

RESIDENTIAL DEVELOPMENT OPPORTUNITY

7580 Mowry Avenue, Newark, CA



Mowry Village
A Proposed 203 Unit Single Family Development

SITE

A UNIQUE 5 ACRE DEVELOPMENT SITE
IN NEWARK

OFFERING MEMORANDUM

7580 Mowry Avenue

NEWARK • CA

OFFERING MEMORANDUM

AUGUST 2024

Prepared by:

RICK KNAUF

Executive Vice President
+1 408 282 3840
rick.knauf@colliers.com
CA License No. 00823386

MATT MORALES

Senior Associate
+1 408 282 3914
matt.morales@colliers.com
CA License No. 02030954

colliers.com

Disclaimer

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees or representations or warranties of any kind., expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s).

TABLE OF CONTENTS

1 THE OFFERING	3
2 PROPERTY OVERVIEW	
Property Overview	5
General Plan	7
Zoning Map	8
Parcel Map	9
3 LOCATION MAPS AND AERIALS	
Bay Area Map	11
Local Aerial	12
4 NEWARK OVERVIEW	
Newark Overview	14
Demographics	15

Prepared by:

RICK KNAUF
Executive Vice President
+1 408 282 3840
rick.knauf@colliers.com
CA License No. 00823386

MATT MORALES
Senior Associate
+1 408 282 3914
matt.morales@colliers.com
CA License No. 02030954

Disclaimer

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees or representations or warranties of any kind., expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s).

1 The Offering



THE OFFERING

Colliers is pleased to offer 5 acres for sale at 7580 Mowry Avenue, in Fremont.

The information provided herein should not be relied upon by any Buyer purchasing the property. Each Buyer must perform its own due diligence prior to purchasing the property. On site tours of the property for potential Buyers can be set up at a future date by appointment with Colliers.

Please carefully review this comprehensive Offering Package. If you have any questions or need additional information, please call us. We will do everything possible to assist you.

LISTED BELOW ARE SEVERAL IMPORTANT PIECES OF INFORMATION:

1. This opportunity is being provided to you without any Offering Price.
2. Please include the following in your offer:
 - Identify your vision for the property and contemplated use(s), giving sufficient background on other similar projects that your firm has completed.
 - Please provide a summary of the Participant's firm, how long it has been in business, a discussion of its experience developing similar sites, and experience with development in San Jose.

ON-SITE TOURS ARE BY APPOINTMENT ONLY AND MUST BE ARRANGED WITH COLLIERS.

RICK KNAUF
Executive Vice President
+1 408 282 3840
rick.knauf@colliers.com
CA License No. 00823386

MATT MORALES
Senior Associate
+1 408 282 3914
matt.morales@colliers.com
CA License No. 02030954

2 Property Overview



PROPERTY OVERVIEW

THE OPPORTUNITY: *The Property is well located in Newark 1.45 miles West of Mowry Avenue and Interstate 880. Located directly adjacent to the proposed "Mowry Village," a 203+ single-family detached home development site. The opportunity is to develop a new residential project next door to the proposed Mowry Village.*

ADDRESS: 7580 Mowry Avenue, Newark, CA

APN: 537-850-1-12

SIZE: 5 Acres; 217,800 SF

GENERAL PLAN: Low Density Residential (Less than 8.7 units per net acre)
[Link to PDF on City of Newark website](#)

ZONING: PK: Park
[Link to PDF on City of Newark website](#)

SITE CONDITION: The property is generally flat, paved, fenced and vacant.

LOCATION: The Property is located 1.45 miles from Mowry Ave and Interstate 880. Adjacent to the east is a proposed 203+ unit single-family detached home development (Mowry Village). The other sites surrounding The Property are vacant and unimproved.

MOWRY VILLAGE OVERVIEW: The City of Newark website notes the Mowry Village Project (adjacent to subject site) is proposing to rezone the project site from Park to RS-6000: Residential Single-Family with Planned Development Overlay (PD-RS-6000). The rezoning request is to better align the zoning with the proposed use of the project and the existing General Plan designation. The project requires a Planned Unit Development, Specific Plan Amendment, Vesting

Tentative Map, and Design Review.

UTILITIES:

Electricity:	PG&E
Gas:	PG&E
Water:	Alameda County Water
Sewer:	Union Sanitary District
Fire Protection:	
Garbage/Recycling:	PG&E

ENTITLEMENTS:

Buyer will be responsible to process all entitlements.

AGENCY FEES:

Please Note: It is the responsibility of the Buyer to research all fees associated with the development.

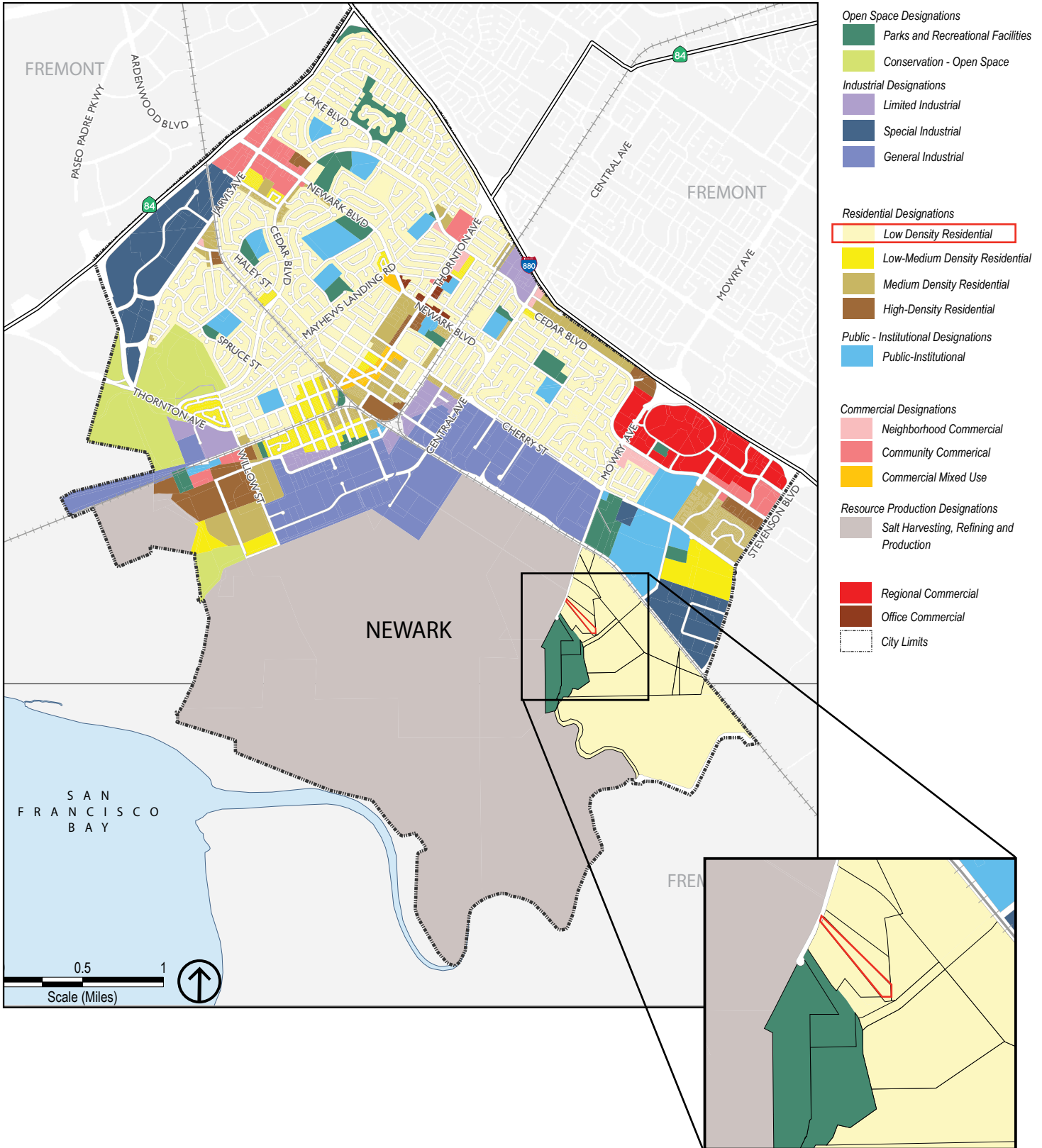
DUE DILIGENCE DOCUMENTS:

Additional information is available in a Dropbox and will include the Preliminary Title Report

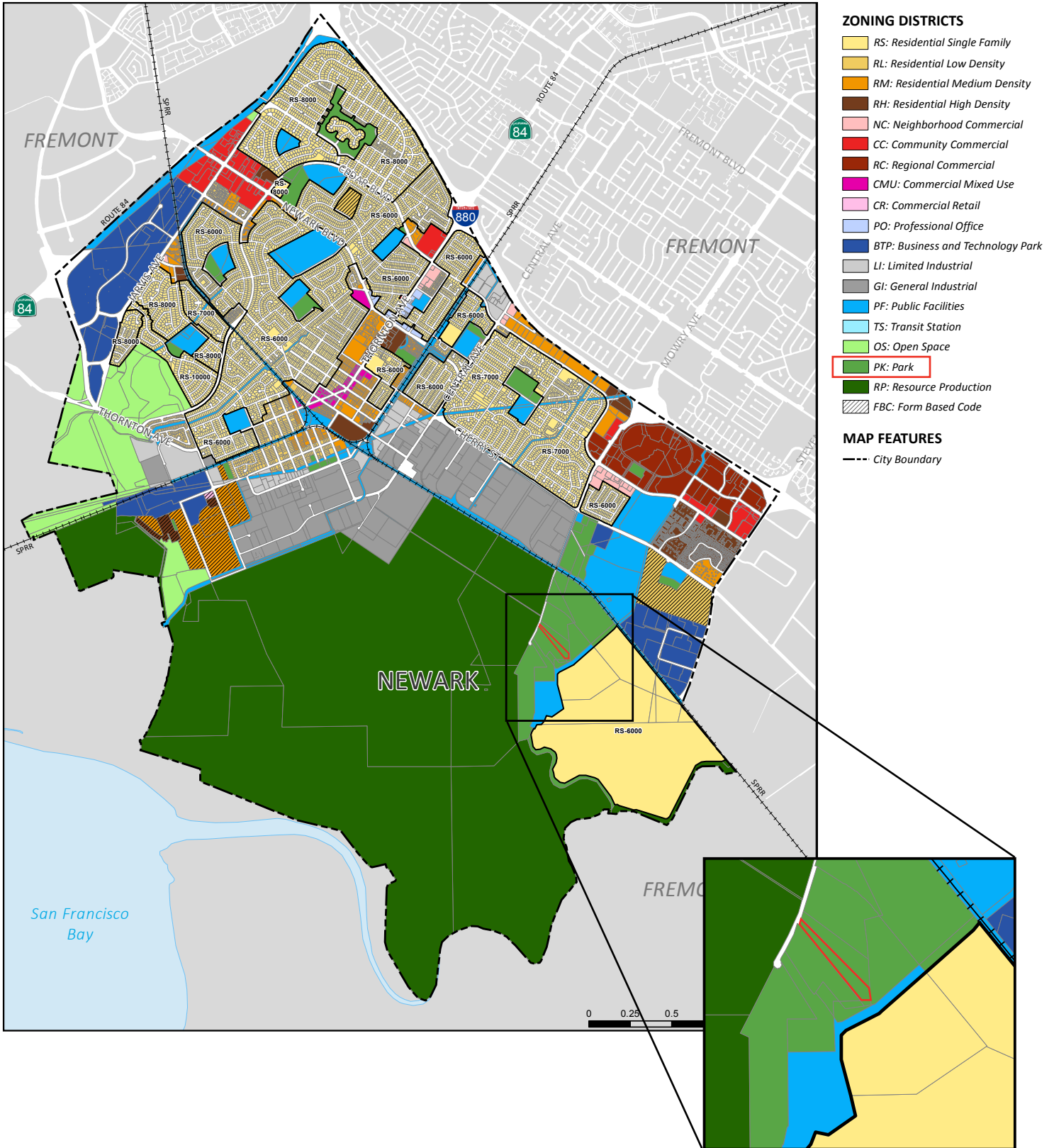
TERMS AND STRUCTURE:

The Seller is offering the property to you without an offering price. Please review the information in the Offering Memorandum and submit your offer in the form of a Letter of Intent.

GENERAL PLAN

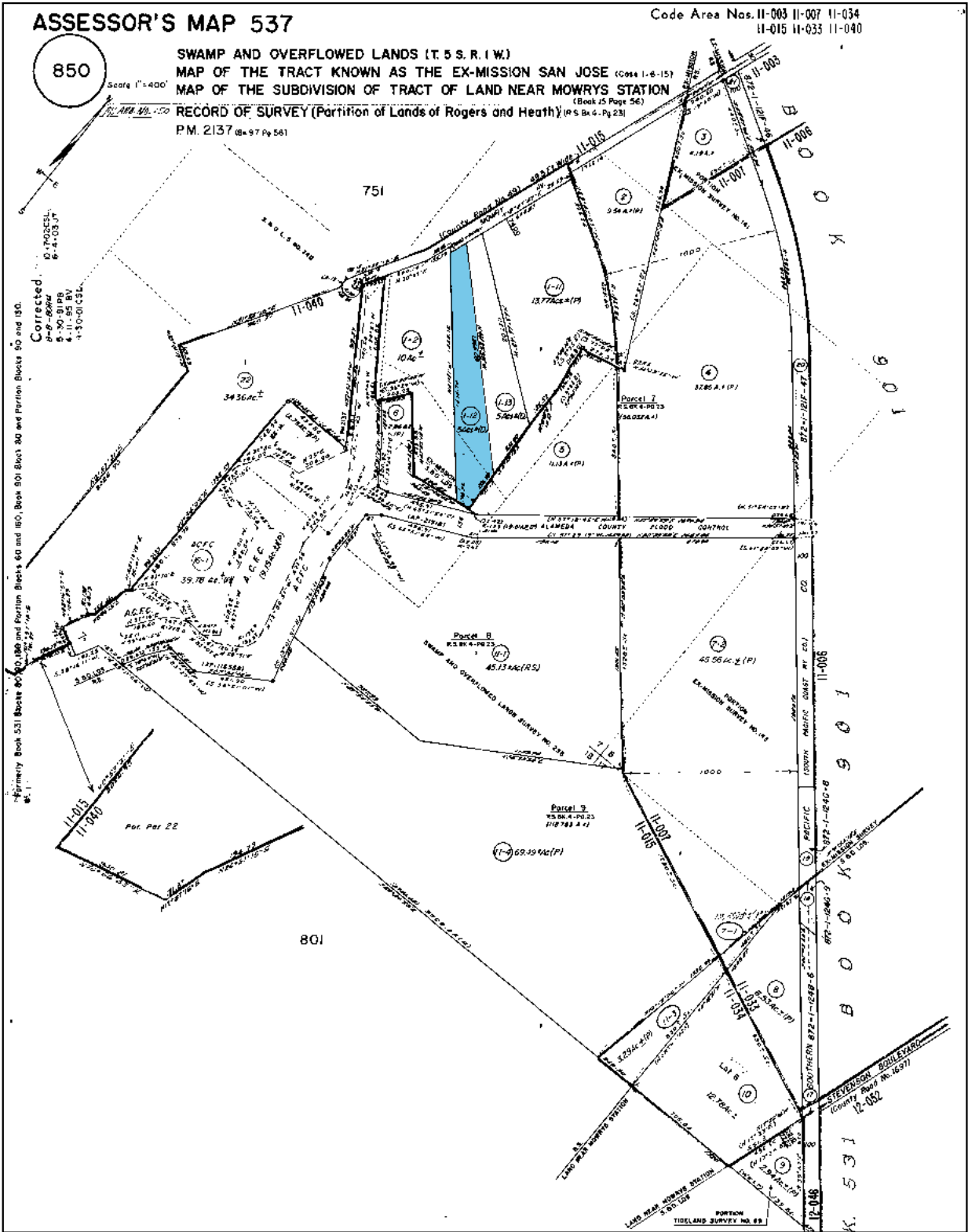


ZONING MAP





PARCEL MAP

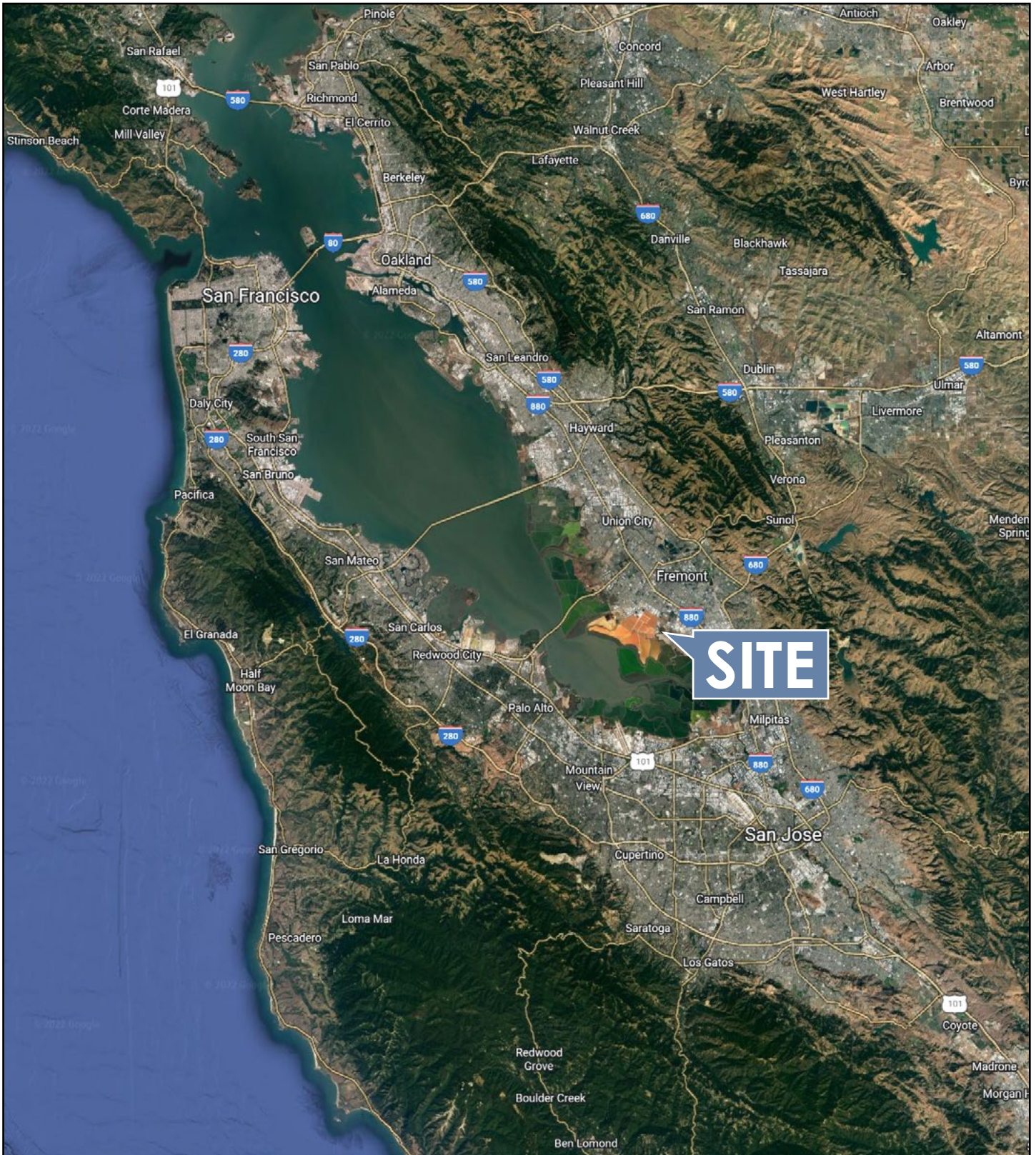


3

Location Maps & Aerials



BAY AREA MAP



LOCAL AERIAL



4 Newark Overview



CITY OF NEWARK

Newark is a city in Alameda County, California, located in the southeastern part of the San Francisco Bay Area. With a 2023 population of approximately 48,000, it is part of the greater East Bay region, which collectively contains over 2.8 million people. Newark covers an area of about 13.87 square miles and is part of the San Francisco-Oakland-Hayward Metropolitan Statistical Area. Newark is notable for its family-friendly neighborhoods, diverse community, and favorable Mediterranean climate, characterized by warm, dry summers and mild, wet winters.

Despite its modest size, Newark is strategically located near major economic hubs, including Silicon Valley and San Francisco, providing residents with ample employment opportunities in the high-tech and service industries. The city is home to several businesses and industrial parks, contributing to its local economy. Major employers in Newark include Logitech, WorldPac, and Cargill Salt.

Newark's history dates back to its establishment in 1955, and it has since evolved into a suburban community with a blend of residential, commercial, and industrial areas. The city boasts a variety of parks, recreational facilities, and community events that foster a strong sense of community among its residents. Newark's proximity to the Dumbarton Bridge also offers convenient access to the Peninsula, making it a desirable location for commuters.

CITY OF NEWARK

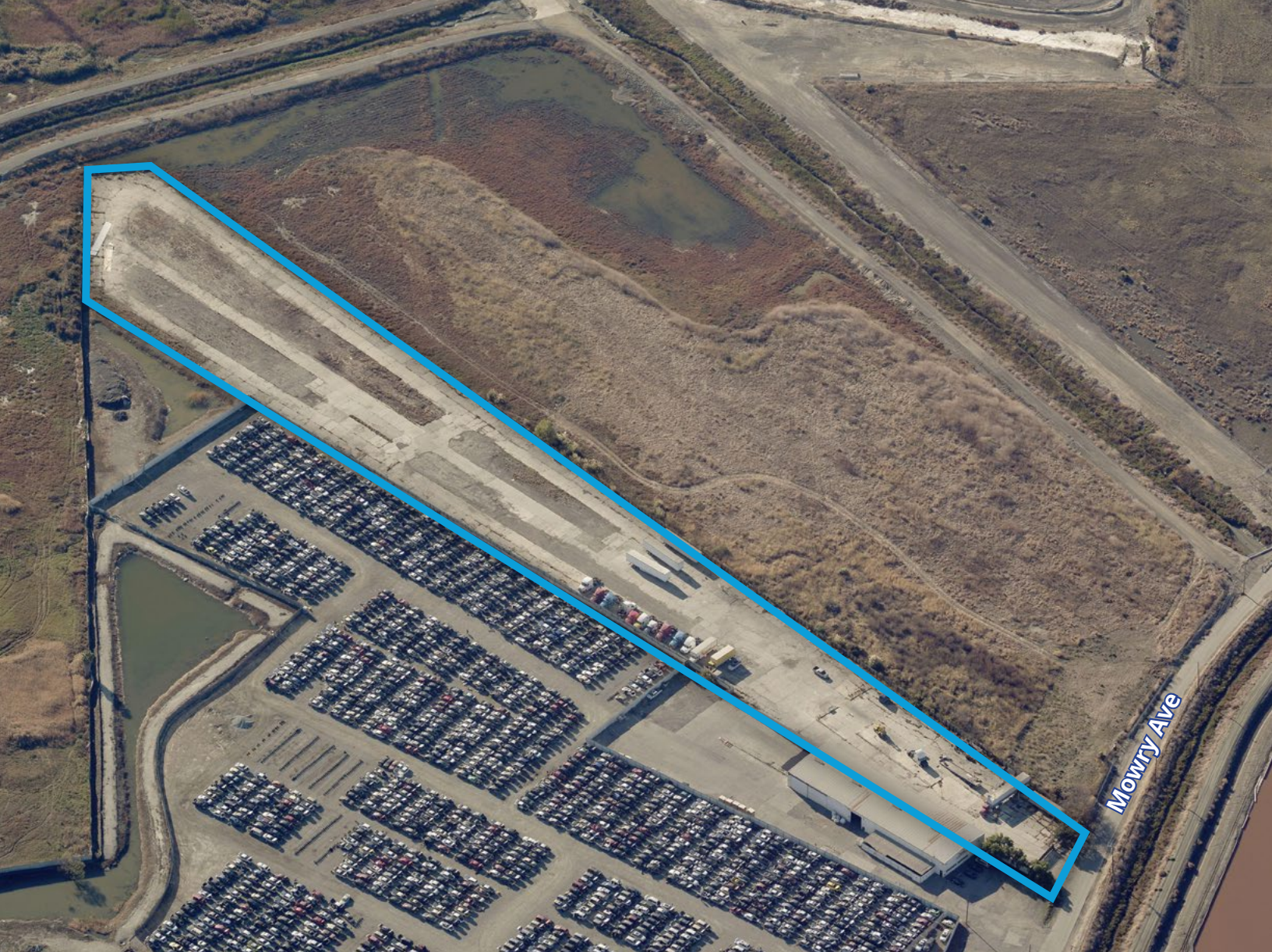
	1 mile radius	3 mile radius	5 mile radius
Population Summary			
2000 Total Population	3,116	81,357	208,275
2010 Total Population	3,085	83,046	215,779
2024 Total Population	4,007	92,359	241,646
2024 Group Quarters	0	665	2,668
2029 Total Population	4,168	94,188	245,750
2023-2028 Annual Rate (CAGR)	0.79%	0.39%	0.34%
2000 to 2010 Population Change	-1.0%	2.1%	3.6%
2000 to 2024 Population Change	28.6%	13.5%	16.0%
2010 to 2029 Population Change	35.1%	13.4%	13.9%
2024 to 2029 Population Change	4.0%	2.0%	1.7%
2024 Total Daytime Population	6,058	86,568	250,053
Workers	4,227	42,646	134,573
Residents	1,831	43,922	115,480
2024 Workers % of Daytime Population	69.8%	49.3%	53.8%
2024 Residents % of Daytime Population	30.2%	50.7%	46.2%
Household Summary			
2000 Households	1,151	25,577	69,260
2010 Households	1,132	25,570	70,868
2024 Households	1,422	28,427	77,576
2024 Average Household Size	2.82	3.23	3.08
2029 Households	1,454	28,635	77,875
2023-2028 Annual Rate	0.45%	0.15%	0.08%
2000 to 2010 Household Change	-1.7%	0.0%	2.3%
2000 to 2024 Household Change	23.5%	11.1%	12.0%
2010 to 2029 Household Change	28.4%	12.0%	9.9%
2024 to 2029 Household Change	2.3%	0.7%	0.4%
2010 Families	811	20,238	54,963
2024 Families	1,081	22,395	60,518
2029 Families	1,109	22,604	60,899
2023-2028 Annual Rate	0.51%	0.19%	0.13%
Housing Unit Summary			
2024 Housing Units	1,556	29,729	82,265
Owner Occupied Housing Units	77.4%	63.8%	59.0%
Renter Occupied Housing Units	22.6%	36.2%	41.0%
Vacant Housing Units	8.6%	4.4%	5.7%
Owner Occupied Median Home Value			
2024 Median Home Value	\$1,207,680	\$1,224,210	\$1,317,802
2029 Median Home Value	\$1,462,725	\$1,345,535	\$1,421,589
Income			
2024 Per Capita Income	\$80,504	\$62,142	\$69,137
2024 Median Household Income	\$183,327	\$162,283	\$170,738
2024 Average Household Income	\$231,893	\$200,581	\$215,136
Household Income Base	1,422	28,427	77,575
<\$15,000	3.1%	2.9%	3.5%
\$15,000 - \$24,999	3.0%	2.2%	2.6%
\$25,000 - \$34,999	3.9%	2.4%	2.2%
\$35,000 - \$49,999	1.1%	3.8%	3.3%
\$50,000 - \$74,999	3.9%	8.1%	7.5%
\$75,000 - \$99,999	9.9%	9.7%	8.1%
\$100,000 - \$149,999	15.6%	16.2%	15.7%
\$150,000 - \$199,999	13.4%	15.2%	14.8%
\$200,000+	46.3%	39.4%	42.4%

Source: Esri, Esri-Data Axle, U.S. Census

CITY OF NEWARK

	1 mile radius	3 mile radius	5 mile radius
Median Age			
2010	36.5	35.5	36.0
2024	38.2	38.0	38.4
2029	40.7	39.4	40.1
2024 Population by Age			
Total	4,007	92,360	241,645
0 - 4	7.2%	6.5%	6.1%
5 - 9	7.5%	6.5%	6.5%
10 - 14	5.1%	5.8%	6.2%
15 - 19	4.0%	5.1%	5.4%
20 - 24	4.0%	5.4%	5.2%
25 - 29	4.9%	6.5%	6.0%
30 - 34	9.2%	8.7%	8.3%
35 - 39	12.7%	9.4%	9.2%
40 - 44	9.4%	8.7%	9.0%
45 - 49	6.3%	6.5%	7.2%
50 - 54	5.7%	6.3%	6.6%
55 - 59	5.2%	5.7%	5.6%
60 - 64	5.5%	5.7%	5.3%
65 - 69	4.6%	4.6%	4.4%
70 - 74	3.4%	3.3%	3.3%
75 - 79	2.2%	2.3%	2.4%
80 - 84	1.6%	1.5%	1.6%
85+	1.4%	1.6%	1.7%
18+	77.7%	78.2%	77.8%
21+	75.3%	75.2%	74.7%
2024 Population by Race/Ethnicity			
Total	4,006	92,359	241,646
White Alone	16.0%	19.8%	17.8%
Black Alone	3.7%	2.7%	2.6%
American Indian Alone	0.5%	1.1%	0.8%
Asian Alone	65.3%	50.5%	59.8%
Pacific Islander Alone	0.2%	1.0%	0.7%
Some Other Race Alone	6.7%	14.3%	9.6%
Two or More Races	7.5%	10.7%	8.8%
Hispanic Origin	13.3%	24.7%	17.4%
Diversity Index	64.3	79.5	71.0
2024 Population 25+ by Educational Attainment			
Total	2,888	65,374	170,403
Less than 9th Grade	2.1%	4.2%	3.2%
9th - 12th Grade, No Diploma	1.3%	5.0%	3.5%
High School Graduate	11.7%	19.1%	15.0%
GED/Alternative Credential	1.9%	1.5%	1.3%
Some College, No Degree	11.5%	12.6%	10.9%
Associate Degree	5.5%	6.7%	5.8%
Bachelor's Degree	39.5%	28.4%	32.0%
Graduate/Professional Degree	26.4%	22.5%	28.2%

Source: Esri, Esri-Data Axle, U.S. Census



Mowry Ave



Accelerating success.

Exclusive Agents:

RICK KNAUF
Executive Vice President
+1 408 282 3840
rick.knauf@colliers.com
CA License No. 00823386

MATT MORALES
Senior Associate
+1 408 282 3914
matt.morales@colliers.com
CA License No. 02030954

colliers.com

The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers International has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange, or execution of legal documents. © 2024 Colliers International