

# FOR LEASE: CORNER RETAIL PAD IN BALENTINE PLAZA, NEWARK



**MICHAEL BERUBE** C: 650.678.9290 | [Michael@Berube.com](mailto:Michael@Berube.com) **MICHAEL MAXWELL BERUBE** C: 650.520.9382 | [max@berube.com](mailto:max@berube.com)

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# FOR LEASE

## 39901 Balentine Drive, Newark, CA 94560

Corner-lot retail outparcel available for lease on the corner of Balentine Drive & Mowry School Road near the intersection of I-880 and Stevenson Boulevard. The property is situated on the northern edge of the Balentine Plaza Shopping Center anchored by Foodmaxx, and within 0.5 miles of NewPark Mall (Costco and Costco Gas Station, AMC NewPark12 Movie Theater, 24 Hr. Fitness), and Newark Auto Mall.

### PARCELS

- 901-0197-001-00 & 901-0197-002-00

### PROPERTY FACTS

- Building Size: 4,028 SF
- Land Size: 32,757 SF
- Zoning: Community Commercial (CC)
- Bldg. Built: 1986
- Prior Use: Fast Food – Carl's Jr. (LED Nov. 30, 2025)
- Parking: 38 Surface Spaces (9.69/1,000 SF)
- Power: 400 amps
- Signage: Monument panel available and building fascia opportunities
- Drive-Thru

### DELIVERY

Delivered: broom-clean, FF&E removed; roof penetrations capped by LL; grease interceptor in place.

### LISTED BY

**Berube**  
Company, Inc.

COMMERCIAL  
REAL ESTATE

Michael Berube | Lic. 00823822

Michael@Berube.com | C: 650.678.9290

Michael Maxwell Berube | Lic. 02295119

Max@Berube.com | C: 650.520.9382

The Berube Company, Inc. | Lic. 02325269

1700 S. El Camino Real

Penthouse

San Mateo, CA 94402

O: 650.574.7163 | C: 650.678.9290

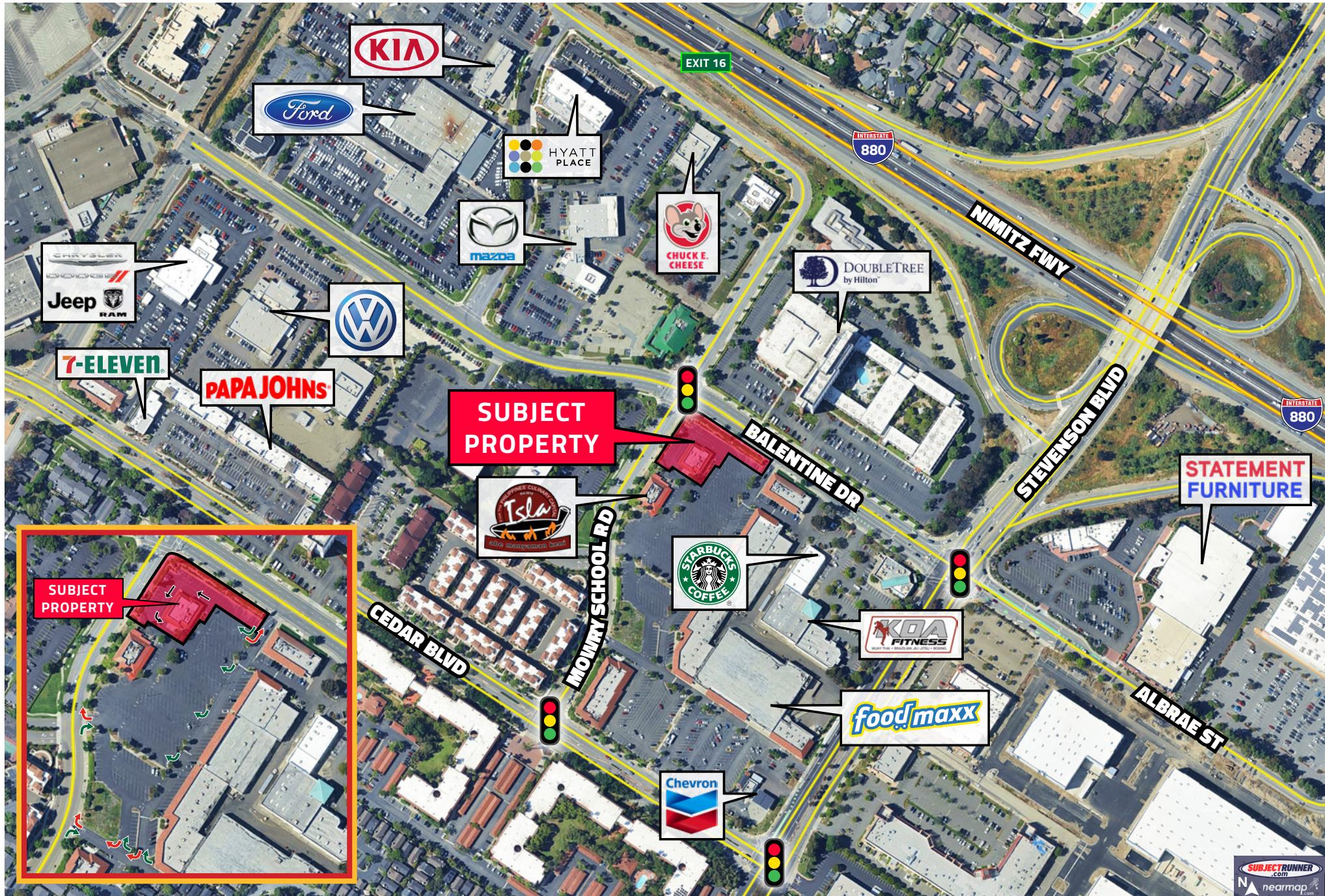


### DEMOGRAPHICS

- Average HH Income (5 mi): \$177,089
- Median HH Income (5 mi): \$154,549
- 2024 Population (5 mi): \$271,437

### 2025 AVG DAILY TRAFFIC COUNTS:

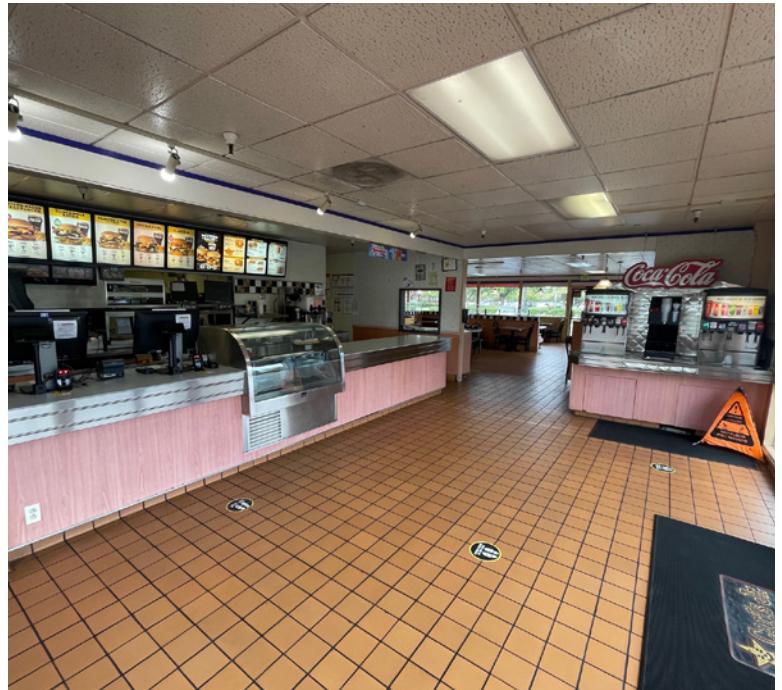
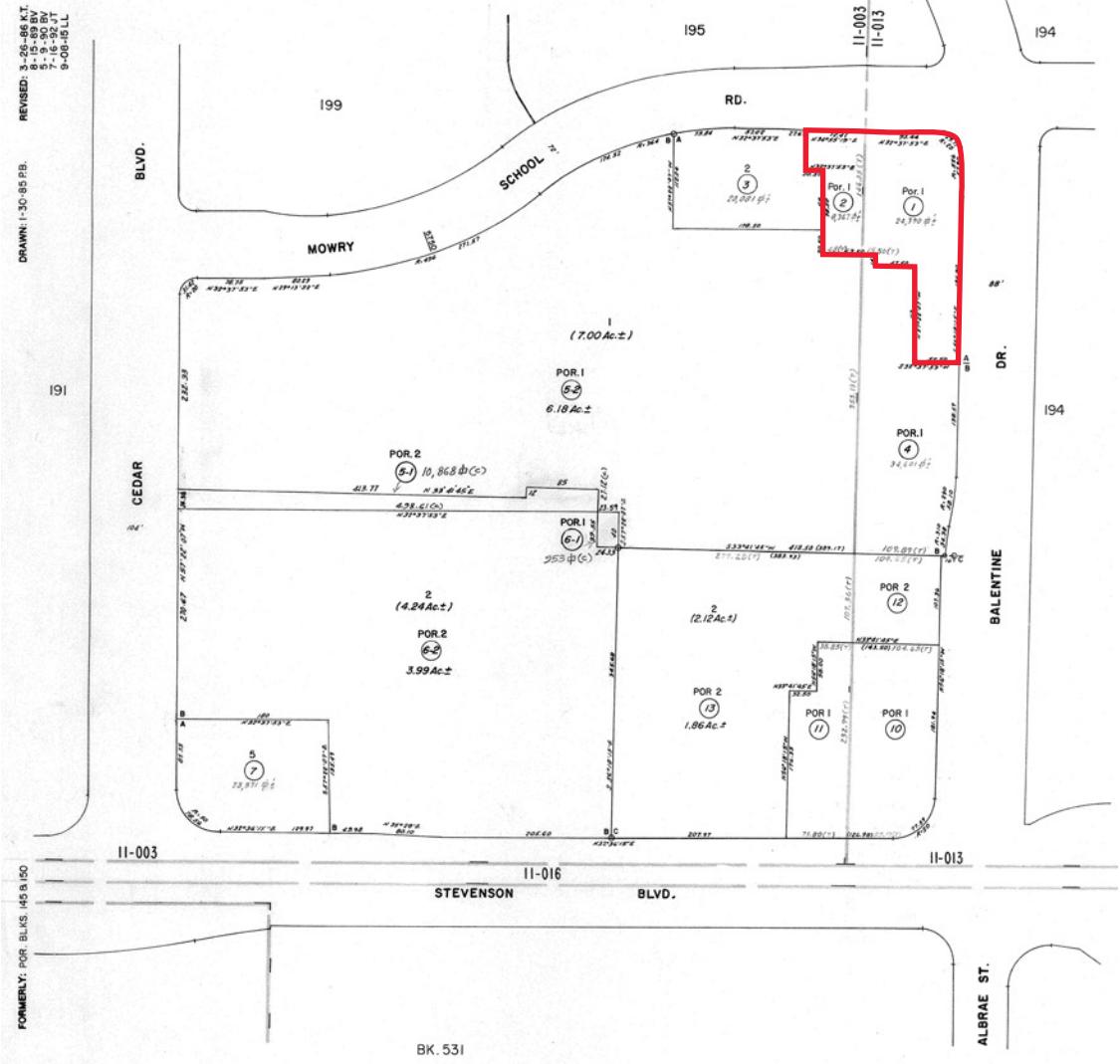
- Balentine/Mowry: 12,829 ADT
- Stevenson/I-880: 185,584 ADT
- I-880: 222,629 ADT (0.25 mi)



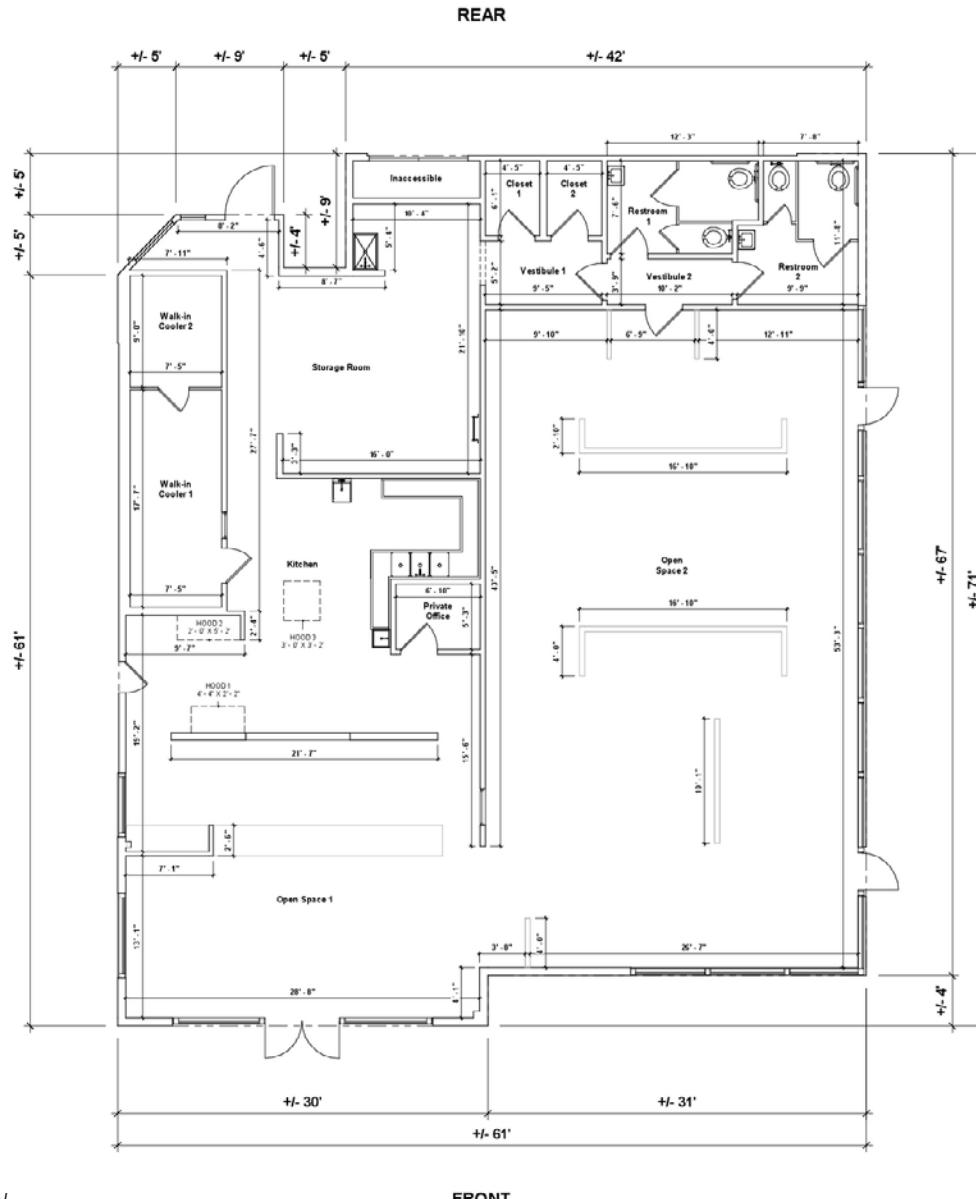
## MIDRANGE AERIAL



# ASSESSOR MAP



# FLOOR PLAN



\*Plan is illustrative; FF&E to be removed

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