.





## PROPERTY HIGHLIGHTS

### AVAILABLE LAND/YEAR BUILT

1 Building Podium Construction  
± 26,000 SF | Built in 1989 - rehabbed in 1999

### HIGHLIGHTS

- \* Negotiable terms
- \* Building is VACANT and immediate availability
- \* Turn key office building, zoning allows a multitude of retail, office and medical uses
- \* Office #1 - bottom floor is approximately 13,000 sf and office #2 on the 2nd floor is approximately 11,000 sf.
- \* Amenities include A/C, elevator access, ADA restrooms, multiple kitchenettes, security alarm system & reception areas
- \* 41 total parking stalls, secured with elevator access plus 8 additional over-flow parking spots in the works nearby.



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## PROPERTY PHOTOS



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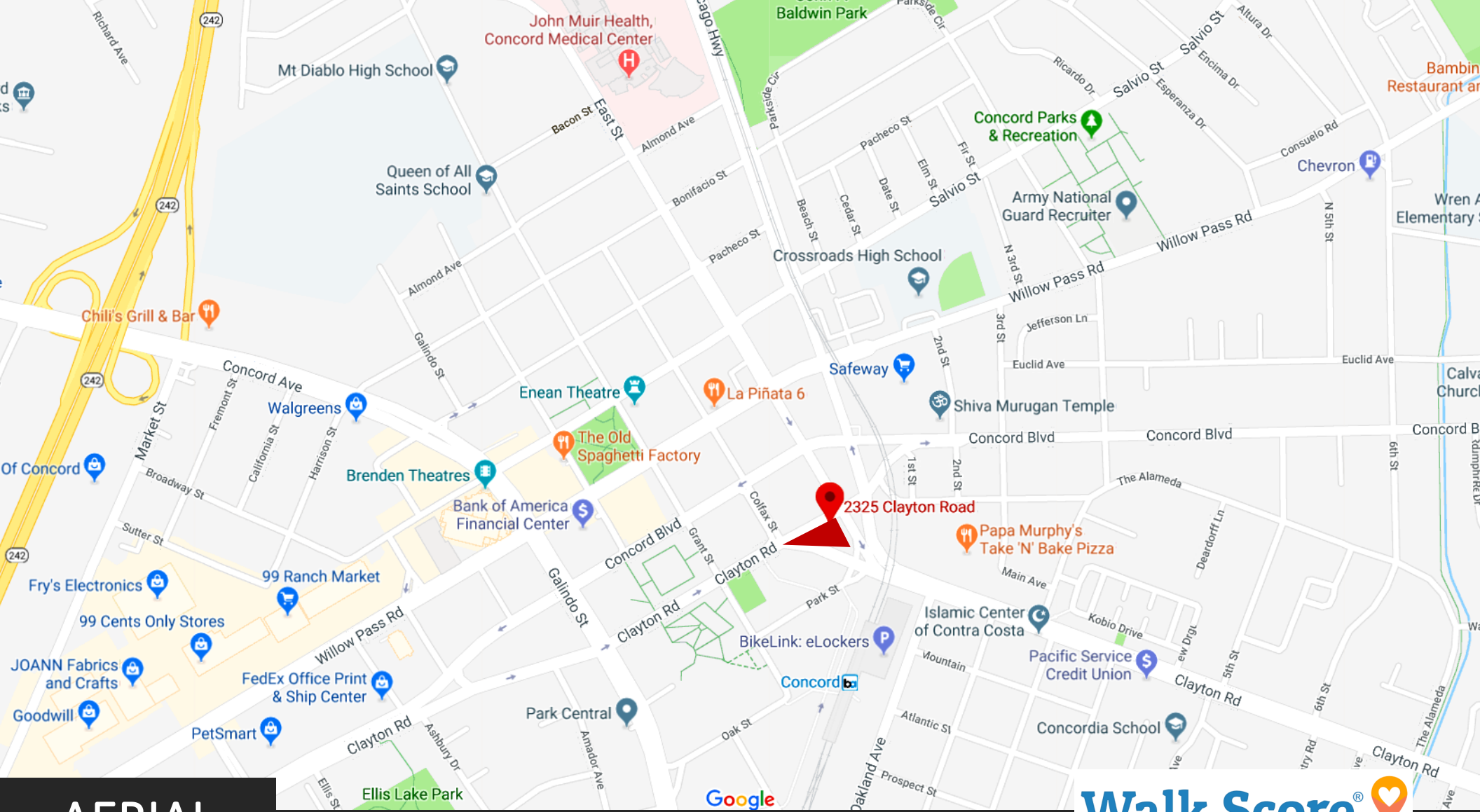
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AERIAL

Walk Score®



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