



# Rare 2nd Generation Restaurant

**PALMS ON CENTRAL • Central Ave. @ Timber St Newark, CA**



# PROPERTY OVERVIEW

- 2nd Gen Restaurant
- Suite 5486: 1,487± SF Available
- Anchored by Madras Groceries
- Co-Tenants Include: Joyful Smile Dental, Dynasty BBQ, Flaming House Hot Pot
- Easy Access to I-880 and Hwy 84/ Dumbarton Bridge
- \$4.25 PSF, plus NNN
- Newark is One of the Fastest Growing Cities in California
- Over 2,000 New Residential Units in the Newark Pipeline
- 12 ft Type I Exhaust Hood
- Grease Interceptor Installed
- Available January 1, 2025
- **Contact Agent for Pricing**



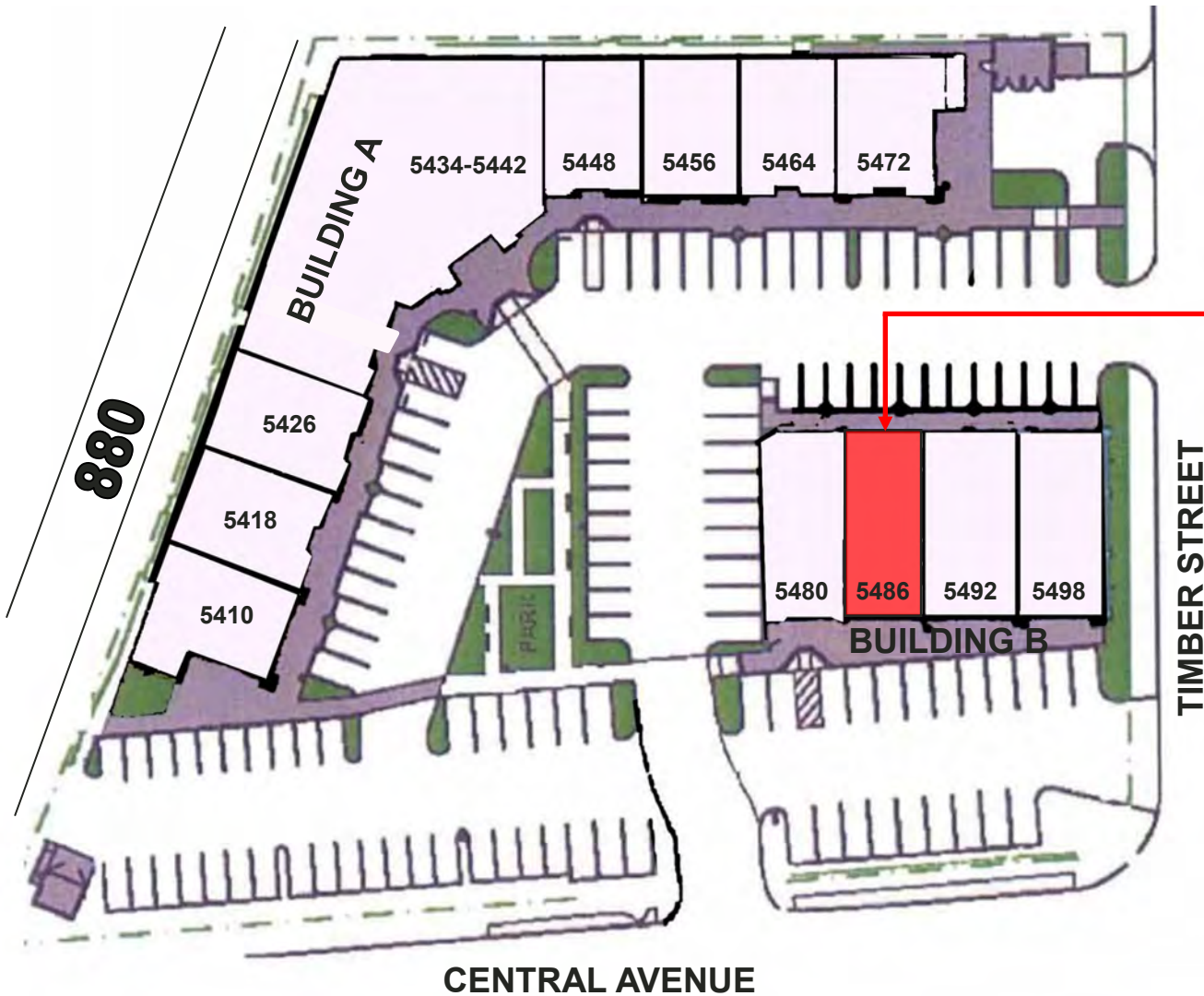


# INTERIOR PHOTOS





# SITE PLAN



BUILDING A		
5410	Joyful Smile Dental	1,561 SF
5418	X-Bay Beauty Salon	1,442 SF
5426	iClear Optometry	1,443 SF
5434-5442	Madras Groceries	6,775 SF
5448	Sapphire Beauty Salon	1,422 SF
5456	The Field Fitness	1,433 SF
5464	Market	1,442 SF
5472	Little Scholar Programs	1,439 SF

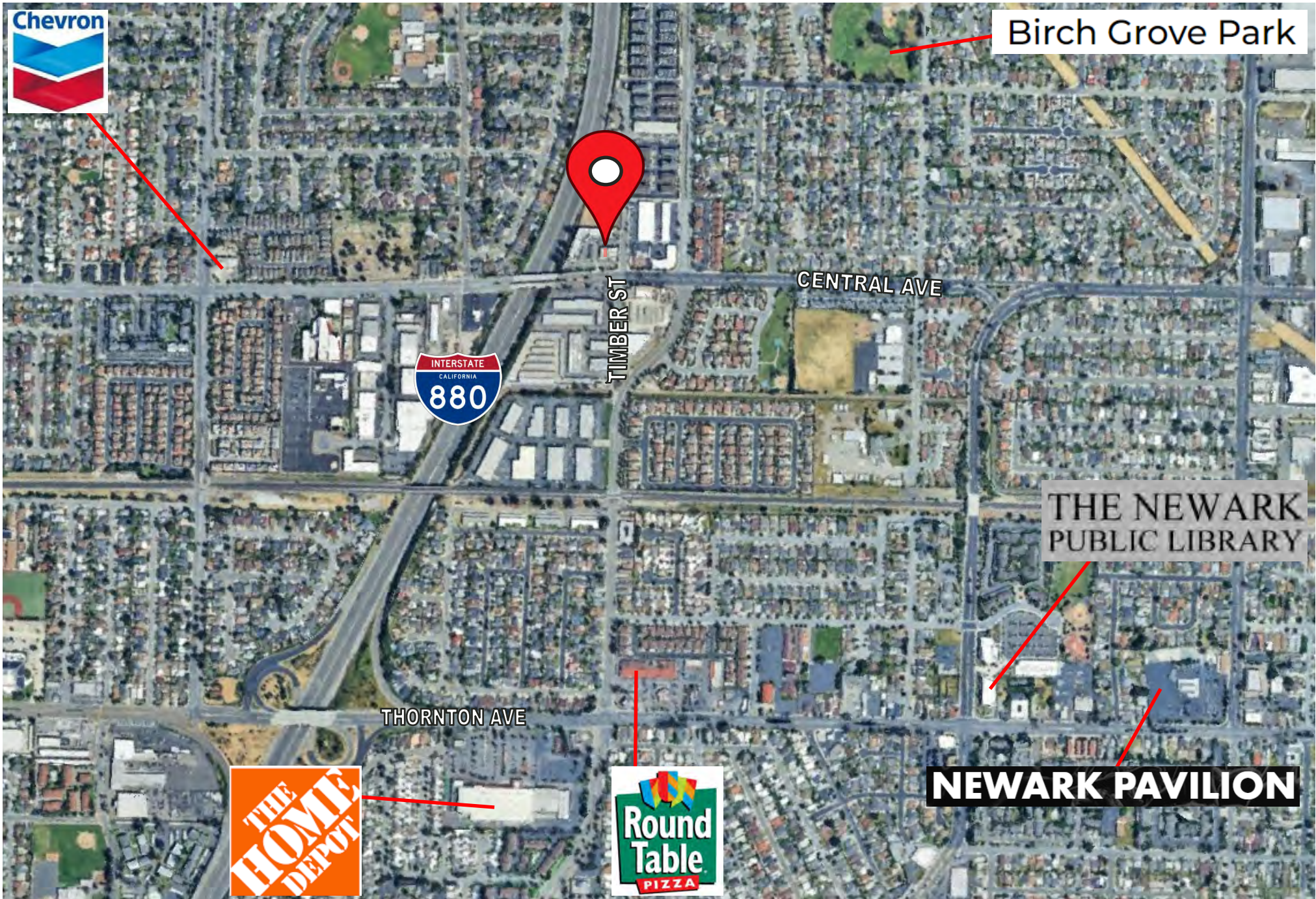
BUILDING B		
5480	Bengal Tiger	1,486 SF
<b>5486</b>	<b>Available</b>	<b>1,487 SF</b>
5492	Dynasty BBQ	1,772 SF
5498	Flaming House Hot Pot	1,800 SF







# AREA MAP





# DEMOGRAPHICS



<b>2024 SUMMARY</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
Population	<b>24,820</b>	<b>176,159</b>	<b>310,839</b>
Households	<b>7,444</b>	<b>56,540</b>	<b>98,472</b>
Average Household Income	<b>\$203,413</b>	<b>\$208,845</b>	<b>\$210,692</b>
Owner Occupied Housing Units	<b>5,175</b>	<b>32,281</b>	<b>59,347</b>
Renter Occupied Housing Units	<b>2,269</b>	<b>24,259</b>	<b>39,125</b>
Median Age	<b>38.9</b>	<b>38</b>	<b>38.9</b>
Median Household Income	<b>\$168,907</b>	<b>\$166,302</b>	<b>\$167,210</b>

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