

6433 & 6417 Thornton Ave,
Newark CA, 94560

**Potential for 100+ Housing
Units Through Affordable
Housing Density Bonus +
Expedited Approvals**

**Located in Newark's Old
Town Specific Plan Area
City-Supported
Redevelopment
Corridor**





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ADAN ALVA

Since becoming a licensed real estate agent in 2020, Adan Alva has built a strong reputation representing first-time investors, landlords, and small business owners throughout the South Bay Area. His areas of specialization include retail leasing, industrial leasing, residential leasing, and multifamily investment sales, with a focus on helping clients identify opportunities that align with their investment goals.

Adan frequently guides clients through zoning, planning, and occupancy requirements, drawing on his understanding of local permitting processes and municipal departments to help investors, developers, and property owners maximize the potential of their real estate assets.

He serves clients across San Jose, Santa Clara, Mountain View, Morgan Hill, and Gilroy, and is known for his proactive marketing approach and strong knowledge of local market trends. Adan is currently a Commercial Real Estate Agent with Stark Complete Real Estate Services in Saratoga and an active member of the Santa Clara County Association of Realtors. Prior to joining Stark Complete Real Estate Services, he worked with Silverstone Commercial from January 2021 to August 2023, gaining experience in investment sales and commercial leasing.

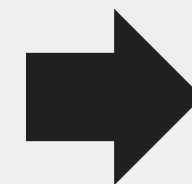


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PROPERTY HIGHLIGHTS



- **Two Adjacent Parcels
Totaling ±0.48 Acres**
- **Located in Newark's Old
Town Specific Plan Area**
- **Potential for 100+
Housing Units with
Density Bonus Law**
- **Expedited Entitlement &
Permitting Path available**
- **Flexible Zoning & Design
Standards with
Preliminary Proposal**
- **Adjacent to active 59-unit
affordable housing
project (6347-6375
Thornton Ave)**
- **City-Supported
Redevelopment Zone**
- **Walkable to shops, transit,
schools, and Newark Blvd
corridor**
- **Close proximity to
Dumbarton Bridge,
Facebook campus, and
Fremont BART**



**[Newark's Residential High Density
Zoning Guidelines Link](#)**

PROPERTY SUMMARY

Price – \$3,140,000

**Lot Size (SF/AC) – 21,000 SF / 0.48
Acres (10,500 SF each lot)**

Zoning – Residential High Density (RH-D)

**Development Capacity – Up to 111
Affordable Housing Units**

Permit Expediting Available

**APN – 092A091902102 &
092A091902002**



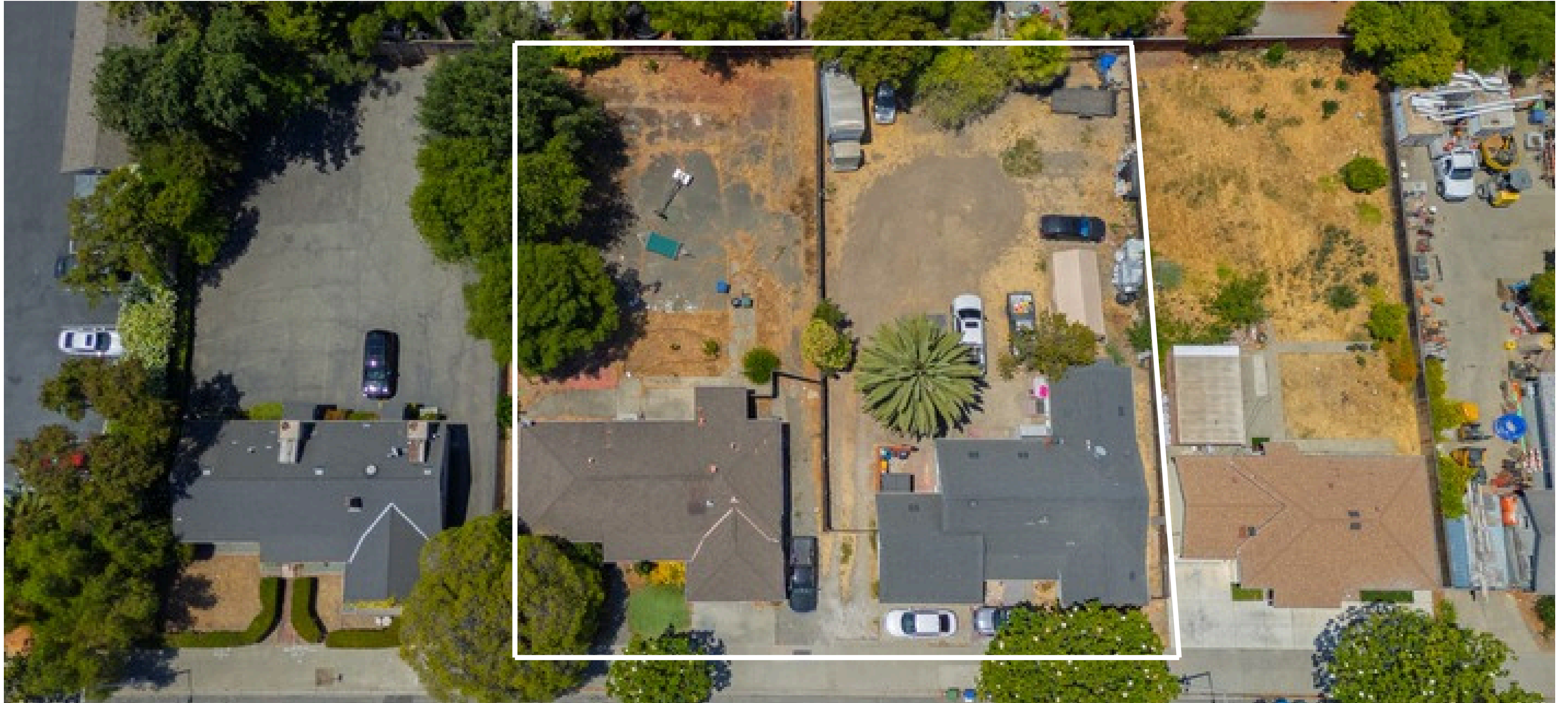
Property Description

6417 and 6433 Thornton Avenue present a rare dual-parcel opportunity totaling approximately 0.48 acres in the heart of Newark's Old Town Specific Plan district, an area actively promoting higher-density, mixed-use housing. The properties are situated along a main Newark corridor, just minutes from City Hall and the Newark Pavilion, offering excellent visibility and accessibility.

6417 Thornton Ave features a well-maintained, tenant-occupied single-family home generating interim income, while 6433 Thornton Ave includes a fire-damaged structure ready for redevelopment. Zoned Residential High Density (RH-D), both parcels support a wide range of residential configurations, including attached, duplex, and multi-unit developments. Utilizing California's Density Bonus Law, developers can pursue 100+ residential units with the benefit of expedited city approvals for affordable housing proposals.

Surrounded by a mix of residential and neighborhood commercial uses, and located just three parcels from a newly approved 59-unit affordable project, the Thornton Heights site offers a rare chance to deliver much-needed housing within Newark's most strategic and city-supported redevelopment corridor.



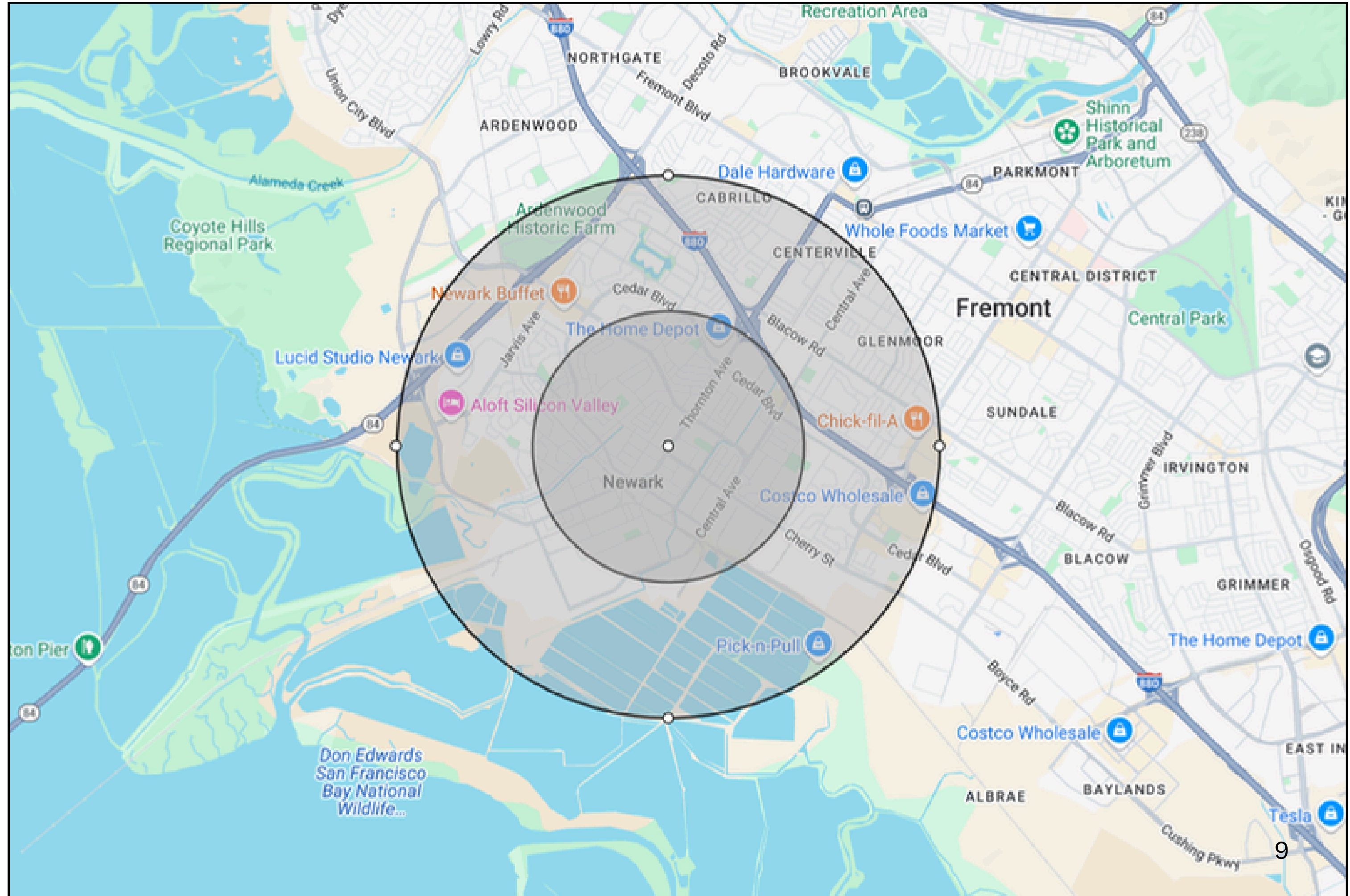


Parcel Number: 092A091902102 & 092A091902002
Building Sizes: 6433: +- 1,267 (SF) 6417: +- 1,400 (SF)
Lot Size Total: +- 21,000 (SF) / 10,500 (SF) Each Lot

Location

6433 THORNTON AVE

1 mile radius and 2 miles radius from 6433 & 6417 Thornton Ave, Newark, CA 94560



Demographic 2 Mile Radius

Category	Estimate
Population	~47,145 Residents (as of 2024)
Average Household Size	3.16 persons/household
Median Age	37.3 years
Median Household Income	\$165,000 annually
Total Business	~1,227 (occupied housing units approx, business similar in density, buyer verify)
Total Employees	~24,701 employed: within 2 miles, estimated several tens of thousands

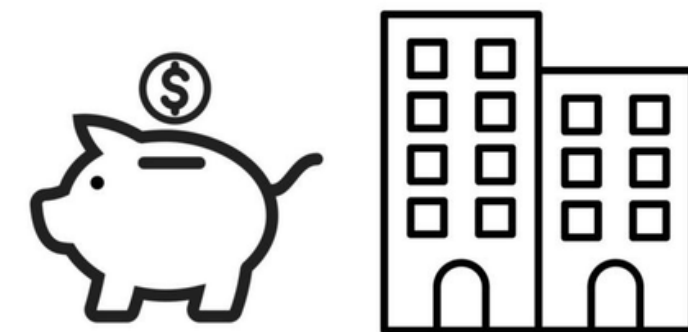
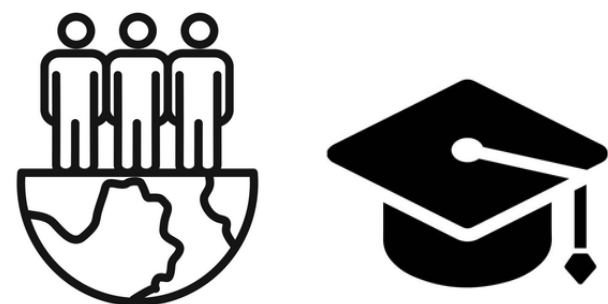
Educational Attainment (age 25+):

No High School Diploma: ~10.5%

High School Graduate or Higher: ~89.5%

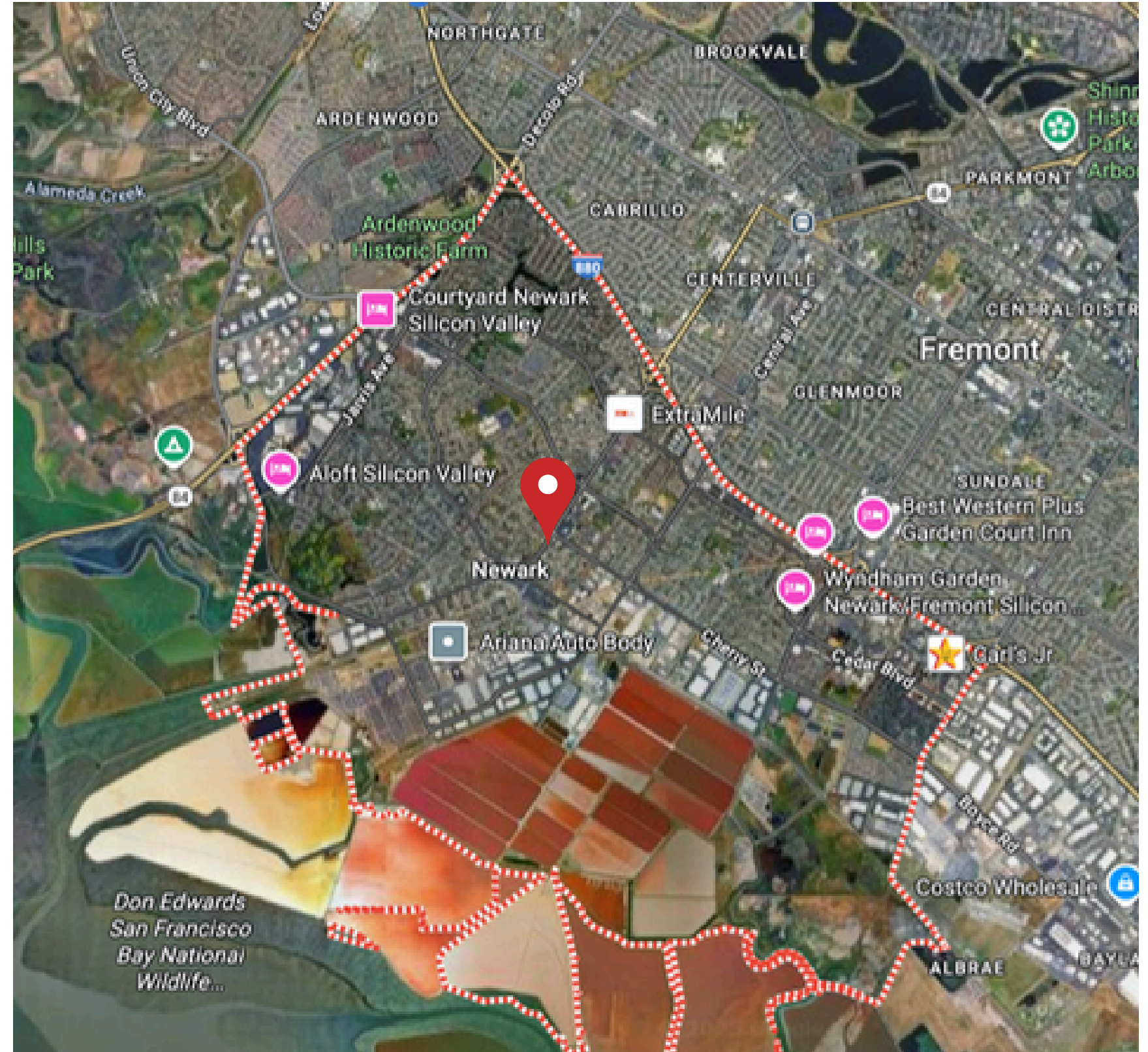
Some College (no degree): ~42.4%

Bachelor's Degree or Higher: ~47.1%



Driving Durations

Location	Drive Time	Distance
Newark City Hall	3 mins	0.5 miles
San Francisco International Airport	37 mins	27.8 miles
Oakland International Airport	27 mins	18.8 miles
CA I-880 Interstate	4 mins	1.0 miles
BART Station- Fremont	11 mins	4.9 miles
Dumbarton Bridge	15 mins	10.2 miles
Kaiser Permanente Fremont	10 mins	4.7 miles





Dumbarton Bridge



Coyote Hills Regional Park



Stanford Health Care-Newark Office



San Francisco International Airport



Oakland International Airport

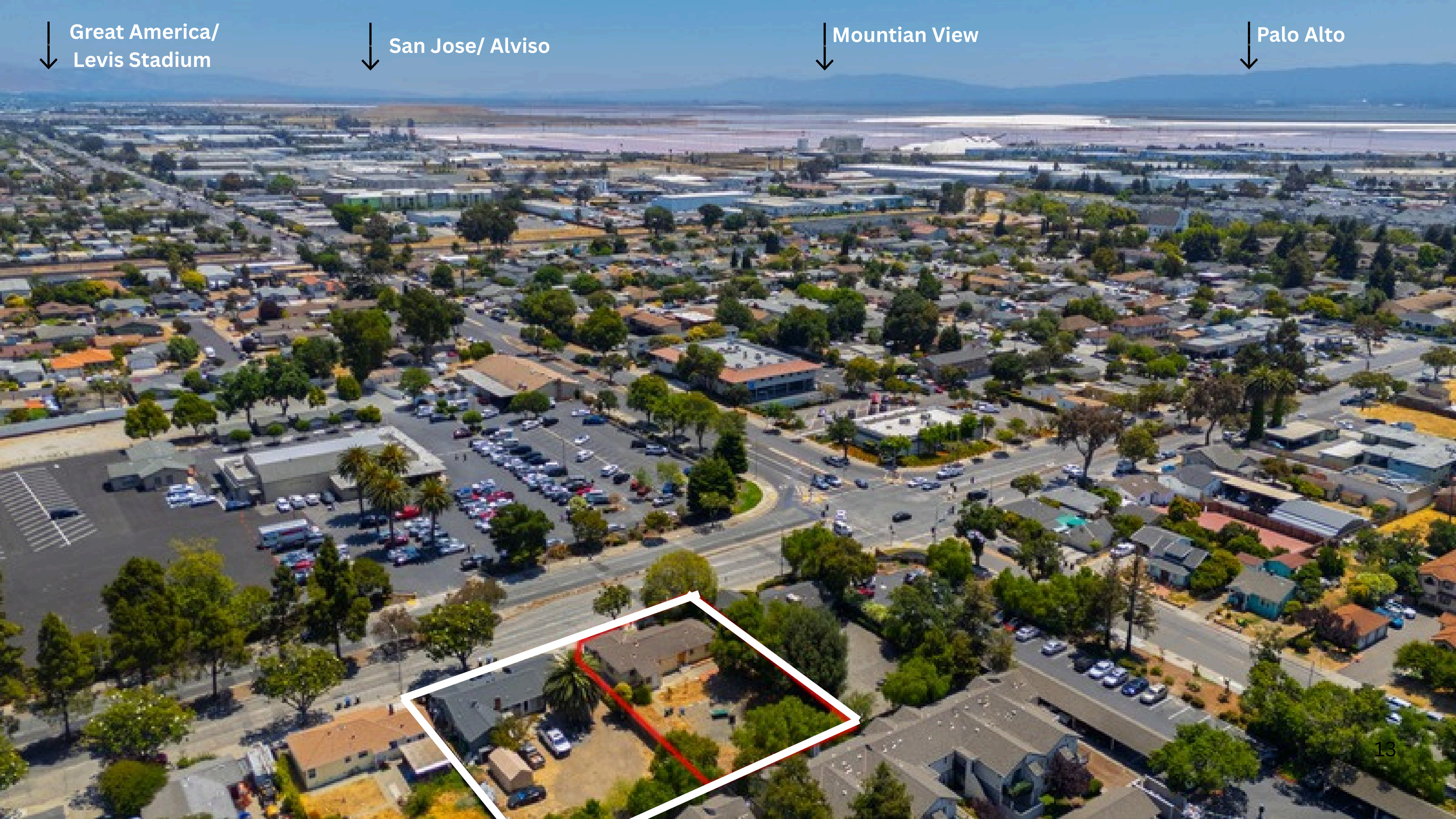


↓ Great America/
Levis Stadium

↓ San Jose/ Alviso

↓ Mountain View

↓ Palo Alto



Newark City Hall



Newark Pavilion

Future 59-unit
Affordable Rentals



Opportunities

The Thornton Heights Redevelopment offers developers the chance to shape a signature project within one of Newark's most forward-thinking planning districts. Located within the Old Town Specific Plan, these two side-by-side parcels provide an exceptional canvas for creative infill design that aligns with the city's vision for a walkable, mixed-use community blending residential living with neighborhood-serving retail and open spaces. Newark is actively seeking developments that add new housing choices while strengthening the vibrancy of Old Town, making this location a prime target for partnership and city collaboration.

By leveraging California's Density Bonus Law, future plans on this combined 0.48-acre site could support 100 or more residential units, with the added benefit of streamlined approvals and entitlement priority for projects that incorporate affordable housing. This accelerated path to development not only reduces holding time but also enhances financial feasibility. Directly next door, a 59-unit affordable housing project is under construction, funded in part by \$12 million in Newark Development Grants. Similar opportunities may exist for this site, as both city and state housing programs continue to provide low-interest financing and grants exceeding \$20 million for qualified affordable or mixed-income developments. These programs further increase the project's potential return by lowering capital costs and expediting approvals.

Developers have the flexibility to pursue a range of concepts—from affordable or mixed-income multifamily housing to live-work or small-scale mixed-use projects—each contributing to Newark's broader revitalization goals. With strong civic momentum, favorable zoning incentives, and city-level enthusiasm for housing production, Thornton Heights represents a rare opportunity to deliver meaningful growth and long-term value in one of the Bay Area's most cooperative development environments.

Market: Bay Area – East Bay / Submarket: Newark/Fremont
Cross Streets: Thornton Ave & Cherry St (Near Newark Pavilion)



FOR MORE
INFORMATION,
PLEASE
CONTACT THE
LISTING AGENT.



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