

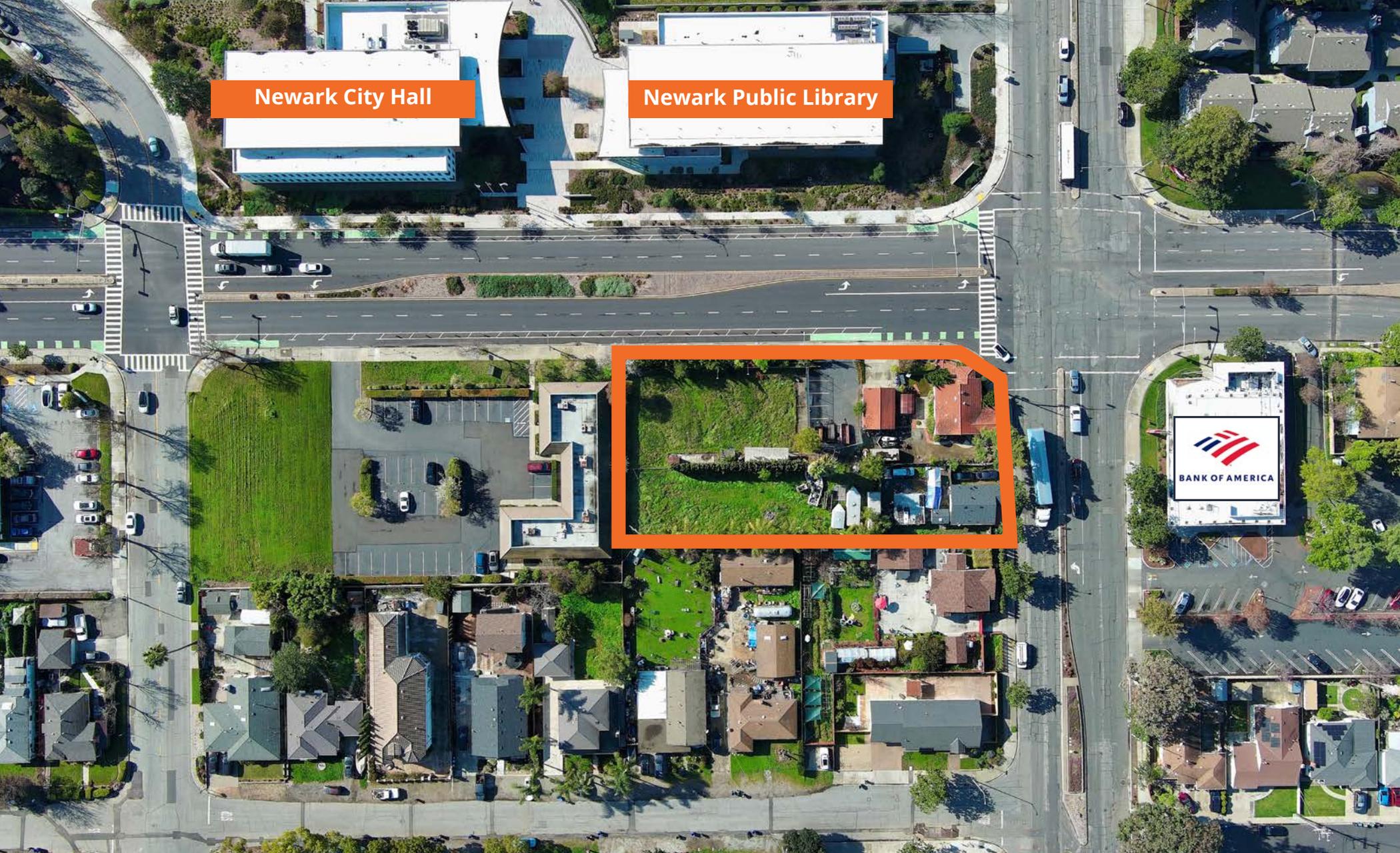
**AVISON  
YOUNG**

# LAND FOR SALE

6076 - 6090 Thornton Avenue, Newark  
±34,450 Square Feet  
Prime Development/Signalized Corner



**Prime Development Opportunity Directly Across the Street From the Recently Constructed and Highly Acclaimed Newark City Hall, City Library and Newark Police Station.**



Newark City Hall

Newark Public Library

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**AVISON  
YOUNG**

# Property Details

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**Asking Price:** \$4,452,000

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**Land Size:** ±34,450 Square Feet

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**Zoning:** **6090 Thornton Ave**  
PO Zone (Professional Office & High  
Density Residential)  
**6076 Thornton Ave**  
RS (Residential Single Family)

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**Parcel Number:** 092A-1036-037-05 = ±21,200 sf land  
092A-1036-038-02 = ±13,250 sf land

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**Current Structures:** Small medical building &  
Single-family home

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**Current Building Usage:** Office & Residential

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**Building Size:** **6090 Thornton Ave**  
±1,343 sf medical office  
**6076 Thornton Ave**  
±672 sf single family residence

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**Occupancy:** Month to month tenants  
(one tenant in each building)

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**Opportunity Zone:** No

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Newark Police Department



Newark Public Library



Newark City Hall



# Development Standards

**PO Zoning (Per Newark City Zoning Plan):** This District reserves area for local-serving professional and administrative office uses such as finance, insurance, and real estate businesses, legal and other professional services, banks, personal services, business support activities, and dental and medical services. These uses may form a transition between retail and residential uses, or a buffer between arterial streets and residential areas. Residential uses are only permitted as a component of a Planned Development. This District implements the Office Commercial General Plan Land Use Designation.

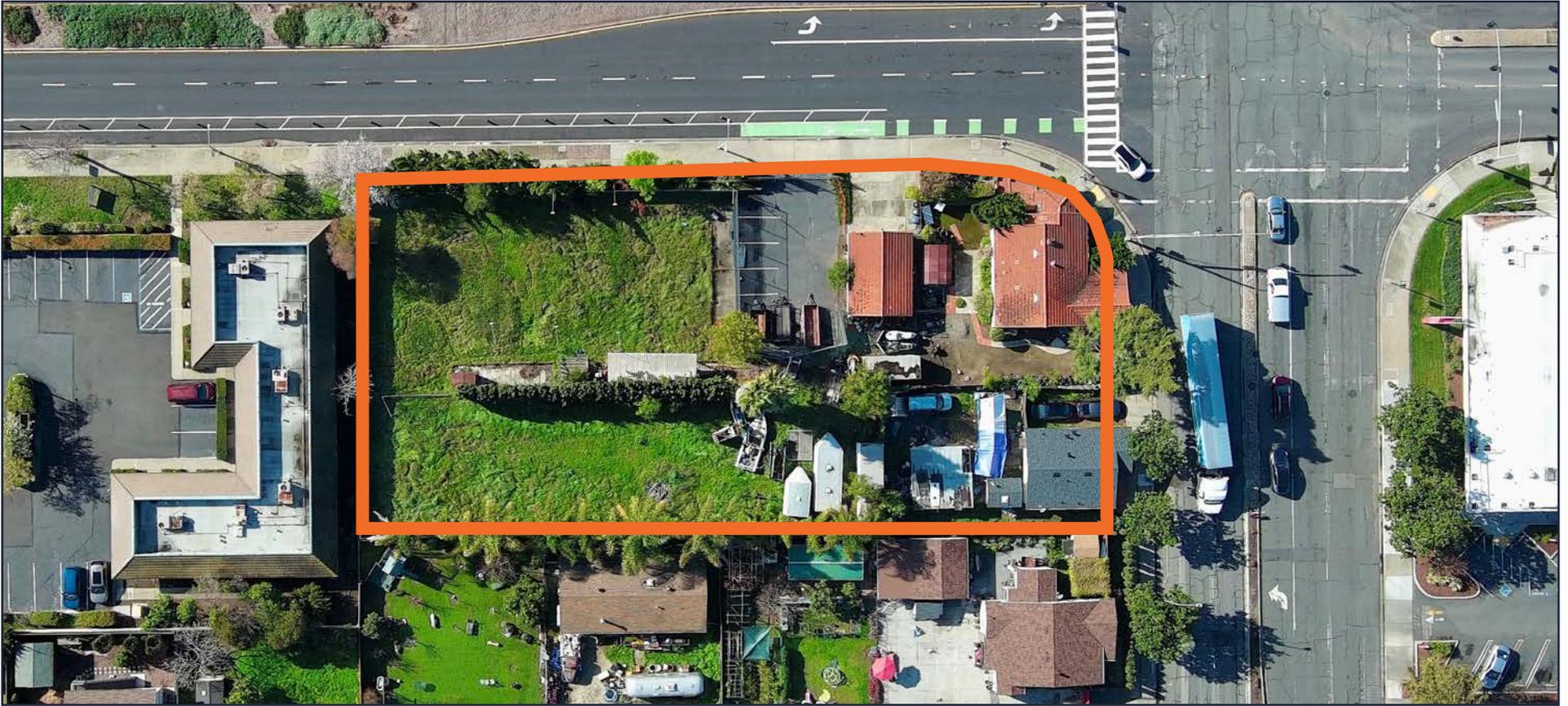
- Minimum site area. A minimum site area of not less than 10,000 square feet shall be required.
- Minimum lot width is 60 feet
- Maximum building height is 35 feet and up to 50 feet with CUP
- Standard setbacks as follows:
  1. Front: 10 feet
  2. Interior Side: 5 feet
  3. Street Side: 10 feet
  4. Rear: 10 feet

**PO Zoning (Per Newark City General Plan):** High Density Residential (25 to 60 units per net acre). This designation is intended for apartment and condominium complexes that are generally three stories or more. On larger parcels with this designation, common open space and other shared amenities are typically provided. Structured (or basement level/ podium) parking is also common. Densities range from 25 to 60 units per acre, corresponding to site area allowances of 725 to 1,450 square feet of lot area per each dwelling unit. To ensure that land with this designation is used as efficiently as possible, a minimum density standard of 25 units per net acre applies. Other compatible uses, such as schools, childcare centers, parks, and religious facilities may also locate in areas with this designation, subject to appropriate permitting requirements.

**RS Zoning (Residential Single Family):** Low Density Residential (Less than 8.7 units per net acre). This designation is intended for single-family residential development on lots larger than 5,000 square feet. It corresponds to most of Newark's residential neighborhoods. Multiple zoning districts apply within Low Density Residential areas to distinguish areas with different minimum lot sizes. Other compatible uses, such as schools, childcare centers, parks, and religious facilities may also locate in areas with this designation, subject to appropriate permitting requirements.

\*Buyer should not rely on the zoning information herein, and should do their own investigation with the Newark Planning and Zoning Department.





## Investment Highlights

- High visibility signalized corner
- Directly across from the Newark City Hall, Library and Police Station
- 35'- 50' height limit for CO zoned land
- Allowed uses include medical, dental, professional office, banks, residential...
- Prime central Newark location
- Over 30,000 VPD at the corner of Thornton & Newark Boulevard



**Asking Price**

\$4,452,000



**Land Size**

±34,450 sf (.80 Acres)



**Price Per Acre**

\$5.63m/acre



**Zoning**

PO & RS (City of Newark)



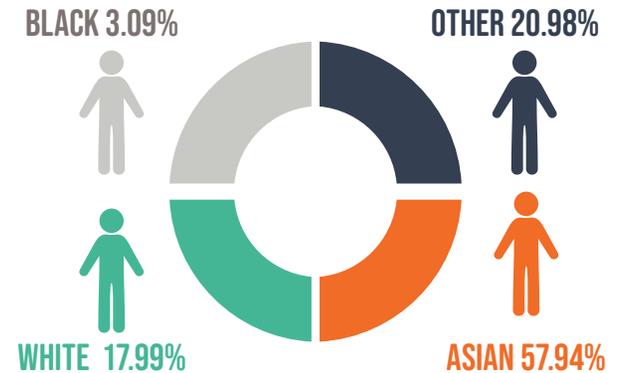
# Demographics



**MEDIAN AGE**  
**39.50**

**HOUSEHOLDS**  
**97,040**

## POPULATION BY RACE



**MEDIAN HOME VALUE**  
**\$1,037,020**

**AVG HH SIZE**  
**3**



Renter Occupied  
Housing Units: **38,215**

Median Household  
Income: **\$147,974**

Owner Occupied  
Housing Units: **55,216**

## Confidentiality & Disclaimer

This Confidential Offering Memorandum (the "Memorandum") has been prepared and presented to the recipient (the "Recipient") by Avison Young - Northern California ("Avison Young") as part of Avison Young's efforts to market for sale the property located at 6076-6090 Thornton Avenue, Newark, CA California (the "Property"). Avison Young is the exclusive agent and broker for the owner(s) of the Property (the "Owner"). Avison Young is providing this Memorandum and the material contained in it to the Recipient solely to assist the Recipient in determining whether the Recipient is interested in potentially purchasing all or part of the Property. Avison Young also is providing this Memorandum and the material in it to the Recipient with the understanding that the Recipient will independently investigate those matters that it deems necessary and appropriate to evaluate the Property and that the Recipient will rely only on its own investigation, and not on W Real Estate and Avison Young, the Owner or this Memorandum, in determining whether to purchase the Property.

Please Note the Following:

Avison Young, the Owner and their respective agents, employees, representatives, property managers, officers, directors, shareholders, members, managers, partners, joint venturers, corporate parents or controlling entities, subsidiaries, affiliates, assigns and predecessors and successors-in-interest make no representations or warranties about the accuracy, correctness or completeness of the information contained in this Memorandum. The Recipient is urged not to rely on the information contained in this Memorandum and to make an independent investigation of all matters relating to the Property.

This Memorandum includes statements and estimates provided by or to Avison Young and/or the Owner regarding the Property. Those statements and estimates may or may not be accurate, correct or complete. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements and estimates. Further, nothing contained in this Memorandum should be construed as representation or warranty about any aspect of the Property, including, without limitation, the

Property's (1) past, current or future performance, income, uses or occupancy, (2) past, current or prospective tenants, (3) physical condition, (4) compliance or non-compliance with any permit, license, law, regulation, rule, guideline or ordinance, or (5) appropriateness for any particular purpose, investment, use or occupancy. Again, the Recipient is urged not to rely on this Memorandum and the statements and estimates in it and to make an independent investigation regarding the Property and the statements and estimates contained herein.

This Memorandum may include statements regarding, references to, or summaries of, the nature, scope or content of contracts and/or other documents relating to the Property. Those statements, references or summaries may or may not be accurate, correct or complete. Additionally, Avison Young may not have referenced or included summaries of each and every contract and/or other document that the Recipient might determine is relevant to its evaluation of the Property. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements, representations or summaries. On request and as available, and subject to the Owner's consent, Avison Young will provide the Recipient with copies of all referenced contracts and other documents. W Real Estate and Avison Young assumes no obligation to supplement or modify the information contained in this Memorandum to reflect events or conditions occurring on or after the date of its preparation of this Memorandum. More detailed information regarding the anticipated terms, conditions and timing of any offering by the Owner relating to the Property will be provided in due course by separate communication. Avison Young and/or the Owner reserve the right to engage at any time in discussions or negotiations with one or more recipients of this Memorandum and/or other prospective purchasers of the Property without notice or other obligation to the Recipient.

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