

May 13, 2014

DEVELOPER CONTACT  
DEVELOPMENT COMPANY  
ADDRESS

RE: CLAYTON TOWN CENTER MIXED USE PROJECT, 1.66 ACRES OF MIXED USE DEVELOPMENT  
CITY OF CLAYTON SEEKING DESIGN PROPOSALS AND INTERESTED RETAILERS

Dear [Contact],

We hope this letter finds you well. Attached for your reference is the marketing package for a development opportunity known as Towne Centre Clayton in Clayton, which is located at the gateway position to Downtown Clayton. This is a marquee site which will be the foundation of a vibrant and thriving downtown Clayton which has been overlooked by many.

My partners, Ed Del Beccaro, Colby Mikulich, and I would like to meet and give you an overview of the development opportunity in Clayton which is poised to take advantage of the next development cycle. We feel that you and your company could be the catalyst to take this to the “next level.”

We would appreciate a few minutes to discuss the above and potentially schedule a time to meet; please call Sean Barter at (925) 357-2032 or Colby Mikulich at (925) 357-2016 at your earliest convenience. We appreciate your time and look forward to hearing from you!

Sincerely,

Edward F. Del Beccaro  
Managing Director  
CA BRE #00642167

Colby Mikulich  
Senior Associate  
CA BRE #01755707

Sean Barter  
Associate  
CA BRE #01920111



MIXED-USE DEVELOPMENT OPPORTUNITY

# TOWNE CENTRE CLAYTON

6011 Main Street, Clayton, CA

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6011 Main Street, Clayton, CA

### AVAILABLE SPACE

- ±1.66 acres (±72,310 SF) located at the gateway position to downtown Clayton

### PROPERTY HIGHLIGHTS

- Located on Clayton Road, which has ±24,195 AADT, with 495 feet of street frontage on the major arterial
- Approximately 15 minutes from downtown Walnut Creek and less than 50 minutes to downtown San Francisco
- Adjacent to public transportation; just one block from Contra Costa County bus line
- Potential flexibility for city-encouraged uses and development proposals

### BUSINESS FOR MIXED-USE DEVELOPMENT

- Pedestrian oriented retail (grocery, drug store, convenience, restaurants)
- Bed & Breakfast or hotel operators
- Downtown village type development (boutique retail)
- Oxbow Public Market inspired regional destination (brewery, winery, restaurants)
- Office

### DEVELOPMENT REGULATIONS

- Height limit 40 Feet
- City of Clayton's website: <http://ci.clayton.ca.us/>



1.66 Acres of Mixed-Use Development Opportunity

### FLEXIBLE REQUIREMENTS

- (Depending on approved City concept)
- Parking
- Landscaping
- Purchase Price
- Ingress/Egress

### FOR MORE INFORMATION

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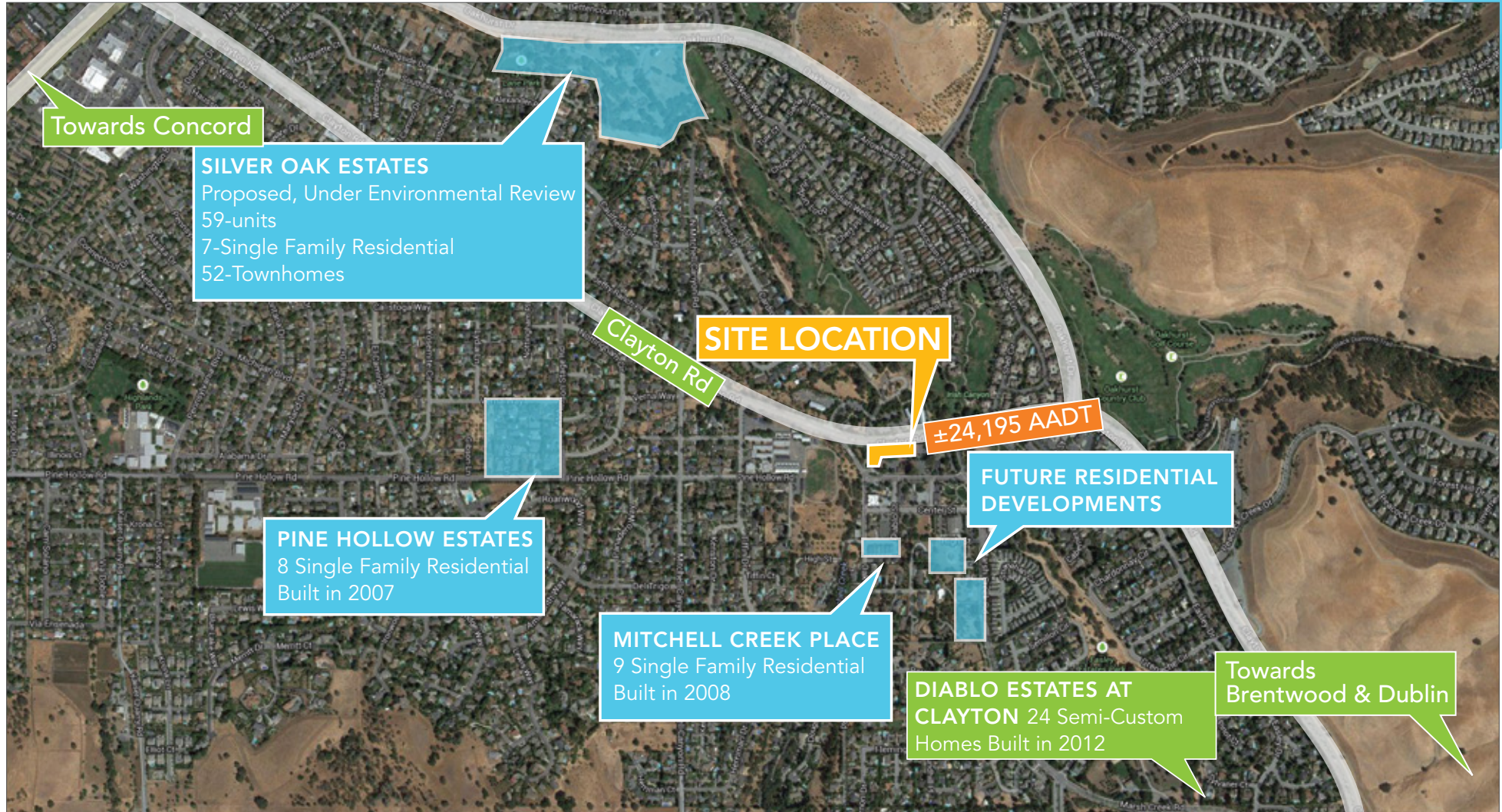
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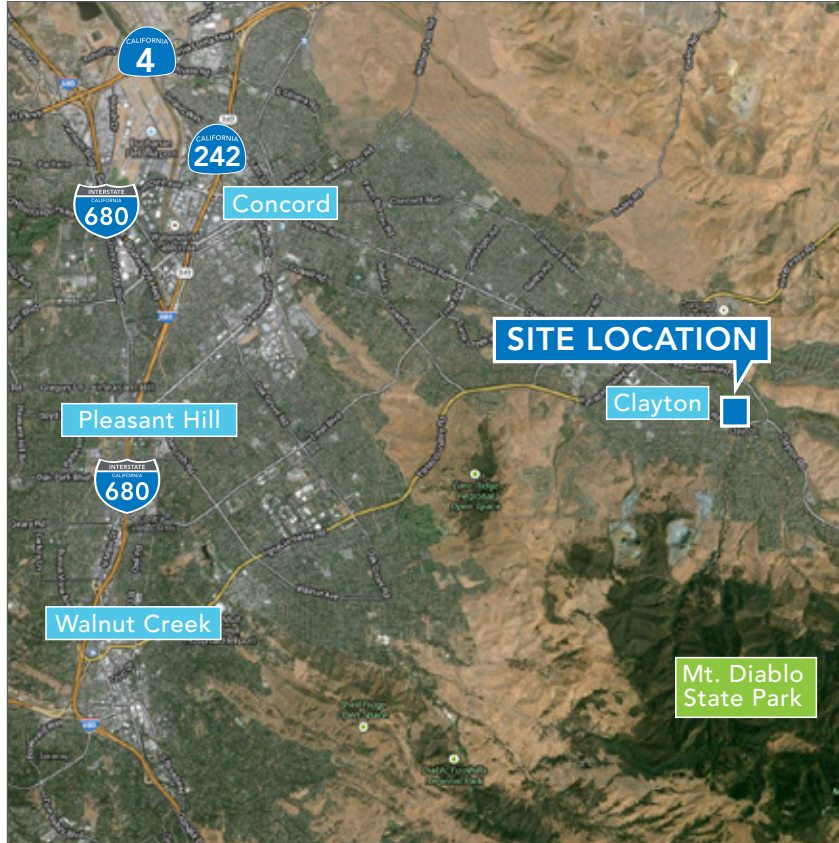
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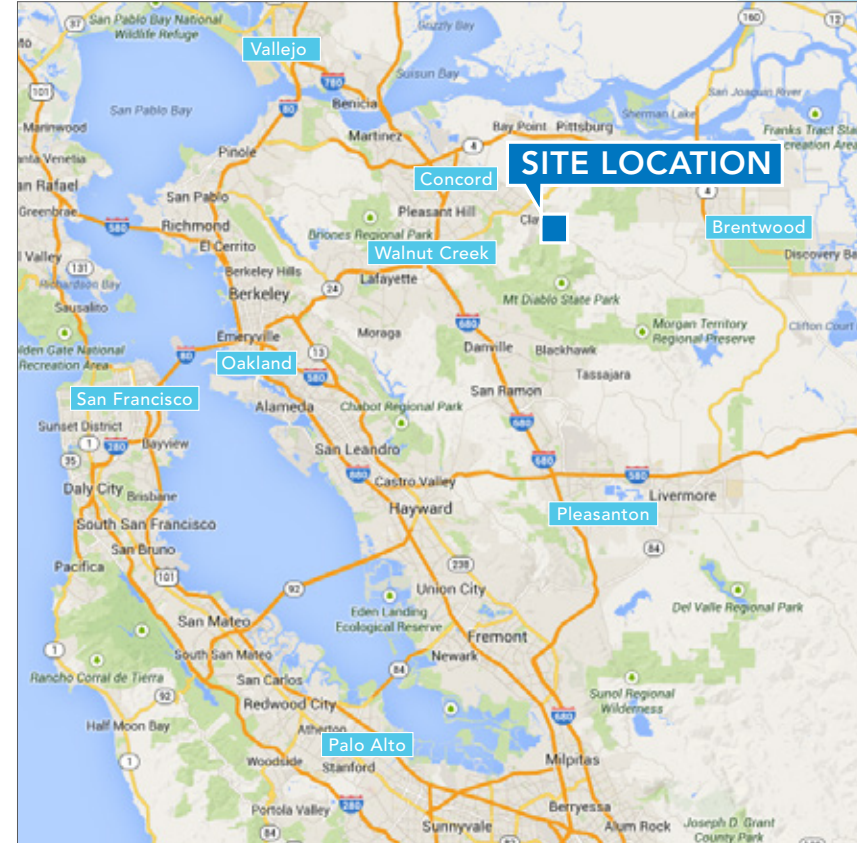
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6011 Main Street, Clayton, CA

## EAST BAY LOCATION MAP



## BAY AREA LOCATION MAP



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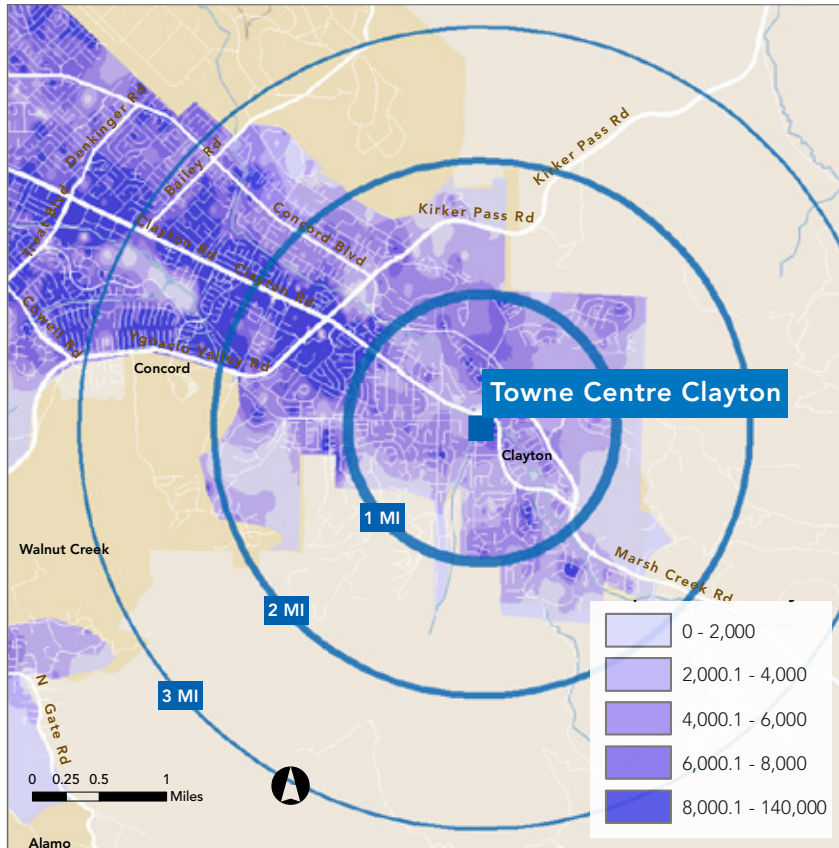
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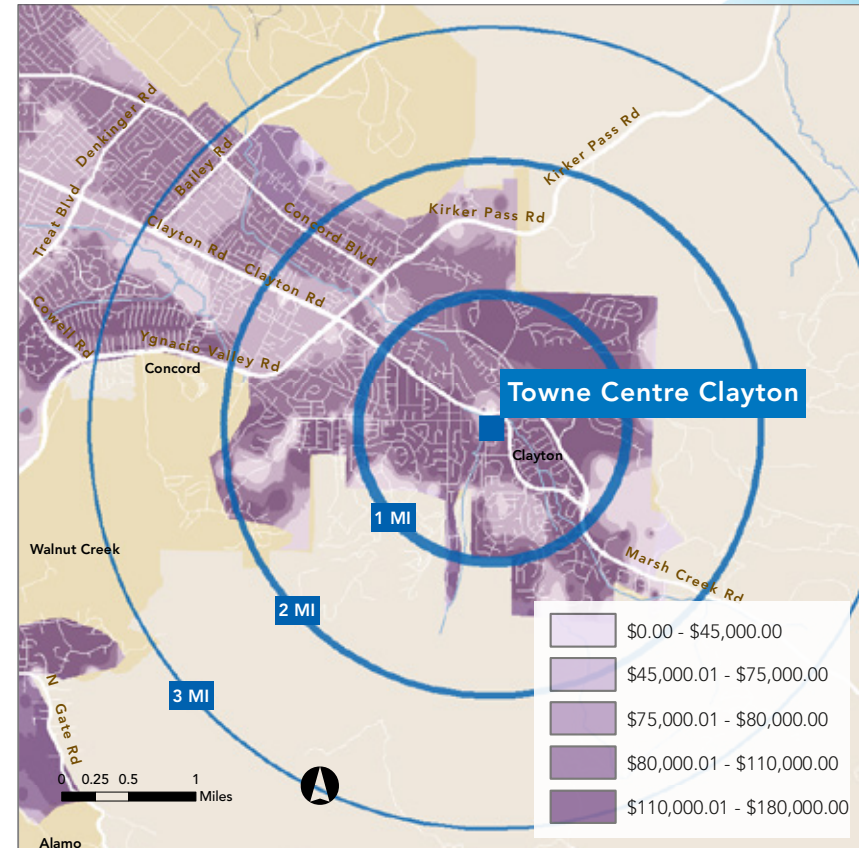
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## DEMOGRAPHICS - POPULATION DENSITY



## DEMOGRAPHICS - MEDIAN HOUSEHOLD INCOME



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RETAIL DEVELOPMENT OPPORTUNITY

# TOWNE CENTRE CLAYTON

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### PROPERTY HIGHLIGHTS

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- Approximately 15 minutes from downtown Walnut Creek and less than 50 minutes to downtown San Francisco
- Adjacent to public transportation; just one block from Contra Costa County bus line
- Potential flexibility for city-encouraged uses and development proposals
- Potential drive-thru

### ENCOURAGED DEVELOPMENT OPTIONS

- Mixed-use retail under multi-family
- Pedestrian oriented retail (grocery, drug store, convenience, restaurants)
- Bed & Breakfast or hotel operators
- Downtown village type development (boutique retail)
- Oxbow Public Market inspired regional destination (brewery, winery, restaurants)

### DEVELOPMENT REGULATIONS

- Height limit 40 Feet
- City of Clayton's website: <http://ci.clayton.ca.us/>



1.66 Acres of Retail Development Opportunity

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AERIAL MAP



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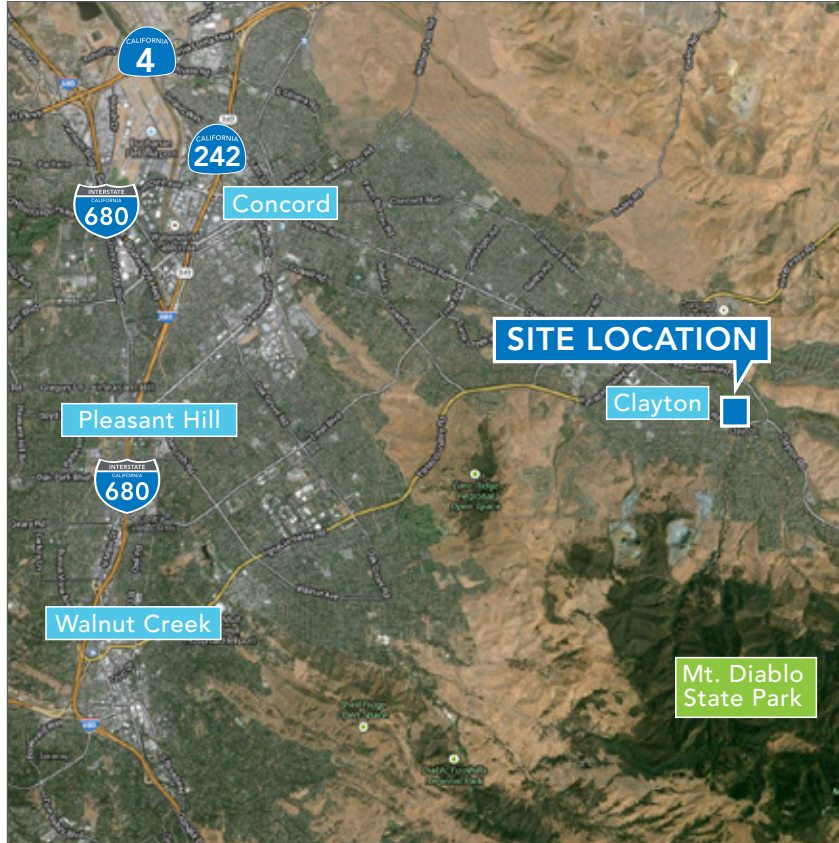
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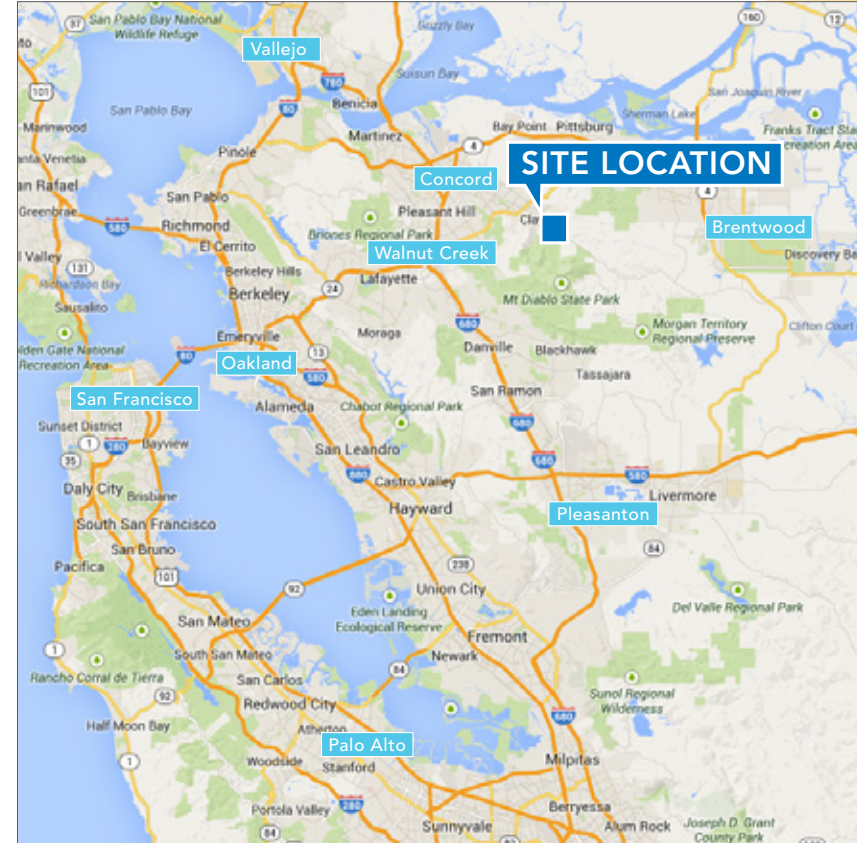
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## EAST BAY LOCATION MAP



## BAY AREA LOCATION MAP



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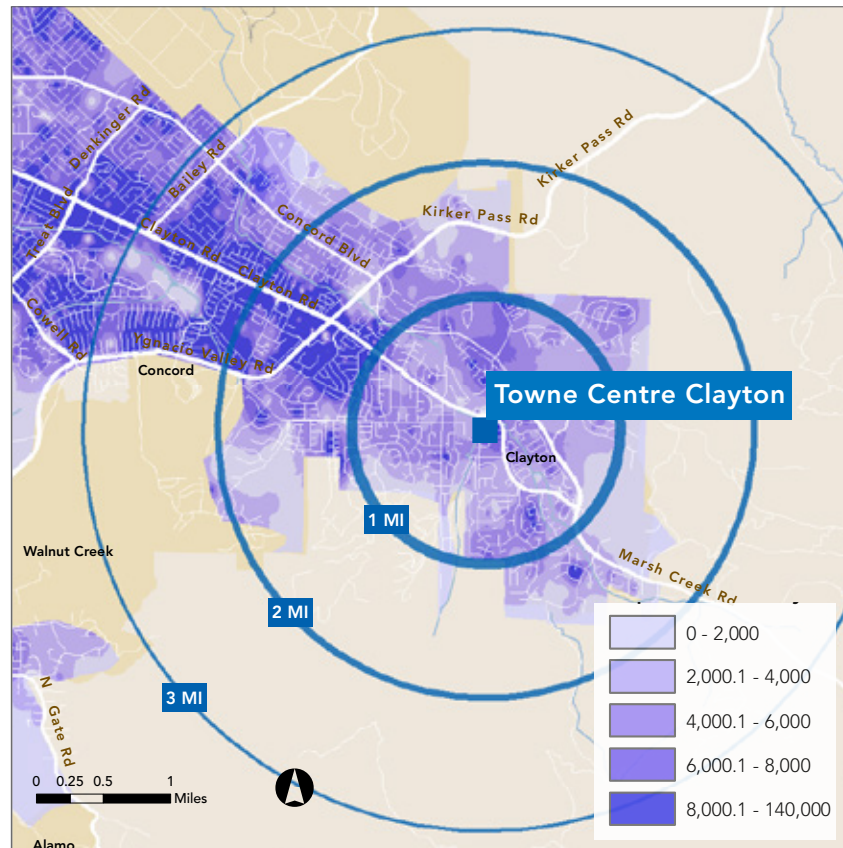
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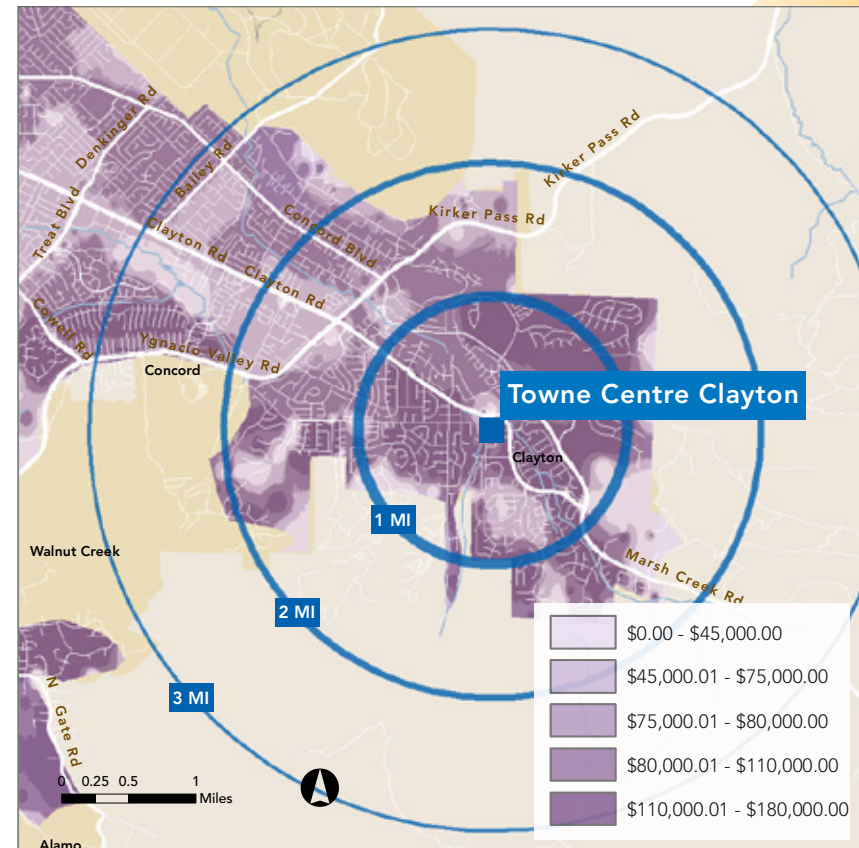
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## DEMOGRAPHICS - POPULATION DENSITY



## DEMOGRAPHICS - MEDIAN HOUSEHOLD INCOME



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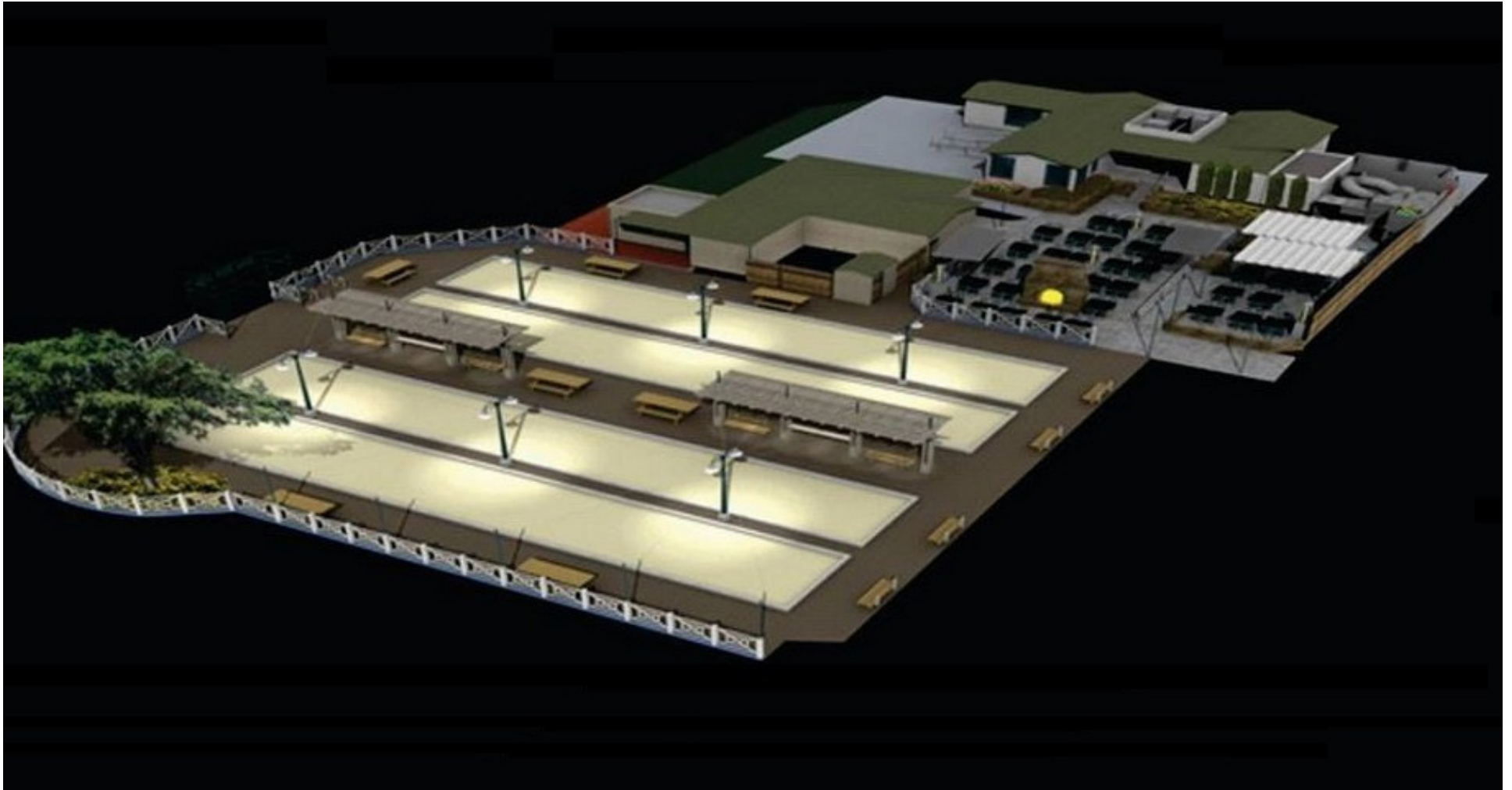
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**Bocce Court Rendering**





ENTITLED MIXED-USE DEVELOPMENT OPPORTUNITY

# CREEKSIDE TERRACE

1005 - 1007 Oak Street, Clayton, CA

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## ENTITLEMENT

The proposed project involves the removal of two existing single-story modular structures and the construction of a two-story mixed-use building. The ground floor is proposed to consist of approximately 7,200 SF of retail space. The second floor of the building would consist of seven (7) residential units with a community room and laundry/storage room that overlooks Mitchell Creek to the west.

## PROPERTY HIGHLIGHTS

- **Condition:** 2 existing single story modular structures:
- 1005 Oak Street:  $\pm 2,360$  SF
- 1007 Oak Street:  $\pm 1,680$  SF
- Lot:  $\pm 32,632$  SF (0.75 acres)
- APN: 119-050-009; 119-050-008; 119-050-034
- 2013 Combined Tax Assessment Value: \$532,740
- Potential flexibility for city-encouraged uses and development proposals

## LOCATION HIGHLIGHTS

- Located adjacent to Clayton Road, which has  $\pm 24,195$  AADT
- Approximately 15 minutes from downtown Walnut Creek and less than 50 minutes to downtown San Francisco
- Adjacent to public transportation; just one block from Contra Costa County bus line



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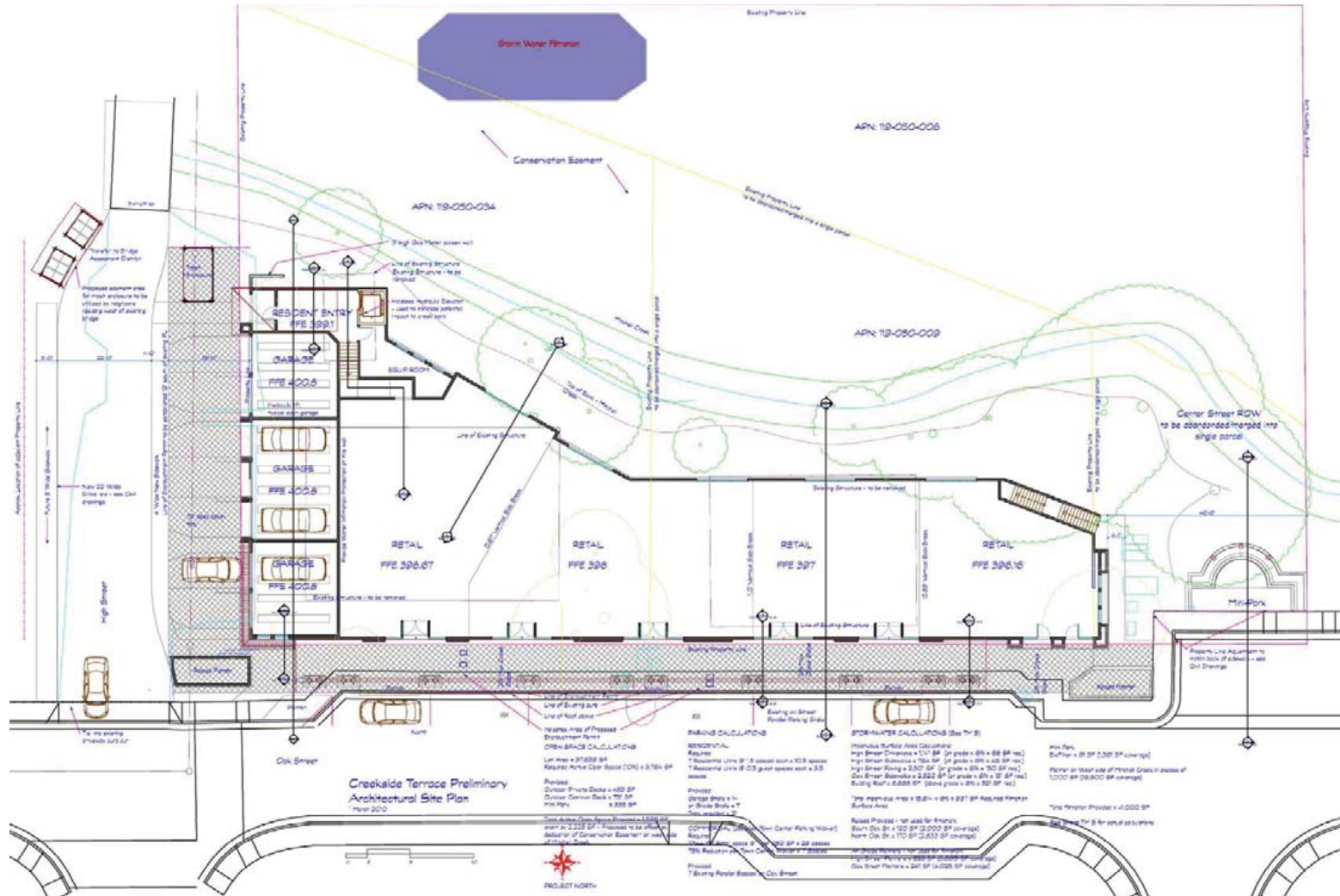


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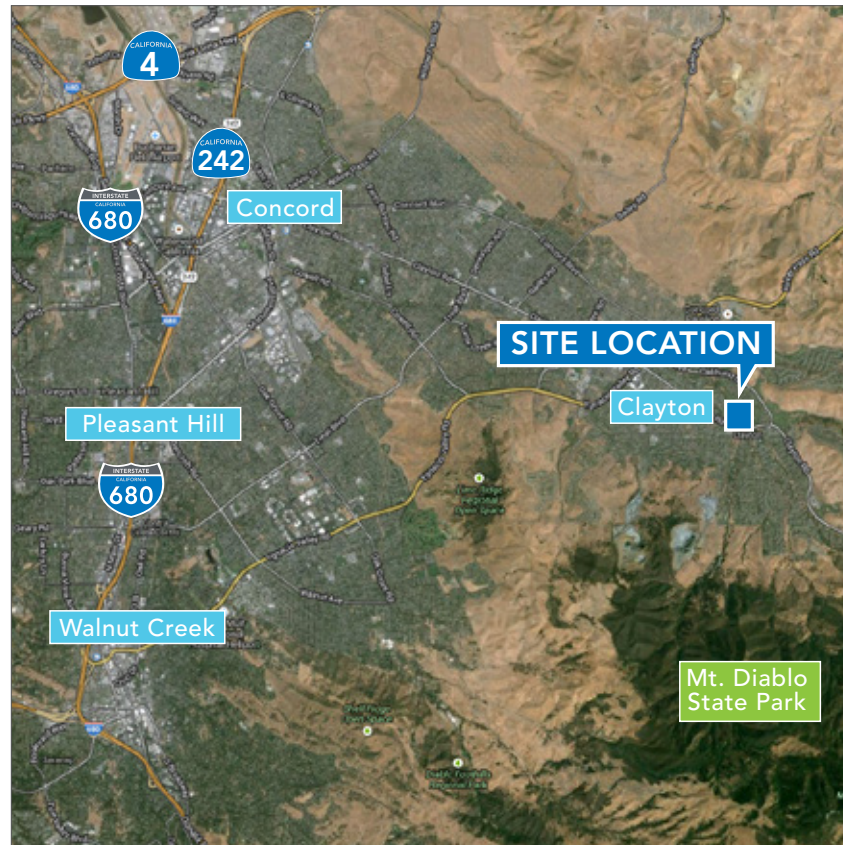
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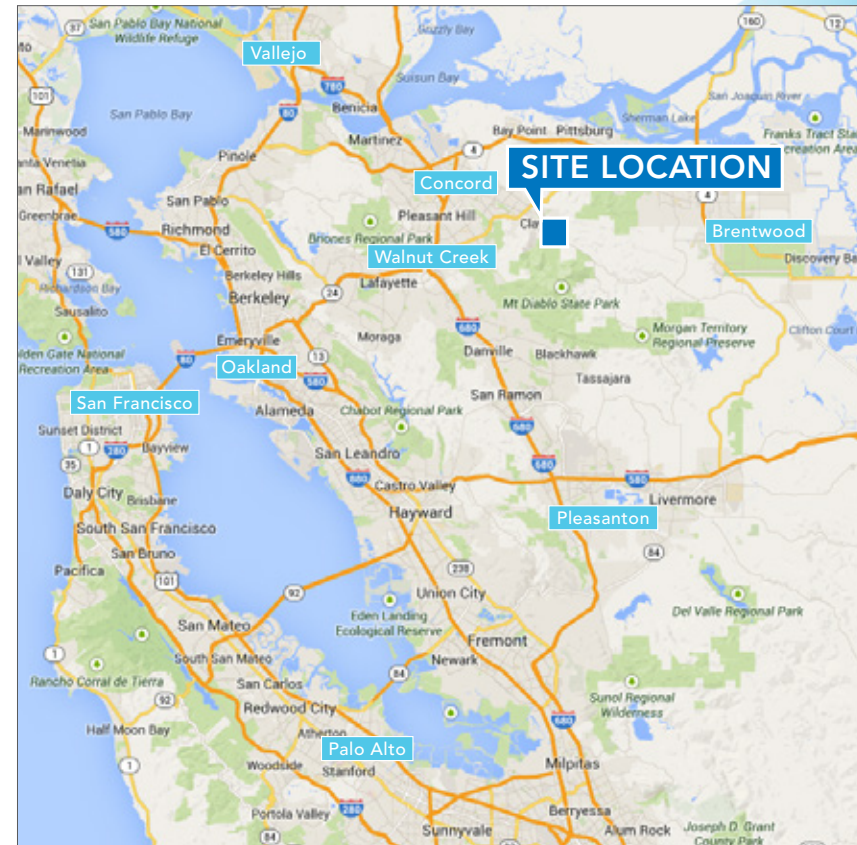
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## EAST BAY LOCATION MAP



## BAY AREA LOCATION MAP



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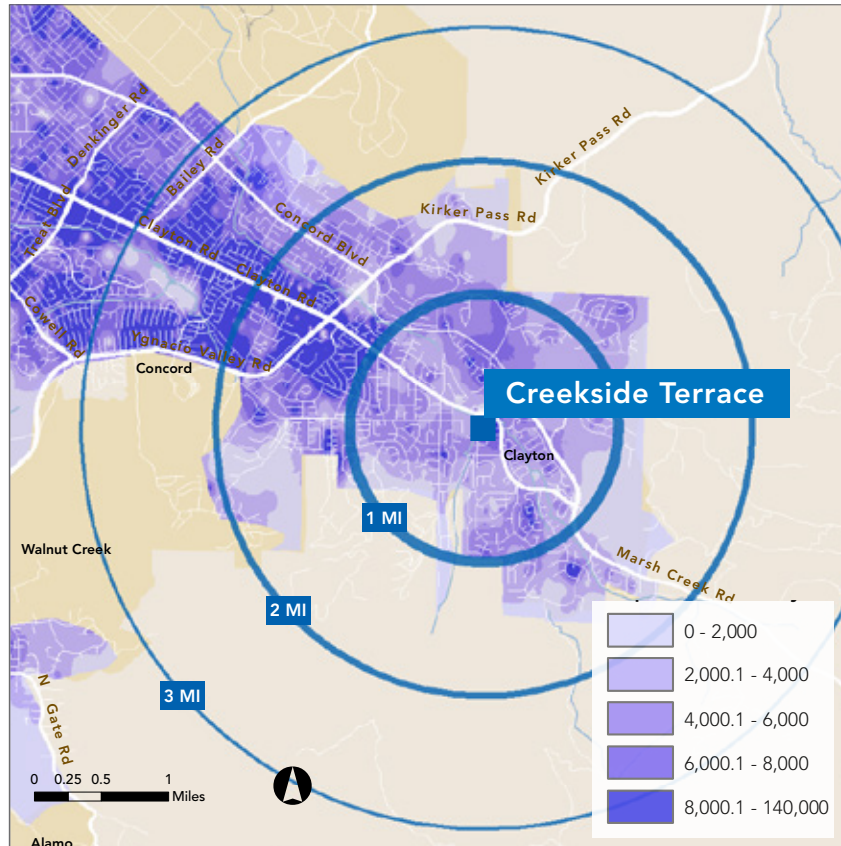


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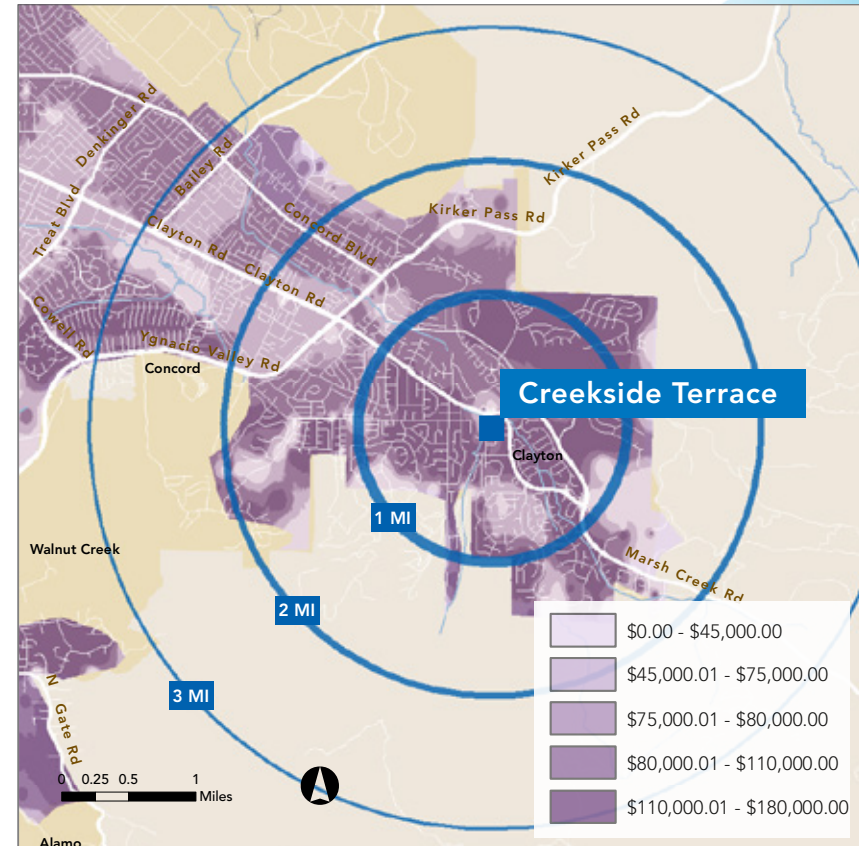
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## DEMOGRAPHICS - POPULATION DENSITY



## DEMOGRAPHICS - MEDIAN HOUSEHOLD INCOME



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