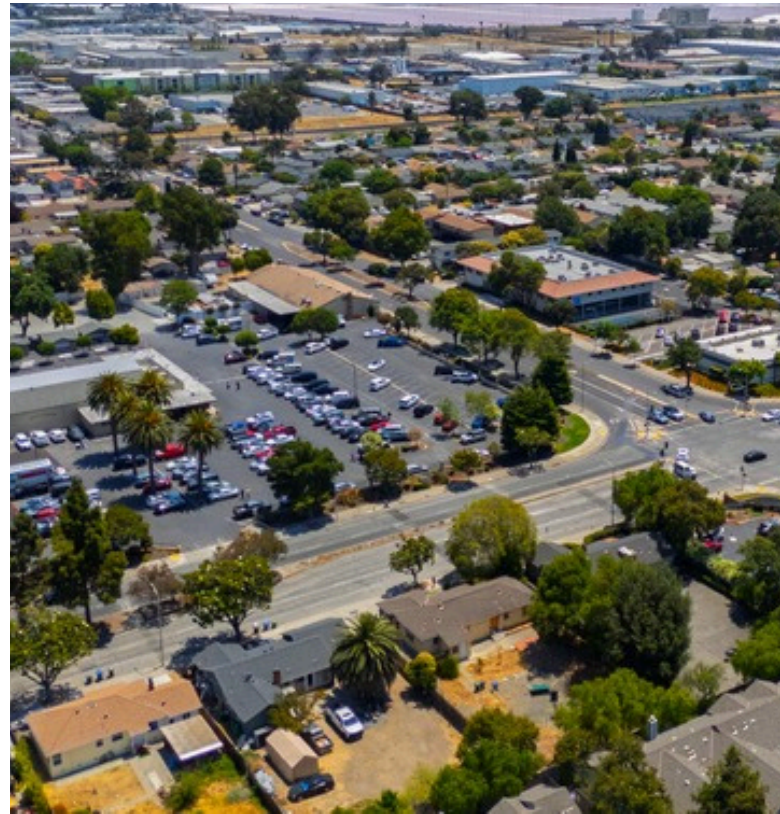
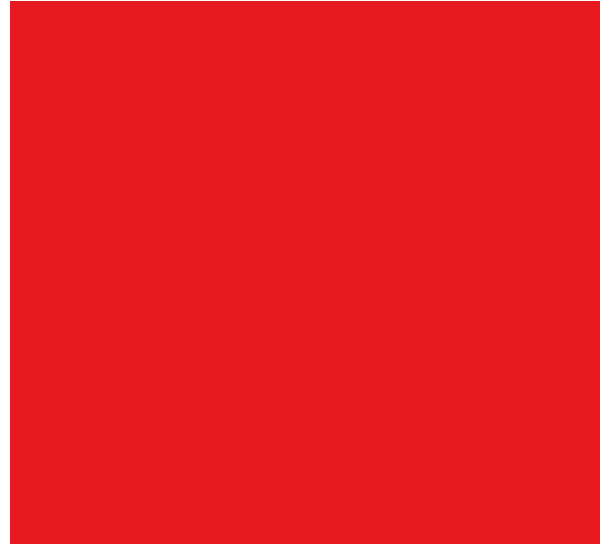


6433 & 6417 Thornton Ave,
Newark CA, 94560

**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**





DISCLAIMER

The information contained in this Offering Memorandum has been prepared solely for the purpose of providing summary, unverified information to prospective purchasers and establishing a preliminary level of interest in the property located at 6433 Thornton Ave, Newark, CA. This document is intended to be reviewed only by the party receiving it directly from Keller Williams Thrive and is not to be distributed or made available to any other person or entity without prior written consent from the listing agent.

While all information is believed to be reliable, Keller Williams Thrive, its agents, and representatives make no warranty or representation, expressed or implied, as to the accuracy, completeness, or current status of the information provided herein. This includes, but is not limited to: zoning and development feasibility; square footage of land or potential improvements; site conditions; environmental conditions; projected income or expenses; or future performance of the property.

Recipients of this memorandum are advised to conduct their own independent investigation, including, but not limited to: property inspection, verification of zoning, consultation with the City of Newark planning department, and review of any applicable laws or development guidelines. Photographs, illustrations, and financial models contained in this memorandum may be conceptual, virtually staged, or based on projections and should not be interpreted as guarantees.

This memorandum is subject to errors, omissions, changes in price or terms, or withdrawal from the market at any time without notice. Nothing contained herein shall be considered a recommendation, guarantee, or representation by Keller Williams Thrive, and interested parties are encouraged to consult with their own legal, tax, financial, and real estate advisors prior to making any investment decision.

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ADAN ALVA

Since becoming a licensed real estate agent in 2020, Adan Alva has developed a strong reputation for representing first-time investors, landlords, and small business owners across the South Bay Area. His primary areas of specialization include retail leasing, industrial leasing, residential leasing, and multifamily investment sales. Drawing on a deep understanding of local permitting processes and municipal departments, Adan frequently guides clients through zoning, planning, and occupancy requirements as part of their transaction strategy.

Adan serves clients in San Jose, Santa Clara, Mountain View, Morgan Hill, and Gilroy, and is known for his proactive marketing efforts and detailed knowledge of market trends. His key strengths include tenant and investor representation, development coordination, and leveraging a trusted network of contractors and permit consultants to help clients reach their real estate goals efficiently. Adan is currently a Commercial Real Estate Agent with Keller Williams Thrive in Cupertino and is an active member of the Santa Clara County Association of Realtors. Prior to joining Keller Williams, he worked with Silverstone Commercial from January 2021 to August 2023.



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Email- adan.alva@kw.com

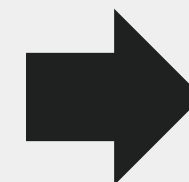
Keller Williams Realty / 19900 Stevens Creek
Blvd, Cupertino, CA 95014

www.kwthrive.com/find-an-agent-1/adanalva



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 – \$3,880,000

***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



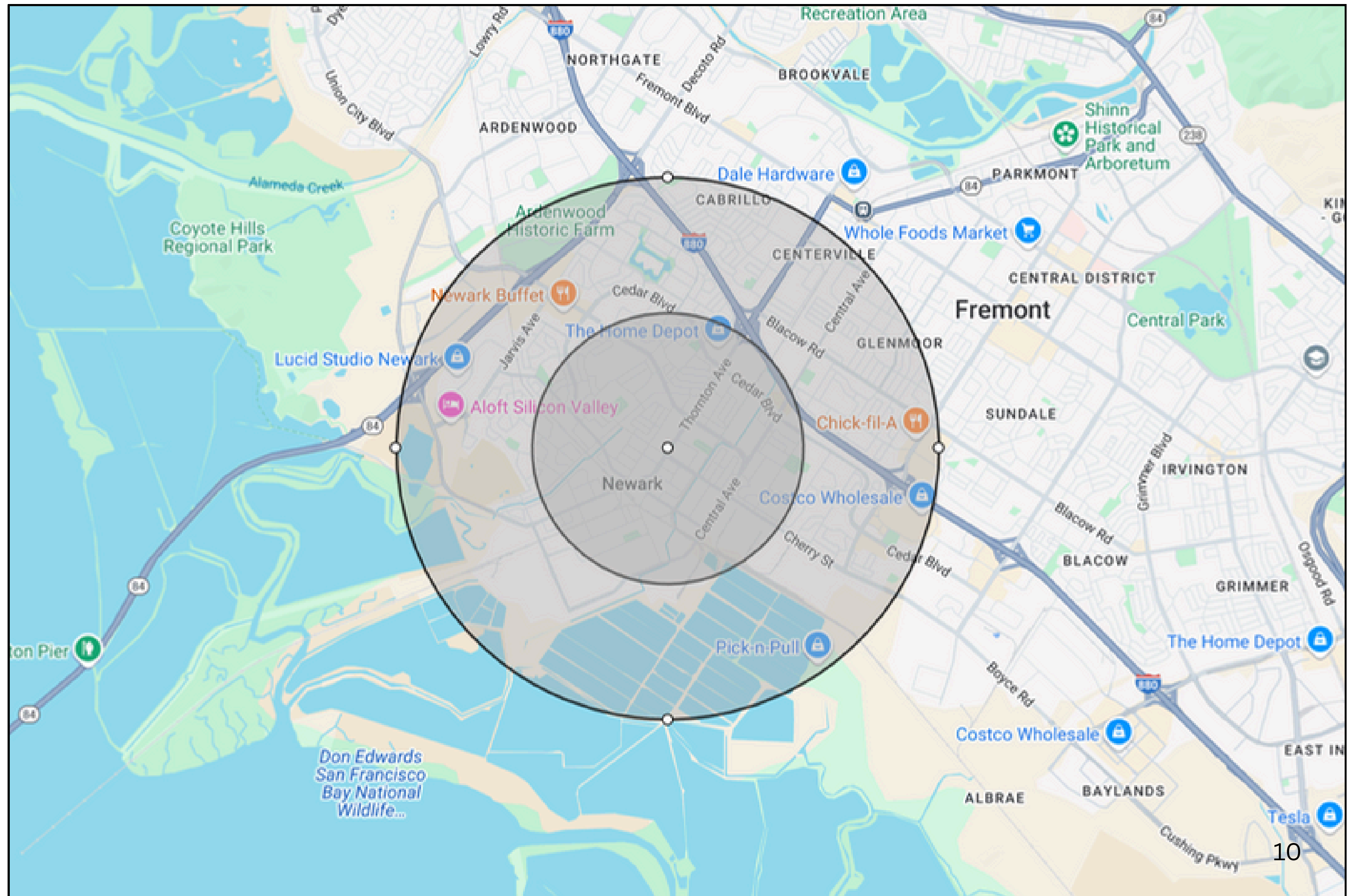
Sale Comparables

Property Address	Sale Price	Sale Date	Lot Size (SF/AC)	Price Per SF
38837 Fremont Boulevard, Fremont	1,600,000	May 5, 2025	11,800/ .27	\$135.59
6375 Thornton Ave, Newark	1,100,000	Apr 6, 2023	8,250/.19	\$133.33
6347 Thornton Ave, Newark	1,100,000	Apr 6, 2023	8,250/ .19	\$133.33

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

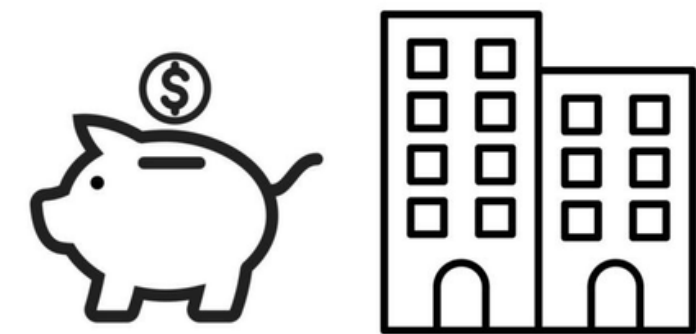
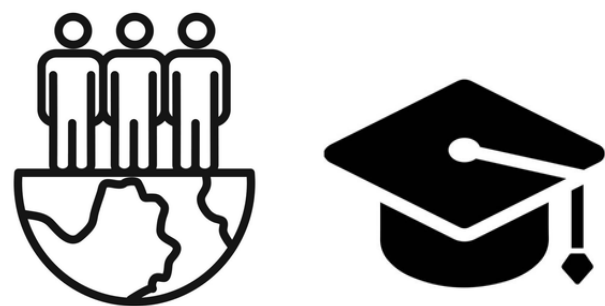
Educational Attainment (age 25+):

No High School Diploma: ~10.5%

High School Graduate or Higher: ~89.5%

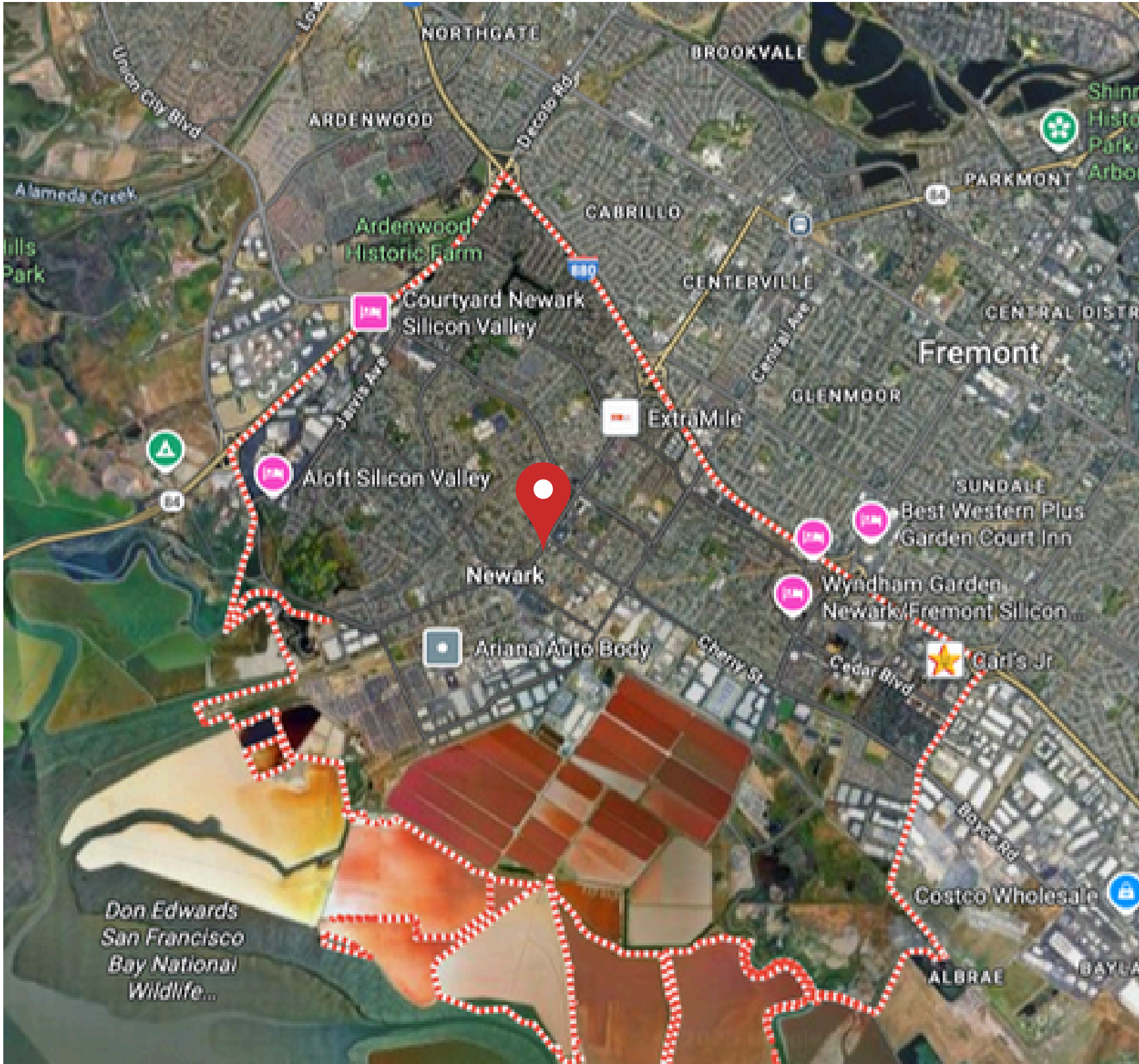
Some College (no degree): ~42.4%

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



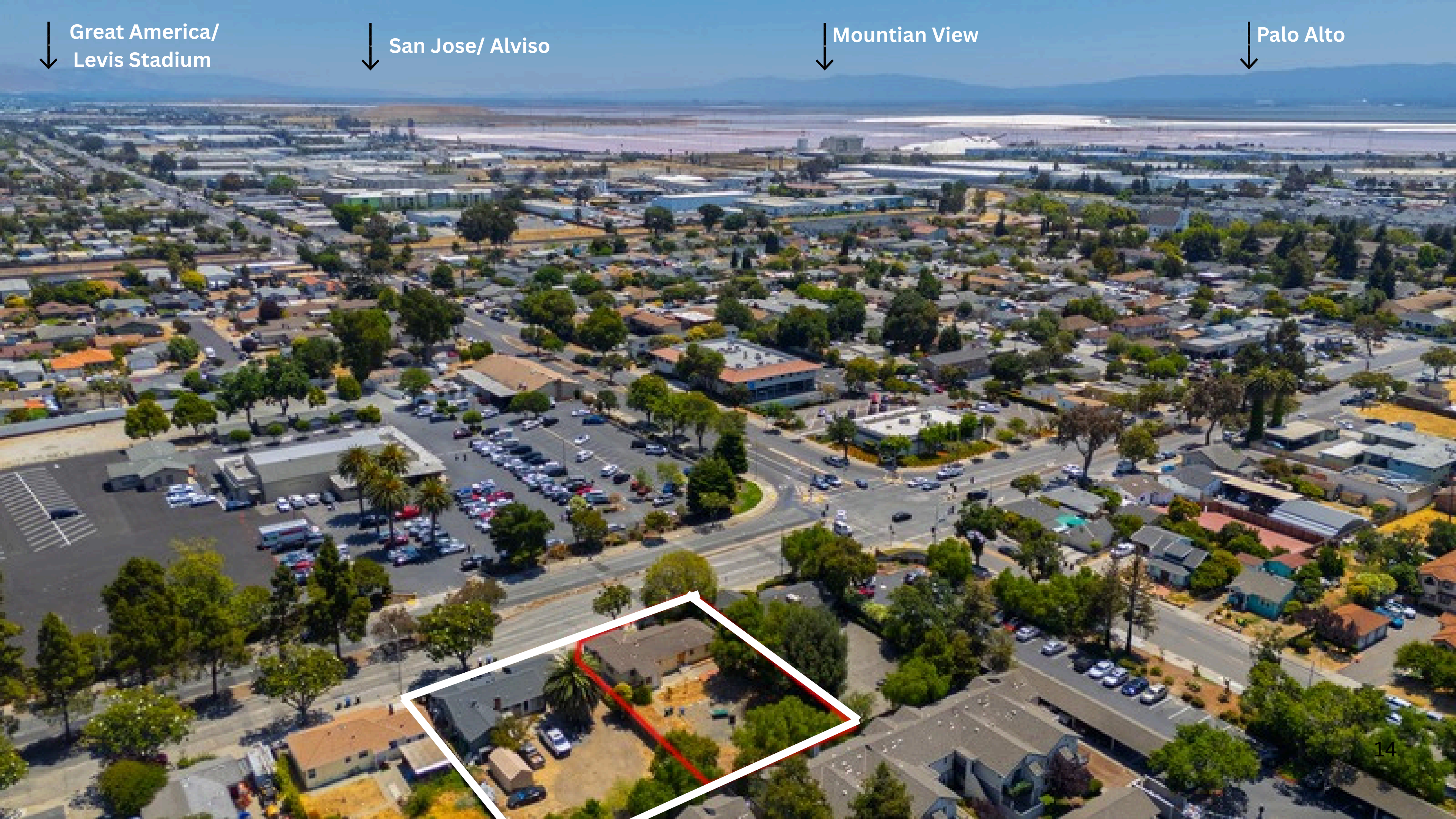
San Jose/ Alviso



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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