

FOR LEASE

RETAIL

5988 Newpark Mall Rd, Newark, CA 94560

Newpark Mall Outparcel Near Costco with Turnkey Restaurant Endcap



EXCLUSIVELY LISTED BY
NAI Northgate

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HIGHLIGHTS

Located adjacent to the NewPark Mall, which has been undergoing renovations and reconfiguration, such as new restaurants, hotels, housing, and retail. Newark Plaza is an ideal location for retailers, service providers, and dining concepts looking to establish a strong presence in the East Bay market.

- Outparcel to the NewPark Mall, across from the new Costco and Homewood Suites
- Located at a primary signalized intersection to the mall
- Site is included in the NewPark Place Specific Plan, which is converting the mall and area parcels into a mixed use, walkable districts with new hotels, apartments, streets, parks, and services
- Turnkey, end cap restaurant available
- Surrounded by a large, diverse, and growing customer base, with strong household spending power ideal for retail and dining concepts

PROPERTY OVERVIEW

ADDRESS	5988 Newpark Mall Rd, Newark, CA 94560	
PROPERTY TYPE	Retail Multi-Tenant	
LEASE PRICE	Contact Broker	
LEASE TYPE	NNN	
AVAILABLE SPACE	Suite 5920	1,860 sq ft
	Suite 5944A	2,300 sq ft
	Suite 5980	4,000 sq ft
	Suite 5988 (Restaurant)	3,936 sq ft
	*Option to combine endcap suites (5980/5988) into 7,936 sq ft contiguous.	
BUILDING SIZE	26,400 sq ft	
PARCEL SIZE	2.59 acres	
ZONING	Regional Commercial (RC)	
APN	901-111-6	
TRAFFIC	Cedar Blvd	± 10,668 ADT
	S Magazine	± 1,818 ADT
	Newpark Mall	± 4,716 ADT

MARKET OVERVIEW



SITE

Newpark Mall Rd: $\pm 4,716$ ADT

S Magazine: $\pm 1,818$ ADT



Cedar Blvd: $\pm 10,688$ ADT

MARKET OVERVIEW



S Magazine: $\pm 1,818$ ADT

Newpark Mall Rd: $\pm 4,716$ ADT

Cedar Blvd: $\pm 10,688$ ADT

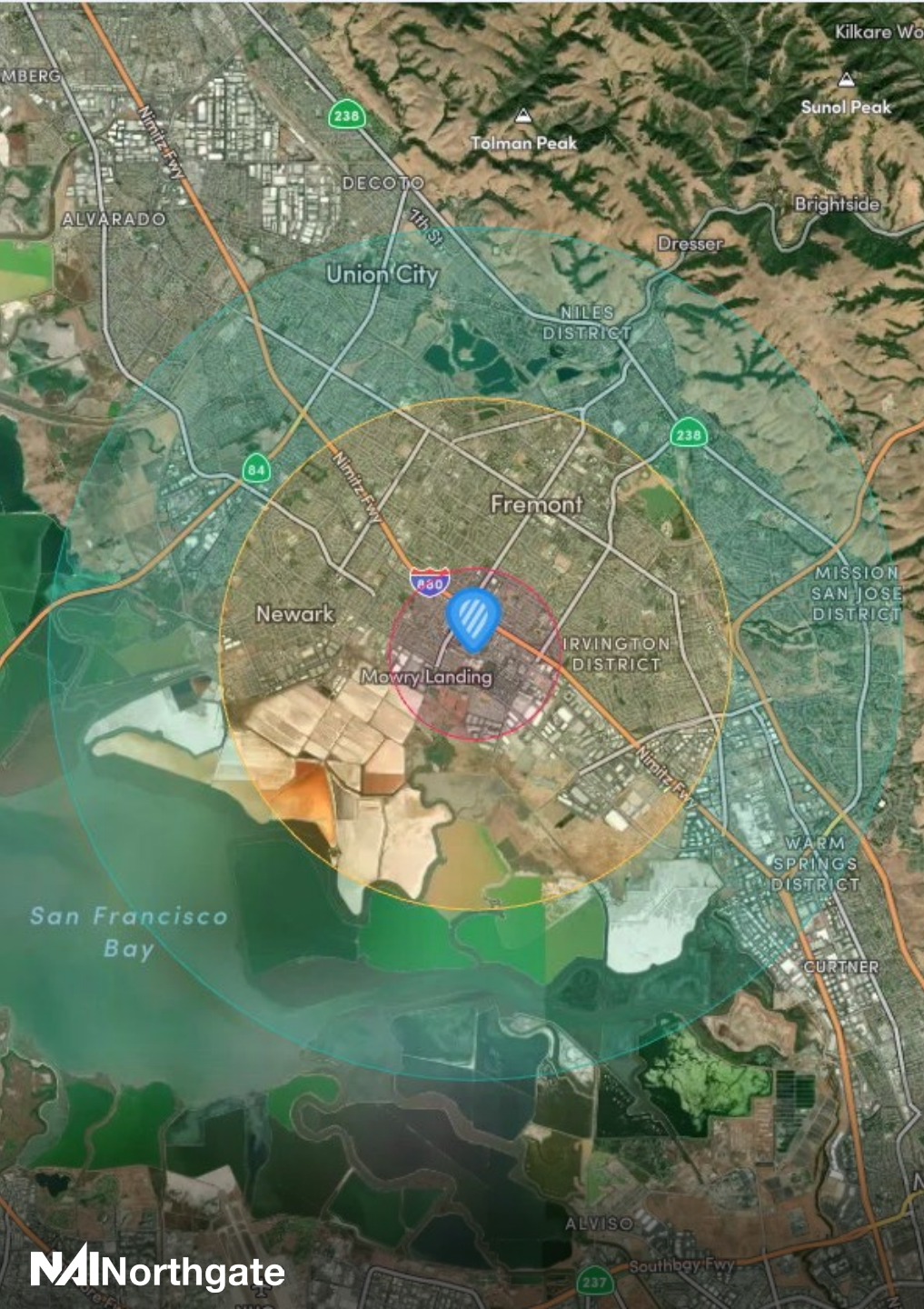
AERIAL VIEW



Newpark Mall Rd: $\pm 4,716$ ADT

S Magazine: $\pm 1,818$ ADT

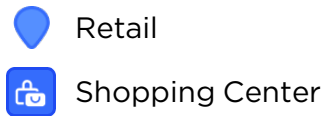
Cedar Blvd: $\pm 10,688$ ADT



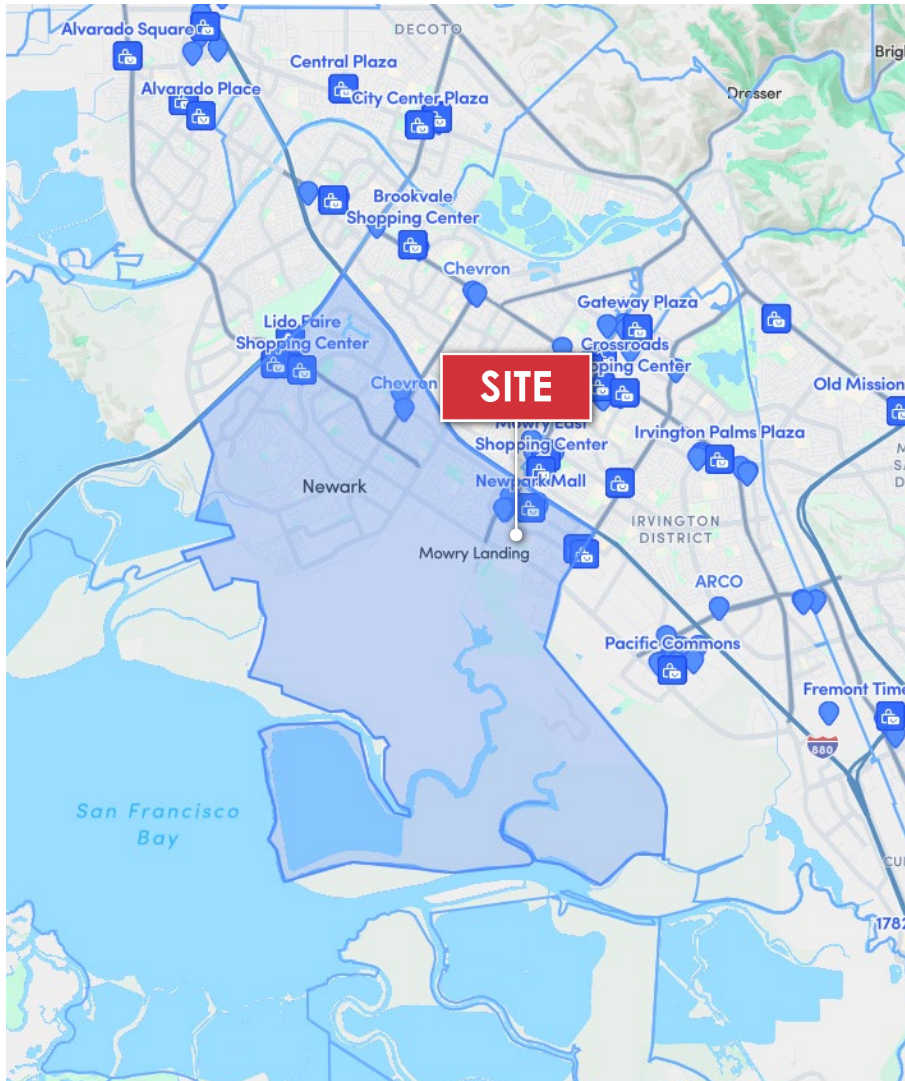
DEMOGRAPHICS - 2025

	1 MILE	3 MILES	5 MILES
Population	13,404	149,018	283,040
Projected Population (5 Yr)	13,229	147,271	280,014
Average Age	40	39	40
Households	4,421	47,944	91,026
White Population	1,871	19,099	34,395
Black Population	274	3,607	6,700
Am Indian Population	114	1,273	2,044
Asian Population	8,690	91,643	187,745
Other Population	2,455	33,396	52,156
Hispanic Population	15.58%	20.20%	15.79%
Average HH Income	\$240.0k	\$200.6k	\$220.4k
High School Graduates	9,284	96,741	185,619
College Graduates	6,089	60,065	123,407
Total Employees	7,375	78,808	146,960

CITY OVERVIEW



NEWARK, CA



Gateway to the Bay Area

Situated at the crossroads of Silicon Valley and the East Bay, Newark offers a unique blend of suburban comfort and metropolitan access, ideal for businesses and families alike.

Diverse Economic Drivers

Newark's economy is powered by advanced manufacturing, logistics, technology, and retail, with proximity to major employers and business parks throughout the Bay Area.

Strong Educational Infrastructure

Served by the Newark Unified School District and nearby institutions like Ohlone College and universities in the region, the city supports lifelong learning and workforce development.

Parks & Bayfront Access

With over a dozen city parks, trails, and nearby access to the Don Edwards San Francisco Bay National Wildlife Refuge, Newark offers rich outdoor experiences and open space amenities.

Excellent Regional Connectivity

Positioned near I-880 and the Dumbarton Bridge, Newark provides direct access to Fremont, Palo Alto, San Jose, and San Francisco, making it a strategic hub for commuting and commerce.

Vibrant Community & Events

Newark celebrates its diverse population through local festivals, cultural events, and a strong civic spirit, fostering a welcoming environment for residents and visitors alike.

NAI Northgate

Investment Sales | Leasing | Asset Management | Property Management



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