# FOR LEASE

**RETAIL**

5988 Newpark Mall Rd, Newark, CA 94560

## 930 - 4.0k SF Available in a $200k Income Trade Area




EXCLUSIVELY LISTED BY

NORTHGATE


CHRIS SANTANA
President, Leasing
925.203.1106
csteam@ngcip.com
Lic #01868378



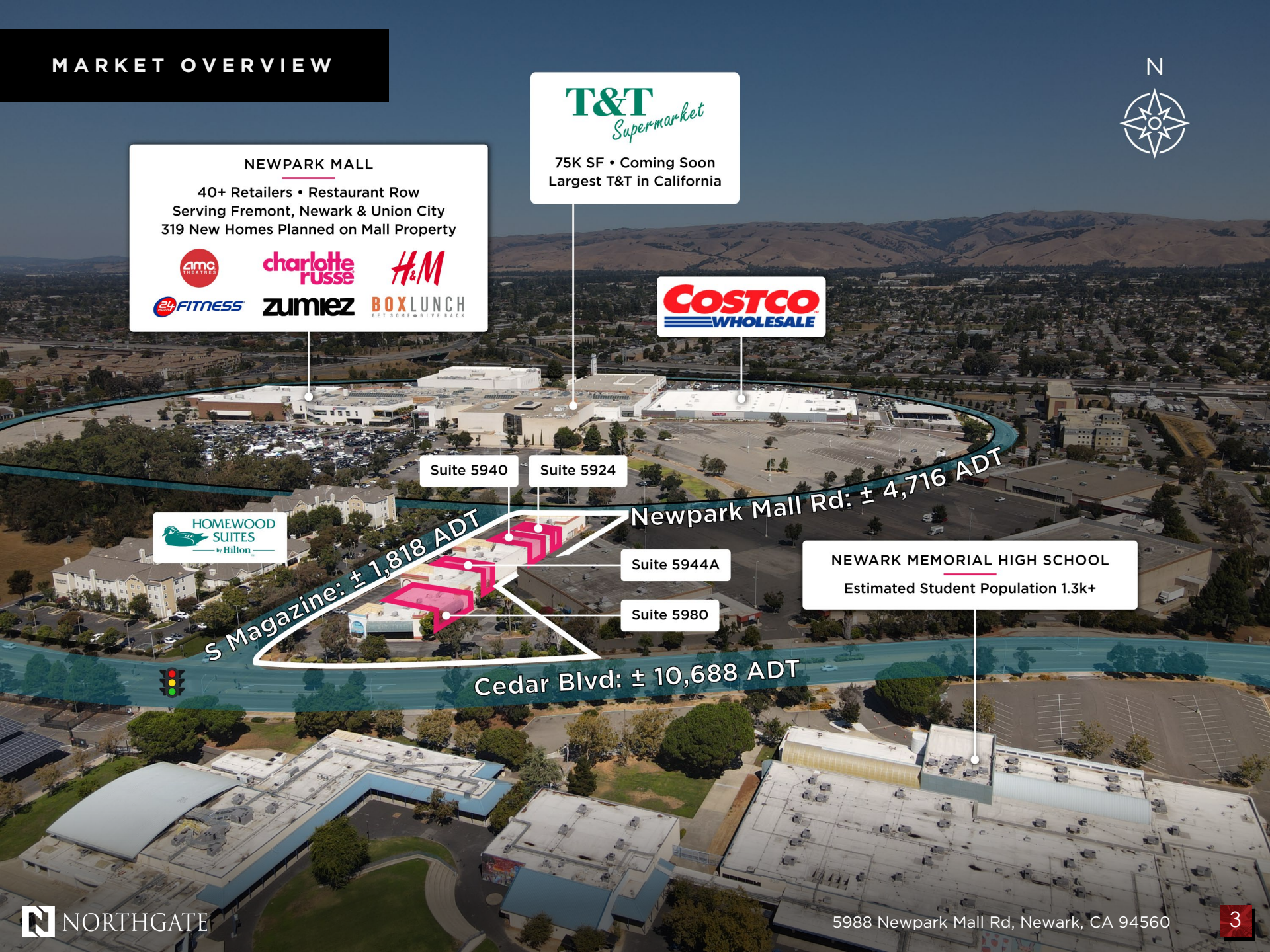

## HIGHLIGHTS

- Across from Costco and NewPark Mall's 40+ retailers
- Steps from future 75K SF T&T, the largest in California
- $240K avg HH income in 1 mile, $220K+ within 5 miles
- ±283,040 residents and ±146,960 employees within 5 miles
- Signalized Cedar Blvd mall entrance, easy I-880 access
- 319 new homes planned on mall site plus 7 nearby hotels

## PROPERTY OVERVIEW

| | | |
|---|---|---|
| PROPERTY TYPE | Retail Multi-Tenant | |
| LEASE PRICE | Contact Broker | |
| LEASE TYPE | NNN | |
| AVAILABLE SPACE | Suite 5944A<br>Suite 5980<br>Suite 5940<br>Suite 5924 | 2,300 SF<br>4,000 SF<br>1,860 SF<br>930 SF |
| ZONING | Regional Commercial (RC) | |
| TRAFFIC | Cedar Blvd<br>S Magazine<br>Newpark Mall Rd | ± 10,688 ADT<br>± 1,818 ADT<br>± 4,716 ADT |

# MARKET OVERVIEW

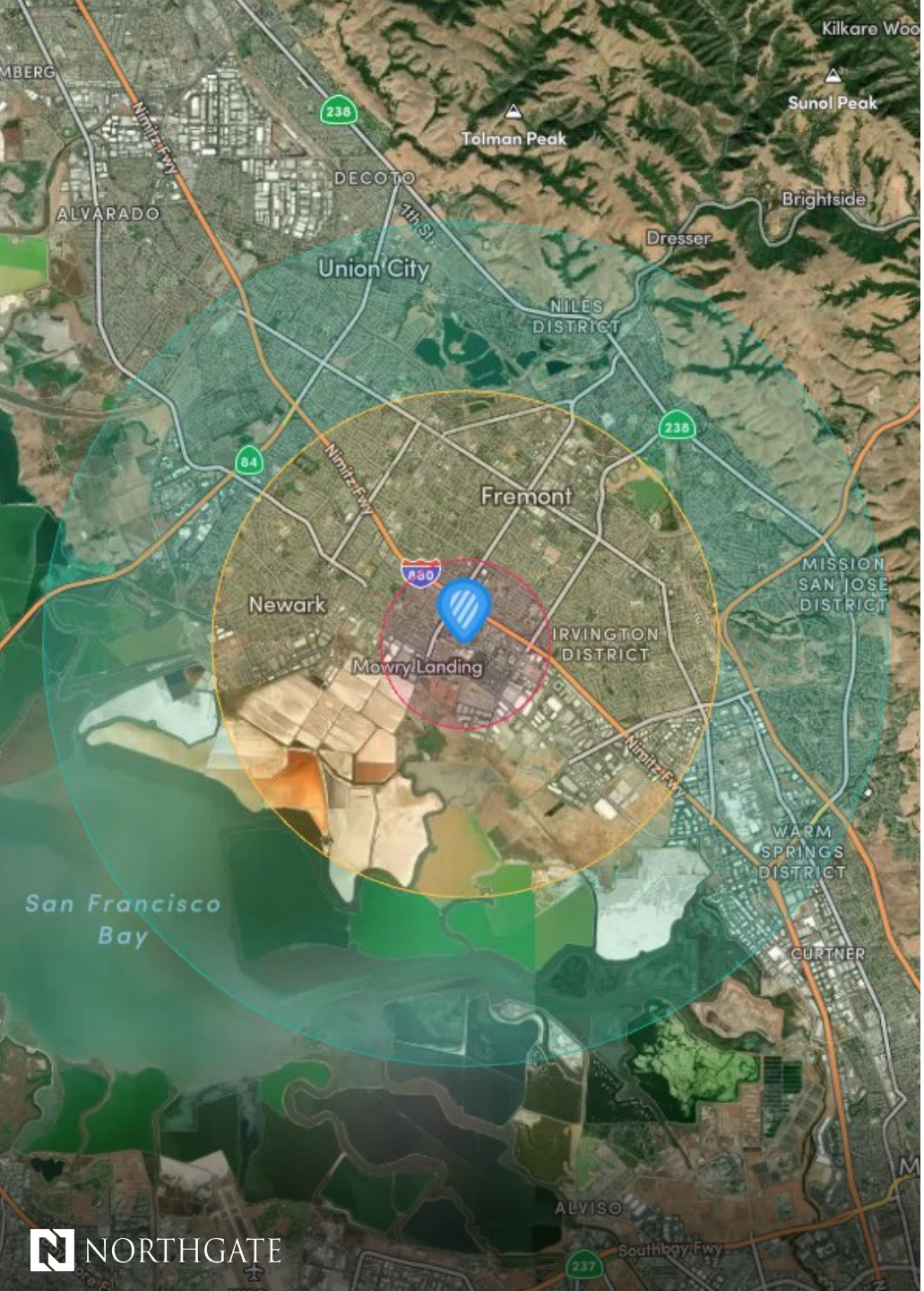


# MARKET OVERVIEW



# AERIAL VIEW


N
Suite 5924
930 SF
Suite 5940
1.8k SF
Suite 5944A
2.3k SF
Suite 5980
4.0k SF
Newpark Mall Rd: ± 4,716 ADT
S Magazine: ± 1,818 ADT
Cedar Blvd: ± 10,688 ADT




## DEMOGRAPHICS - 2026

| | 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 |

NORTHGATE

Investment Sales | Leasing | Asset Management | Property Management



**CHRIS SANTANA**
*President, Leasing*
P: 925.203.1106
csteam@ngcip.com
Lic #01868378
DRE: #01910787

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