

0.22 ± AC of Land for Lease in Balentine Plaza

5800 Mowry School Rd | Newark, CA

TYLER LU

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PROPERTY OVERVIEW



Rental Rate: Call Agent

Land Area: 0.22 ± AC

Zoning (CC): Community Commercial

Parcel Number (APN): 901-197-5-2

Build-out: Development Pad

Traffic Count: 45,000 ± ADT

0.22± AC of Land For Lease

5800 Mowry School Road

- 0.22± AC Development Pad Available For Lease
- Rental Rate: Call Agent For More Info
- Located Right Off I-880 On Mowry School Rd
- Strong Demographics With an Average Household Income of \$179,147 Within A 1-mile Radius
- Plaza is Anchored by Foodmaxx & Consists Co-tenants Such as Chandri, Mehran, Eggholic, Togos, & Many More...
- Located at a High Traffic Intersection with Exposure to 45,000± Vehicles Per Day







LOCATION MAP



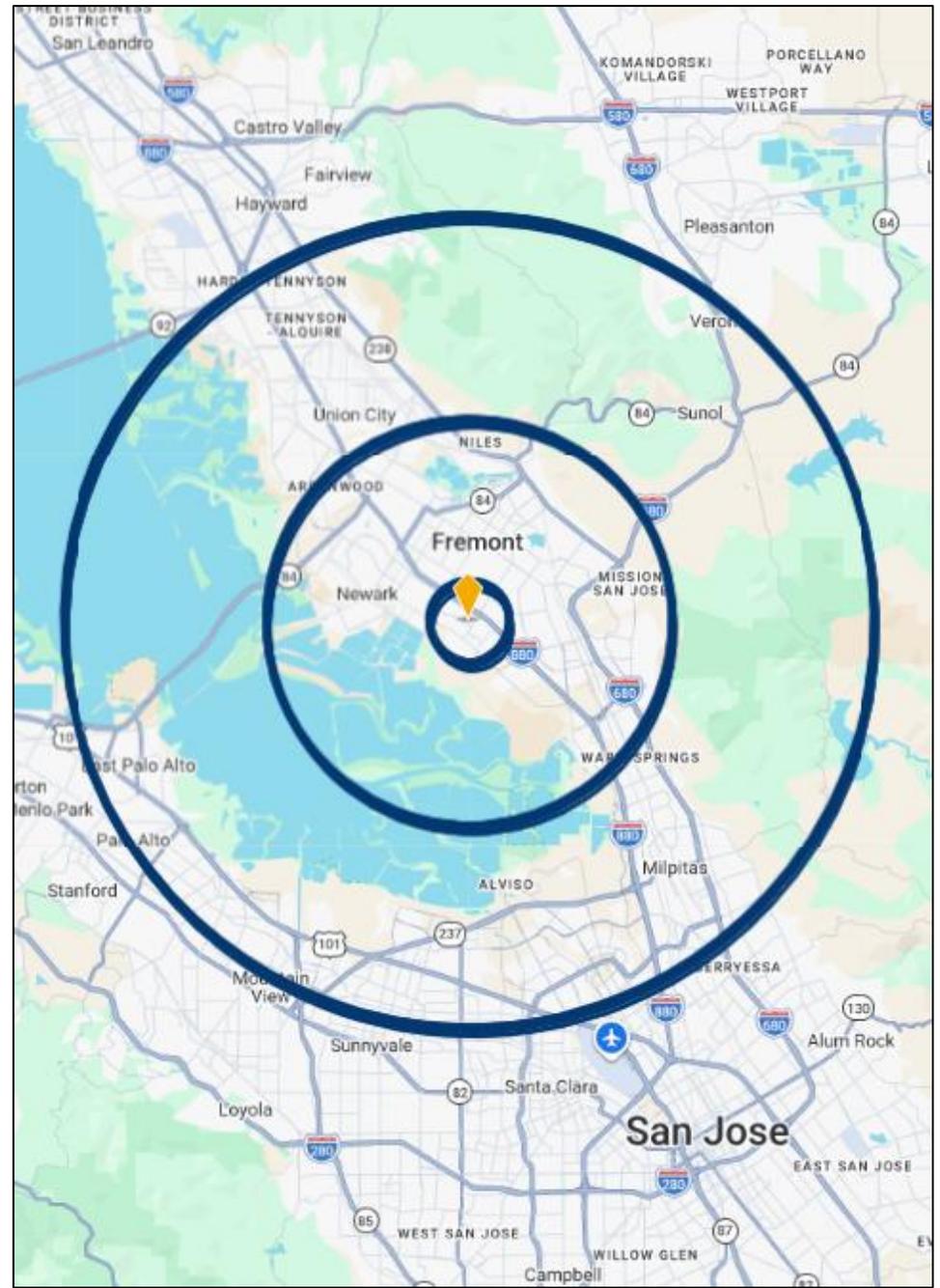
SITE MAP



DEMOGRAPHICS



Summary	1-Mile	5-Mile	10-Mile
Population	13,934	270,201	746,314
Households	4,609	86,321	240,281
Average Household Size	3	3	2.9
Owner Occupied Housing Units	3,284	49,278	124,154
Renter Occupied Housing Units	1,224	34,777	108,613
Median Age	40.1	40	38.6
Median Household Income	\$156,602	\$154,590	\$151,136
Average Household Income	\$179,477	\$177,094	\$175,489



POTENTIAL USES



LAND USE REGULATIONS-COMMERCIAL & MIXED-USE DISTRICTS	
"P" Permitted Use; "M" Minor Use Permit Required; "C" Conditional Use Permit Required; "-" Use Not Allowed	
Use Classification	CC
Residential Uses	
Residential Housing Types	
Single-Unit Dwelling, Attached	-
Multi-Unit Development	-
Family Day Care	
Small	-
Group Residential	-
Residential Care Facilities	
Small	-
Single Room Occupancy	-
Public/Semi-Public Uses	
Colleges and Trade Schools	M
Community Assembly	C
Cultural Institutions	M
Day Care Centers	M
Funeral Parlors and Interment Services	M
Government Offices	P
Hospital and Clinics	
Clinic	M
Instructional Services	M
Park and Recreation Facilities	M
Parking Lots and Structures	M
Public Safety Facilities	P
Schools	M
Social Service Facilities	M
Tutoring Facilities	M
Commercial Uses	
Adult Business	P

Animal Care, Sales, and Services	
Animal Sales and Grooming	P
Boarding/Kennels	C
Veterinary Services	M
Artist's Studio	P
Automobile/Vehicle Sales and Services	
Automobile Rentals	M
Automobile/Vehicle Sales and Leasing	P
Automobile/Vehicle Service and Repair, Minor	M
Large Vehicle and Equipment Sales, Service and Rental	-
Service and Gas Stations	M
Washing	M
Banks and Financial Institutions	
Banks and Credit Unions	P
Check-Cashing Businesses	-
Banquet Hall	-
Business Services	P
Commercial Entertainment and Recreation	
Cinema/Theaters	P
Indoor Sports and Recreation	C
Outdoor Entertainment	-
Outdoor Recreation	-
Drive-Through Facility	M
Eating and Drinking Establishments	
Bars/Night Clubs/Lounges	M
Restaurant, Full Service	M
Restaurant, Limited Service	M
Restaurant, Take-Out Only	M
Farmer's Markets	P
Food Preparation	M
Hookah Lounge	P
Live/Work Units	-

POTENTIAL USES CONTINUED

Lodging	
Hotels	P
Motels	-
Maintenance and Repair Services	M
Nurseries and Garden Center	P
Offices	
Business, Professional, and Technology	M
Medical and Dental	M
Walk-In Clientele	M
Personal Services	
General Personal Services	M
Fortune, Palm, and Card Reader	P
Massage Establishments	C
Tattoo or Body Modification Parlor	P
Retail Sales	
Building Materials Sales and Services	P
Convenience Markets	M(3)
Food and Beverage Sales	P(3)
Gold, Semi-Precious, Precious Metal Buying Stores	-
General Retail	P
Pawn Store	-
Secondhand Store	C
Tobacco Retailer	-
Transportation, Communication, and Utility Uses	
Communication Facilities	
Telecommunication	
Light Fleet-Based Services	C
Recycling Facility	
Reverse Vending Machine	M
Transportation Passenger Terminals	M
Other Applicable Types	
Accessory Uses and Structures	
Home Occupations	
Live Entertainment	C
Nonconforming Use	
Outdoor Dining and Seating	
Outdoor Display and Sales	
Solar Energy Systems	
Temporary Use	

For More Information:

[Newark Municipal Code - Land Use & Zoning](#)

Specific Limitations:

1. Single-Unit Dwelling, Attached uses are not permitted in the Old Town Newark Specific Plan area. Residential uses are not allowed on the ground floor along Newark Boulevard frontage and Thornton Avenue frontage, between the Union Pacific Railroad tracks and Olive Street.
2. Not allowed on the ground floor. Residential units shall be intended to support retail commercial uses of the project.
3. Conditional use permit pursuant to Chapter 17.35, Use Permits, is required for any establishment that either devotes forty percent or more of floor area or display area to, or derives seventy-five percent or more of gross sales receipts from, the sale or exchange of alcohol.

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