

CLAYTON STATION

CLAYTON, CA



SIZE

66,724 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
15,657	56,654	167,050
Households		
5,940	21,049	58,782
Median HH Income (\$)		
119,575	132,628	120,530

MAJOR TENANT(S)

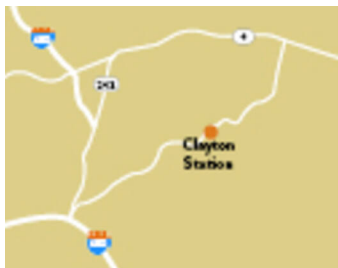
Sherwin Williams
Starbucks
Little Caesars
Great Clips

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

5433 Clayton Road | Clayton, CA 94517

PROPERTY HIGHLIGHTS

- Anchored by Safeway with Walgreens, Carl's Jr., Starbucks, Papa Murphy's Pizza, Great Clips, Stretch Zone, H&R Block and Sherwin Williams
- Population exceeds 56,654 in a three-mile radius with an average household income over \$160,600
- Located at the intersection of Clayton Road (22,590 VPD) and Kirker Pass Road (33,041 VPD)



PHILLIPS EDISON & COMPANY®

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SPACE	TENANT	SQ. FT.					
1530	Carl's Jr.	2,916 SF	5433G	Lela's Salon	929 SF	5435E	A Sweet Affair Bakery & Cafe 1,941 SF
1536A	Starbucks	1,500 SF	5433H	Papa Murphy's Pizza	899 SF	5435F	Curry Bowl 1,040 SF
1536B	Munchy's Lounge	1,025 SF	5433I	Nails 2001	883 SF	5435G	Great Clips 973 SF
1536C	Subway	933 SF	5433J	AVAILABLE	1,288 SF	5435H	GNC 1,215 SF
1536D	Cellular Sales of CA	1,954 SF	5433K	The UPS Store	1,262 SF	5435I	Cat Hospital 1,442 SF
5433A	AVAILABLE	740 SF	5433L	Little Caesars	1,220 SF	5435J	R&L Jewelers 1,242 SF
5433B	AVAILABLE	1,080 SF	5433M	AVAILABLE	1,145 SF	5435K	H&R Block 1,268 SF
5433D	Austin Brown, DDS, PC	3,065 SF	5435A	JJ Hawaiian BBQ	1,666 SF	5435L	COMING AVAILABLE 1,621 SF
			5435B	Country Waffles	3,284 SF	5435M	Dry Clean USA 1,537 SF
			5435D	Mathnasium	1,070 SF	5437	Walgreens 13,970 SF
						5439A	C&L McDowell 808 SF
						5439B	Rocky Mountain Cancer Center 2,103 SF
						5439D	Stretch Zone 1,044 SF
						5439E	CJS Squared 2,056 SF
						5441	Travis Credit Union 3,172 SF
						5443	Sherwin Williams 4,433 SF
						TOTAL SQ. FT.	66,724

SITE LEGEND

- Available
- Occupied
- Leased (not occupied)
- Owned by Others
- Site Boundary



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Jan 30, 2025



Latitude: 37.953795

Longitude: -121.953439

Clayton Station Clayton, CA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	15,657	56,654	167,050
	2028 Projected Population	15,959	57,742	170,583
	2010 Census Population	14,891	55,394	157,189
	2000 Census Population	15,090	55,065	153,074
	1990 Census Population	14,260	50,434	136,618
	Historical Annual Growth 1990 to 2000	0.57%	0.88%	1.14%
	Historical Annual Growth 2000 to 2010	-0.13%	0.06%	0.27%
	Estimated Annual Growth 2010 to 2023	0.37%	0.16%	0.44%
	Projected Annual Growth 2023 to 2028	0.38%	0.38%	0.42%
	Median Age	43.2	45.5	42.0
Households	Q4 2023 Estimated Households	5,940	21,049	58,782
	2028 Projected Households	6,054	21,452	60,013
	2010 Census Households	5,752	20,715	55,845
	2000 Census Households	5,698	19,936	54,215
	1990 Census Households	5,270	17,610	49,657
	Historical Annual Growth 1990 to 2000	0.78%	1.25%	0.88%
	Historical Annual Growth 2000 to 2010	0.09%	0.38%	0.30%
	Estimated Annual Growth 2010 to 2023	0.23%	0.12%	0.37%
	Projected Annual Growth 2023 to 2028	0.38%	0.38%	0.42%
	Population per Household	2.63	2.67	2.82
Population by Race	White	55.8%	55.7%	42.7%
	Black or African American	3.9%	3.2%	5.2%
	Asian & Pacific Islander	14.4%	15.0%	16.5%
	Other Races	8.3%	8.4%	7.6%
	Hispanic Population	17.5%	17.6%	28.0%
Income	Average Household Income	\$146,446	\$160,678	\$152,007
	Median Household Income	\$119,575	\$132,628	\$120,530
	Per Capita Income	\$55,714	\$60,037	\$53,839
Education (Age 25+)	Elementary	1.9%	2.6%	5.7%
	Some High School	3.0%	2.7%	4.9%
	High School Graduate	18.4%	17.4%	18.9%
	Some College	25.0%	22.0%	20.7%
	Associates Degree Only	14.0%	11.2%	9.4%
	Bachelors Degree Only	24.1%	28.9%	26.2%
	Graduate Degree	13.6%	15.2%	14.2%
Business	Number of Businesses	318	1,007	4,602
	Total Number of Employees	1,934	6,090	40,681
	Employees per Business	6.07	6.05	8.84
	Residential Population per Business	49.19	56.27	36.30

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.