

**200 NEWPARK MALL RD,
NEWARK, CA 94560**

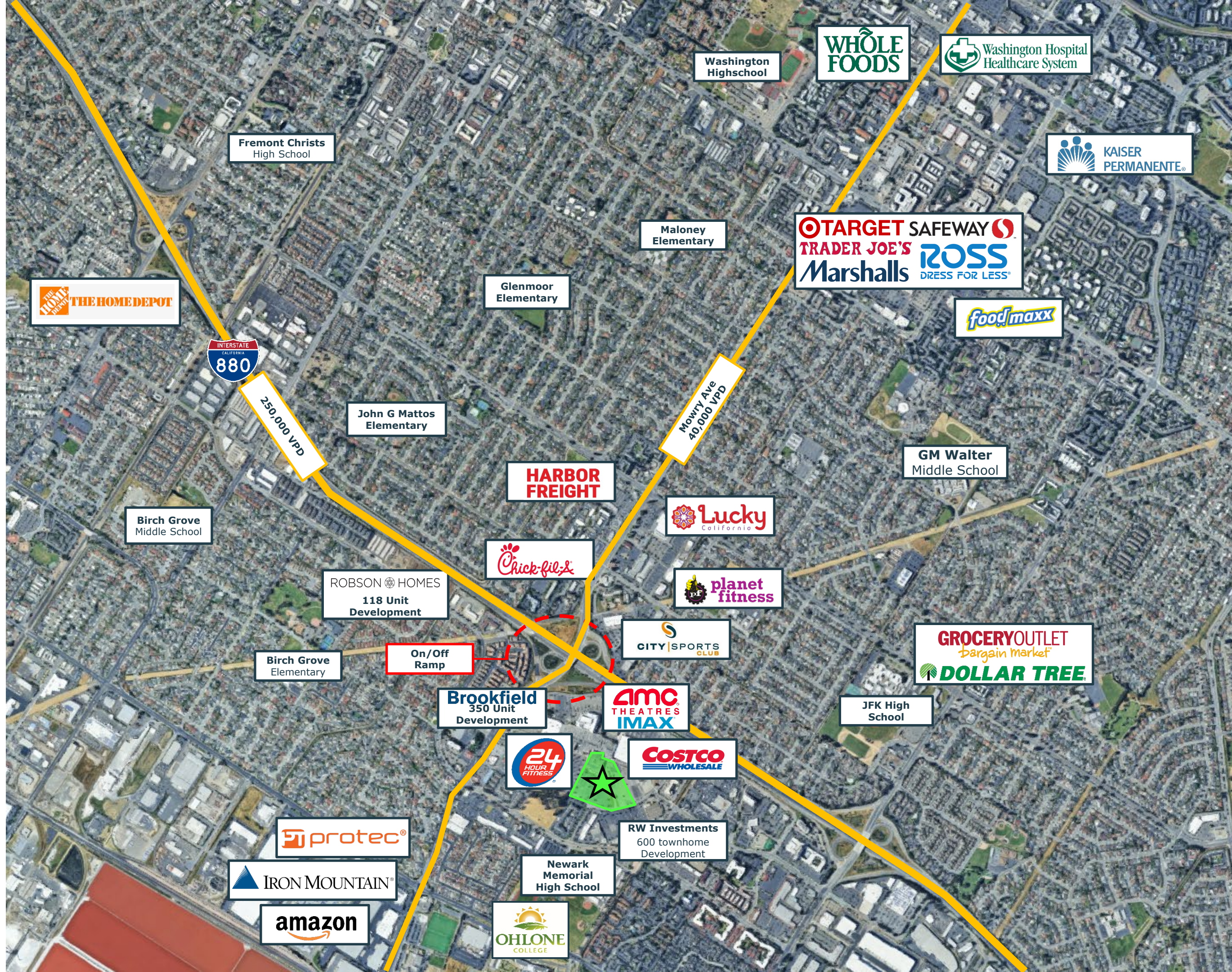
SITE PLAN

PREMISES

**Supermarket
Parking**

**Tenant 2 & 3 Parking
700+ Parking Spaces**





EAST ELEVATION

TENANT SIGNAGE



WEST ELEVATION

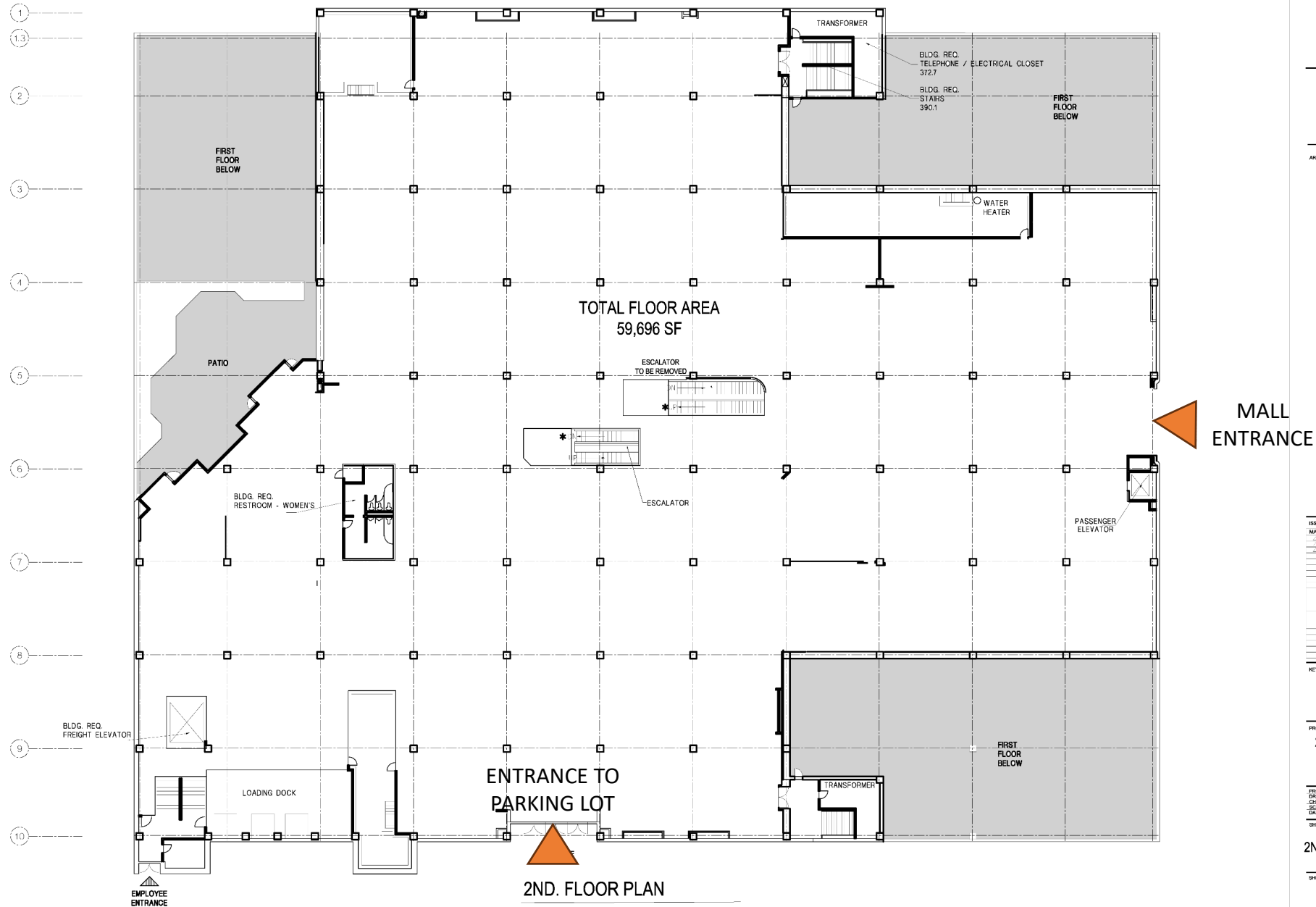




SOUTH ELEVATION

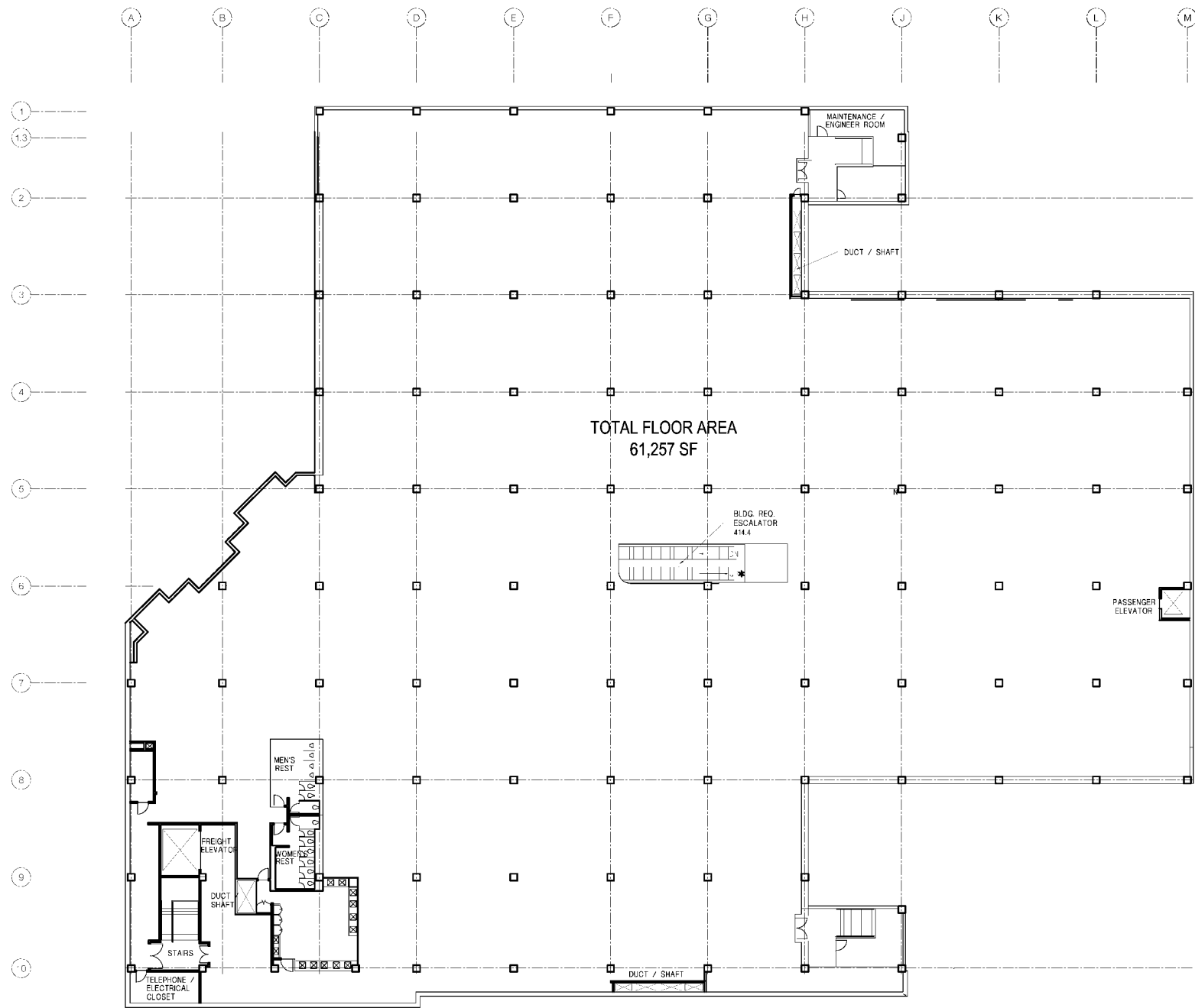
Tenant 2 & 3
Signage Opportunity

2ND. FLOOR PLAN



ISSUE	MARK	DESCRIPTION	DATE

3RD. FLOOR PLAN



3RD. FLOOR PLAN



STAMP

ARCHITECT / ENGINEER

ISSUE	MARK	DESCRIPTION	DATE

KEY PLAN

PROJECT TITLE
**200 NEWPARK
MALL RD
NEWARK, CA 94560**

PROJECT NUMBER
DRAWN BY: _____
CHECKED BY: _____
SCALE: AS SHOWN
DATE: 10/20/04

SHEET TITLE

3RD. FLOOR PLAN

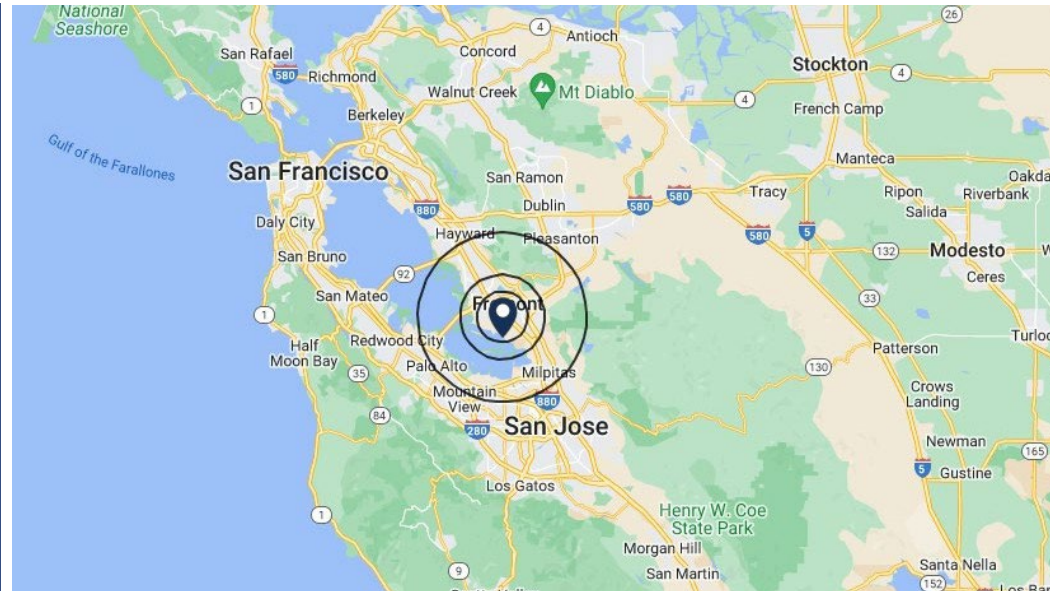
SHEET NO.

A3.0

GENERAL INFORMAMTION

Property Features

- **120,000 SF available on the 2nd & 3rd floors, divisible to suit**
- 2nd floor sits at grade with direct access to a dedicated surface parking lot with 750+ spaces, 3 loading docks, and a large freight elevator
- Freeway pylon signage and monument signage available, with 250'+ of frontage facing Balentine Dr & Mowry Ave, the two main entrances to the mall
- Floor loads suitable for furniture, fitness, and entertainment uses
- No REA use restrictions
- **T&T Supermarket opening in 2027 occupying the entire 75,000 SF 1st floor**
- Costco owns and operates the adjacent store and gas pad
- 600 townhomes under development on the adjacent site, with 1,000+ residential units currently under construction within a 1-mile radius



Demographics	3 Mile	5 Mile	10 Mile
Total Population	160,000	286,000	742,200
Median Age	39.5	40.6	39.4
Household Income	\$175,000	\$186,000	\$185,000
Meidan Home Value	\$1,200,000	\$1,100,000	\$1,100,000
Households	51,500	92,200	244,000
Bachelor's Degree +	49%	54%	51%

Population by Race	3 Mile	5 Mile	10 Mile
Asian	54%	60%	52%
White	19%	18%	19%
Hispanic Orgin	21%	16%	22%
Two or More Races	23%	19%	23%

Nearby Employers	Employee Count	Distance from Property	Company Value
Tesla	~25,000	~4 miles	\$1.0 Trillion
Boehringer Ingelheim	~800	~5 miles	Private
Lam Research	~4,000	~6 miles	\$400 Billion
Western Digital	~1,100	~6 miles	\$25 Billion
TD SYNEX	~1,400	~7 miles	\$12 Billion

