



DAVID TAXIN
MEACHAM OPPENHEIMER GROUP

39888 BALENTINE DR
NEWARK

VACANT ±9,953 SF RESTAURANT FOR SALE ON ±1.66 ACRES
OWNER USER OPPORTUNITY - FORMER NIJO CASTLE JAPANESE RESTAURANT



PRICE: \$5,300,000 (\$532 SF)

ZONING: RC - Regional Commercial

BUILDING SIZE: ±9,953 SF

GENERAL PLAN: RC – Regional Commercial

LOT SIZE: ±1.66 AC

PARKING: 50± Spaces

YEAR BUILT: 1986

APN: 901-195-10

VACANT ±9,953 SF RESTAURANT FOR SALE

OWNER USER OPPORTUNITY - FORMER NIJO CASTLE JAPANESE RESTAURANT

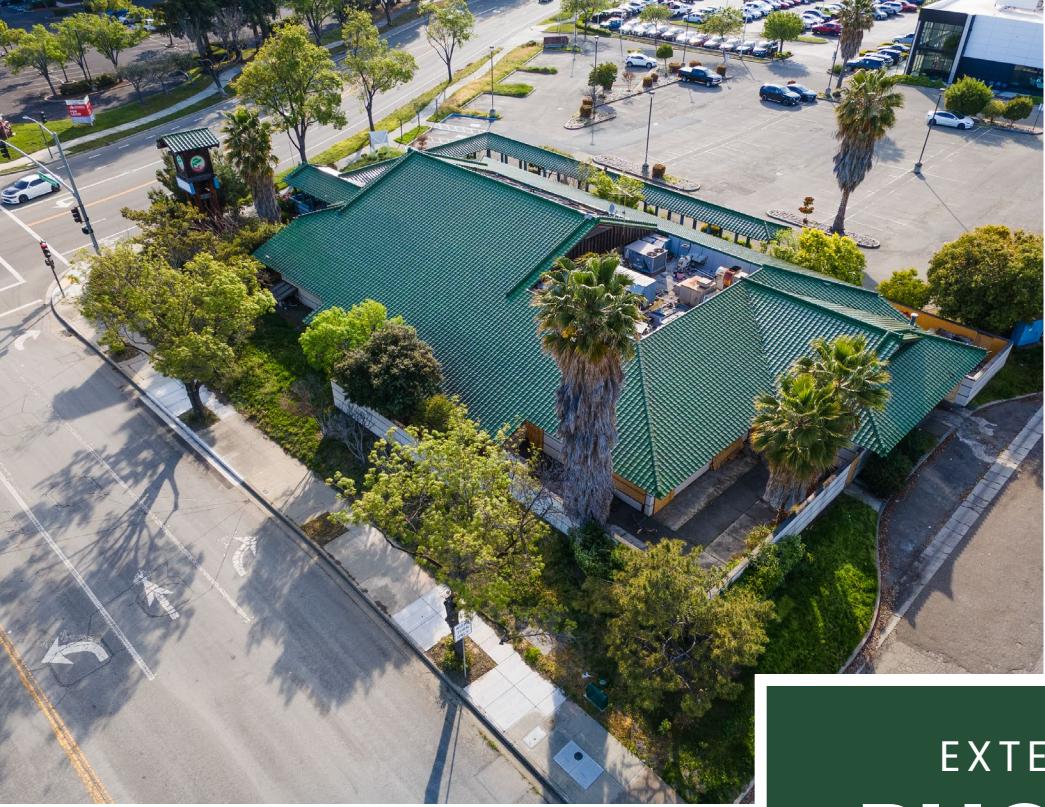
- Rare Owner User Opportunity: ±9,953 SF Vacant Restaurant For Sale on Large ±1.66 Acre Parcel.
- Former Nijo Castle Japanese Teppanyaki Grill Restaurant.
- Located on the corner of Balentine Dr & Mowry School Rd , directly off Stevenson Blvd & Interstate 880.
- Rare large scall restaurant/banquet facility opportunity.
- 0.4 Miles from the Newpark Mall which includes national retailers such as Costco Wholesale, AMC Newpark 12, H&M, and many more.
- Great signage & exposure on the hard corner, the property is next to Chuck E. Cheese, Fremont Mazda, Fremont Ford, Kia of Fremont, Winn Volkswagen, Double Tree by Hilton, Hyatt Place.
- Seller has entitled the property for 132 room, ±75,704 square foot AC Marriott hotel.
- Regional Commercial Zoning & General Plan Designations.
- **RC regional commercial.** This district is intended to support the large-scale shopping facilities. It includes a broad array of goods and services, including department stores, retail shops, restaurants, entertainment facilities, and similar uses which draw patrons from throughout Newark and the surrounding region. Uses such as hotels and corporate office buildings are acceptable. Housing at densities greater than thirty units per acre may be included if such housing is a component of a planned development which is primarily oriented around regional retail uses. This district implements the regional commercial general plan land use designation.



EXTERIOR PHOTOS



The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

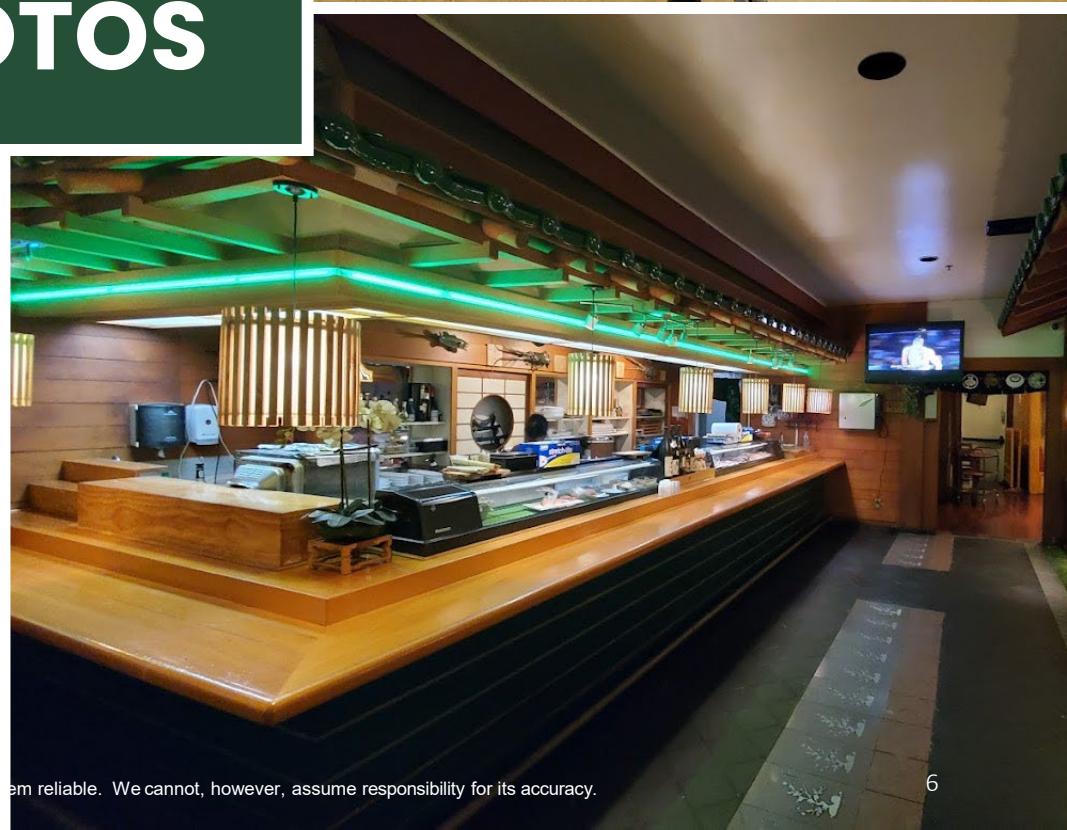


EXTERIOR PHOTOS





INTERIOR PHOTOS



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STEVENSON BLVD

BALENTINE DR

MOWRY SCHOOL RD



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BALENTINE DR



STEVENSON BLVD



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“P” Permitted Use

“M” Minor Use Permit Required

“C” Conditional Use Permit Required

LAND USE REGULATIONS

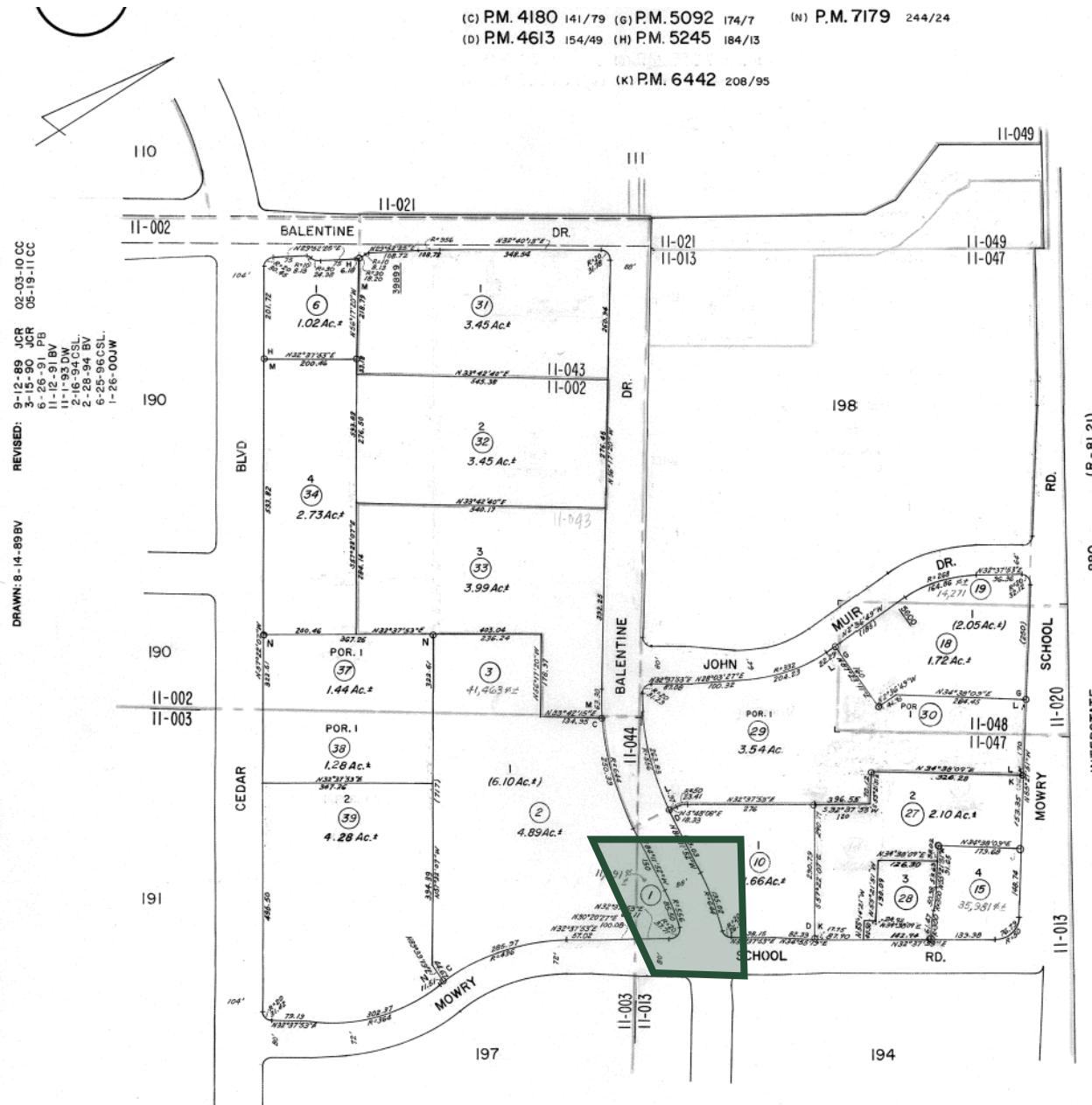
USE CLASSIFICATION	RC	USE CLASSIFICATION	RC	USE CLASSIFICATION	RC
Multi-Unit Development	C(2)	Large Vehicle and Equipment Sales, Service and Rental	M	Walk-In Clientele	M
Colleges and Trade Schools	M	Service and Gas Stations	M	Motels	C
Community Assembly	C	Washing	M	Maintenance and Repair Services	M
Cultural Institutions	M	Banks and Credit Unions	P	Nurseries and Garden Center	P
Day Care Centers	M	Check-Cashing Businesses	C	Business, Professional, and Technology	M
Government Offices	P	Banquet Hall	C	Gold, Semi-Precious, Precious Metal Buying Stores	C
Clinic	M	Business Services	P	Massage Establishments	C
Instructional Services	M	Cinema/Theaters	P	Building Materials Sales and Services	P
Park and Recreation Facilities	M	Indoor Sports and Recreation	C	Convenience Markets	M(3)
Parking Lots and Structures	M	Outdoor Entertainment	M	Food and Beverage Sales	P(3)
Public Safety Facilities	P	Outdoor Recreation	M	Gold, Semi-Precious, Precious Metal Buying Stores	C
Schools	M	Drive-Through Facility	M	General Retail	P
Social Service Facilities	M	Bars/Night Clubs/Lounges	M	Pawn Store	C
Tutoring Facilities	M	Restaurant, Full Service	M	Secondhand Store	C
Animal Sales and Grooming	P	Restaurant, Limited Service	M	Tobacco Retailer	C
Boarding/Kennels	C	Restaurant, Take-Out Only	M	Light Fleet-Based Services	C
Veterinary Services	M	Farmer's Markets	P	Reverse Vending Machine	M
Artist's Studio	P	Food Preparation	M	Transportation Passenger Terminals	M
Automobile Rentals	P	Live/Work Units	M	Live Entertainment	C
Automobile/Vehicle Sales and Leasing	P	Hotels	P		

PARCEL MAP



(c) P.M. 4180 141/79 (g) P.M. 5092 174/7 (n) P.M. 7179 244/24
(d) P.M. 4613 154/49 (h) P.M. 5245 184/13

(k) P.M. 6442 208/95



DEMOGRAPHICS

2025 SUMMARY

1-MILE

5-MILE

10-MILE

Population

16,771

271,437

710,794

Households

5,435

87,941

233,724

Average Household Size

3

3

2.9

Owner Occupied Housing Units

3,832

50,198

121,667

Renter Occupied Housing Units

1,474

35,404

104,739

Median Age

40.2

40

38.6

Median Household Income

\$156,808

\$154,549

\$150,114

Average Household Income

\$178,736

\$177,089

\$174,829

39888 BALENTINE DR
NEWARK



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