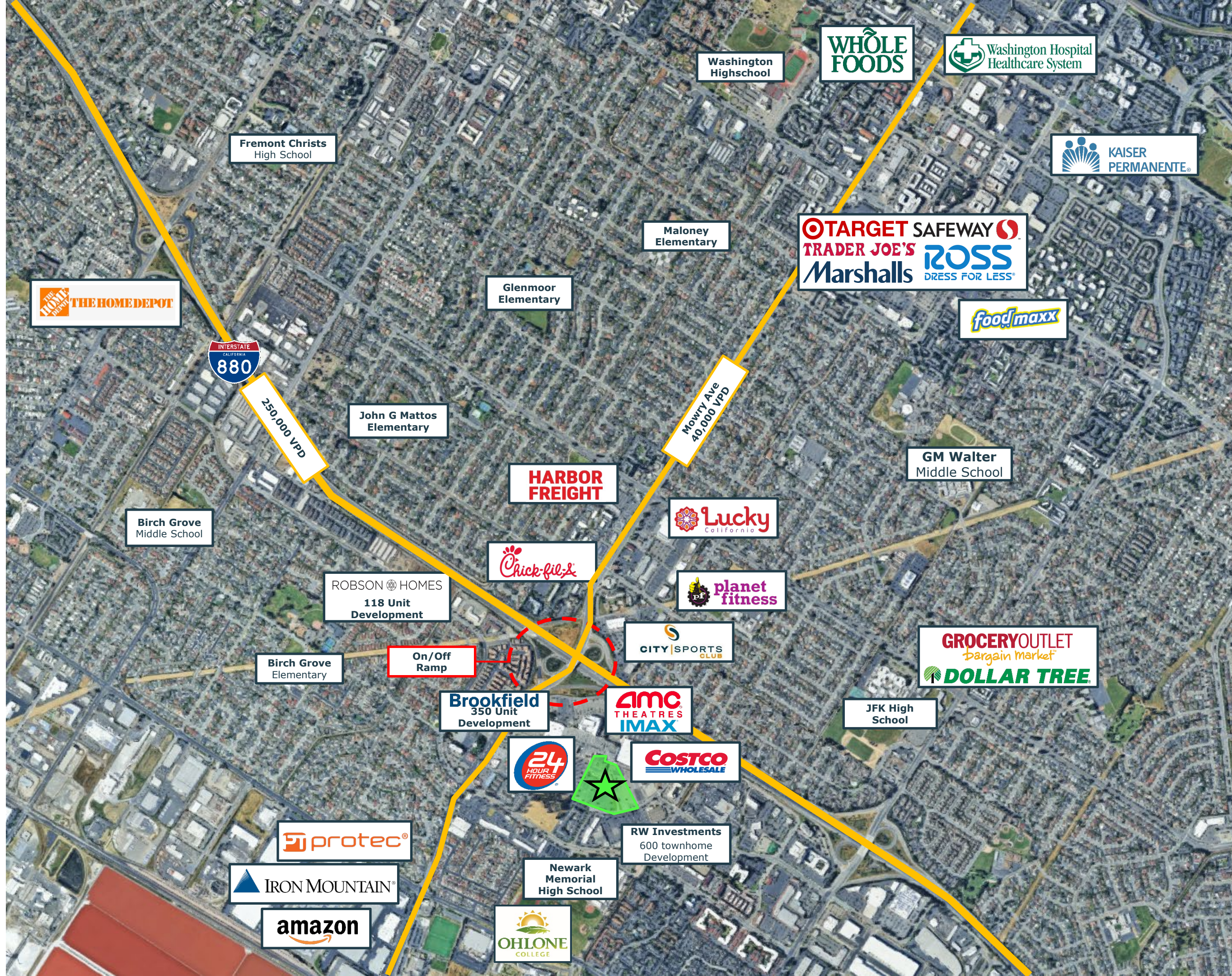




1st Floor – 70,000 SF – Exclusive Parking & Signage



2nd / 3rd Floor – Two 60,000 SF Floor Plates – Exclusive Parking & Signage



Washington Highschool

WHOLE FOODS

Washington Hospital Healthcare System

KAISER PERMANENTE

Fremont Christs High School

TARGET SAFEWAY
TRADER JOE'S ROSS
Marshalls DRESS FOR LESS

foodmaxx

THE HOME DEPOT

INTERSTATE CALIFORNIA 880

250,000 VPD

Maloney Elementary

Glenmoor Elementary

John G Mattos Elementary

Mowry Ave 40,000 VPD

GM Walter Middle School

HARBOR FREIGHT

Birch Grove Middle School

Lucky California

ROBSON HOMES
118 Unit Development

Chick-fil-A

planet fitness

GROCERY OUTLET
bargain market
DOLLAR TREE

Birch Grove Elementary

On/Off Ramp

CITY SPORTS CLUB

Brookfield
350 Unit Development

AMC THEATRES IMAX

JFK High School

24 HOUR FITNESS

COSTCO WHOLESALE

protec

RW Investments
600 townhome Development

IRON MOUNTAIN

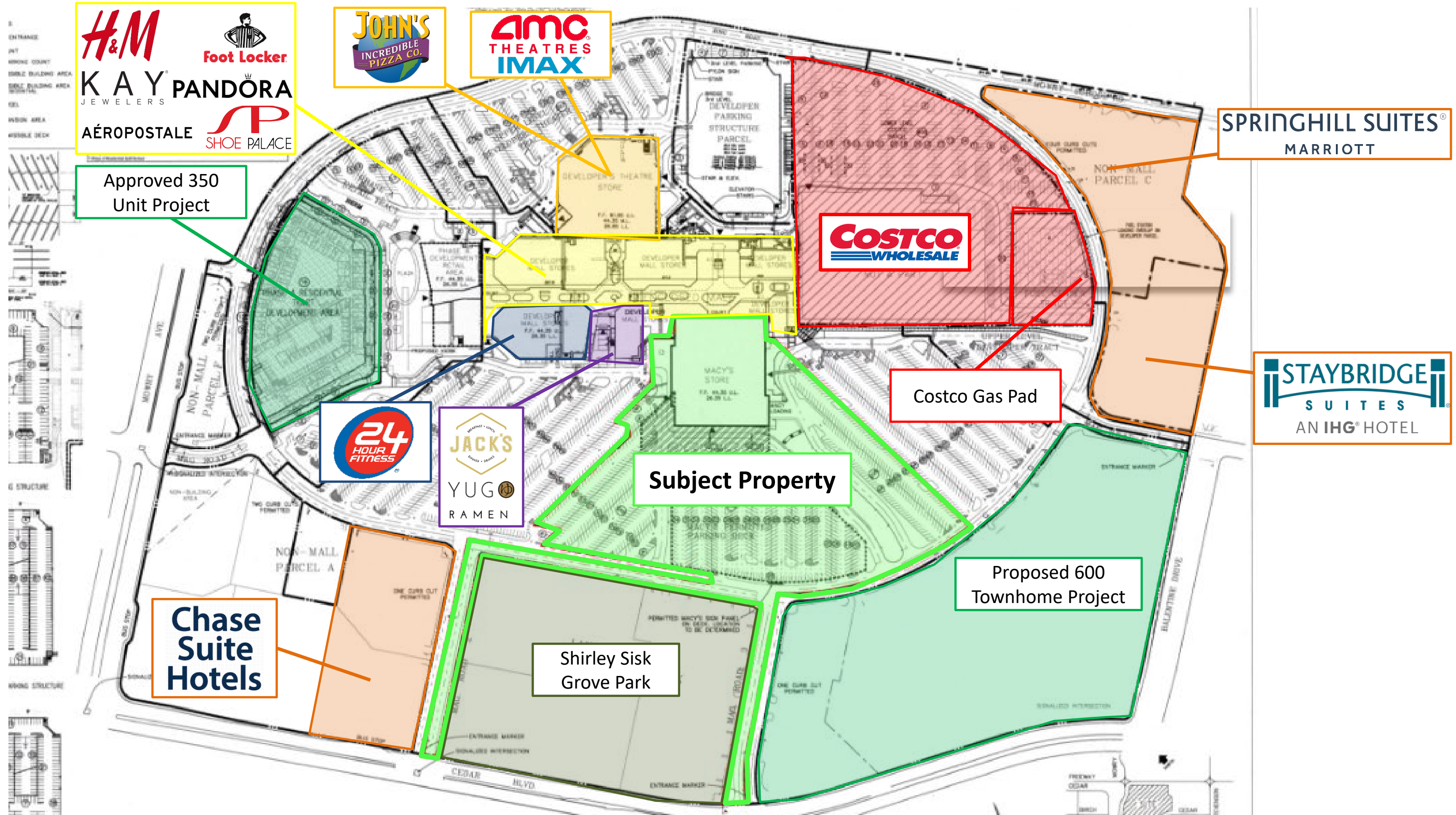
Newark Memorial High School

amazon

OHLONE COLLEGE

200 Newpark Mall Rd

Newark, CA

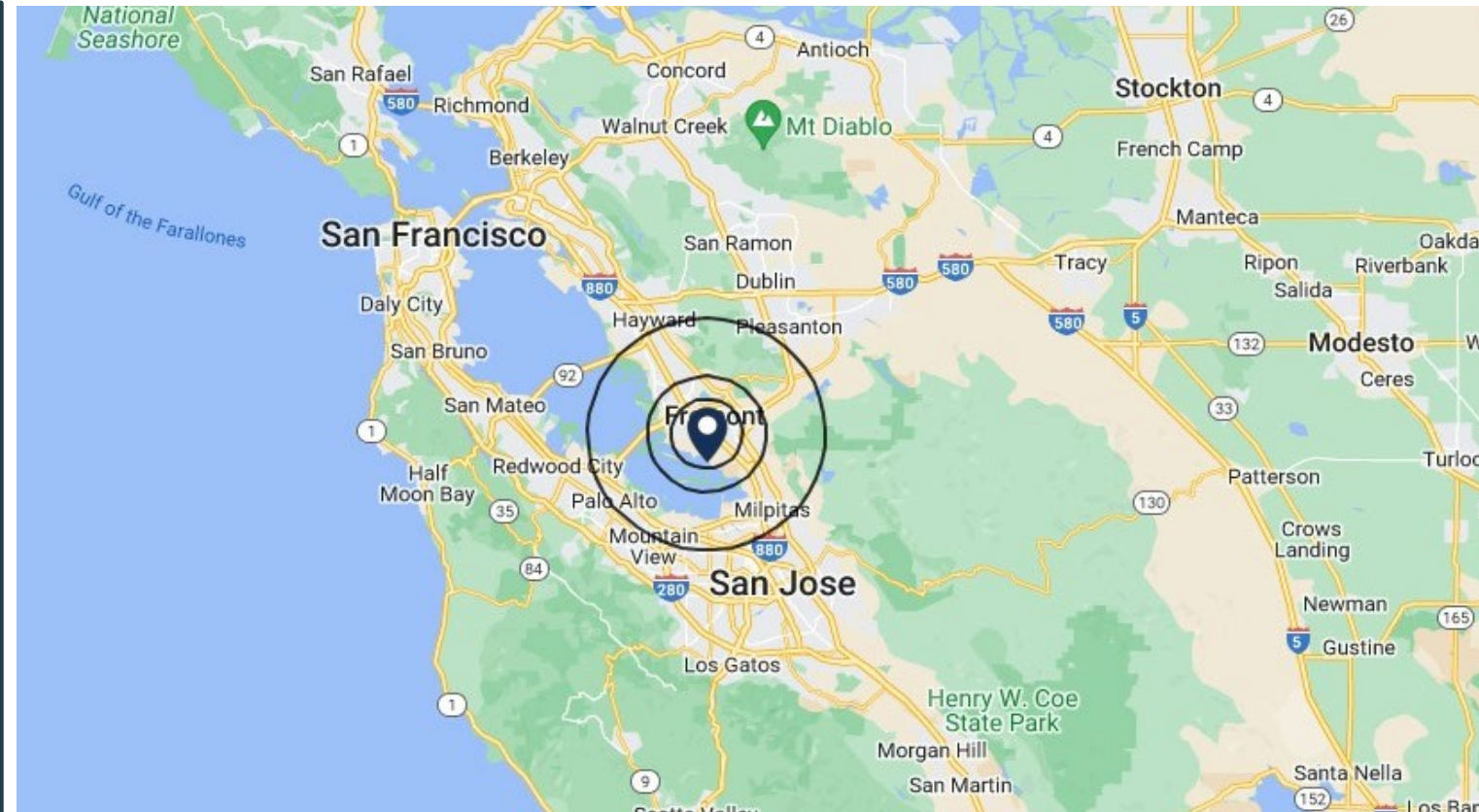


200 Newpark Mall Rd

Newark, CA

Property Features

- 199,000 SF 3-Story Building (*divisible*)
- 1st & 2nd floors open to separate, on-grade surface parking areas
- Situated on a large 12.7 AC parcel
- 1 freeway pylon sign and 2 monument signs
- The Property has **NO RESTRICTIONS** per the REA
- Located directly off the I-880
- Parking ratio of 10+ spaces per 1,000 SF
- Costco has just built a 170,000 SF store and gas pad directly next to the Property
- City of Newark approved 350 unit project to replace former Sear's building
- Housing developer to build 600 townhomes across the street from the Property
- In a 1-mile radius from the Property, there are over 1,000 units currently being developed



| Demographics | 3 Mile | 5 Mile | 10 Mile |
|---------------------------|---------------|---------------|----------------|
| Total Population | 157,000 | 280,000 | 721,000 |
| Median Age | 38.8 | 40.0 | 38.8 |
| Average Household Income | \$165,300 | \$177,000 | \$174,000 |
| Median Home Value | \$1,015,000 | \$1,063,000 | \$1,047,000 |
| Households | 50,700 | 90,600 | 237,000 |
| Population by Race | 3 Mile | 5 Mile | 10 Mile |
| Asian | 54% | 60% | 52% |
| White | 20% | 18% | 19% |
| Hispanic Origin | 20% | 16% | 21% |

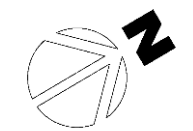
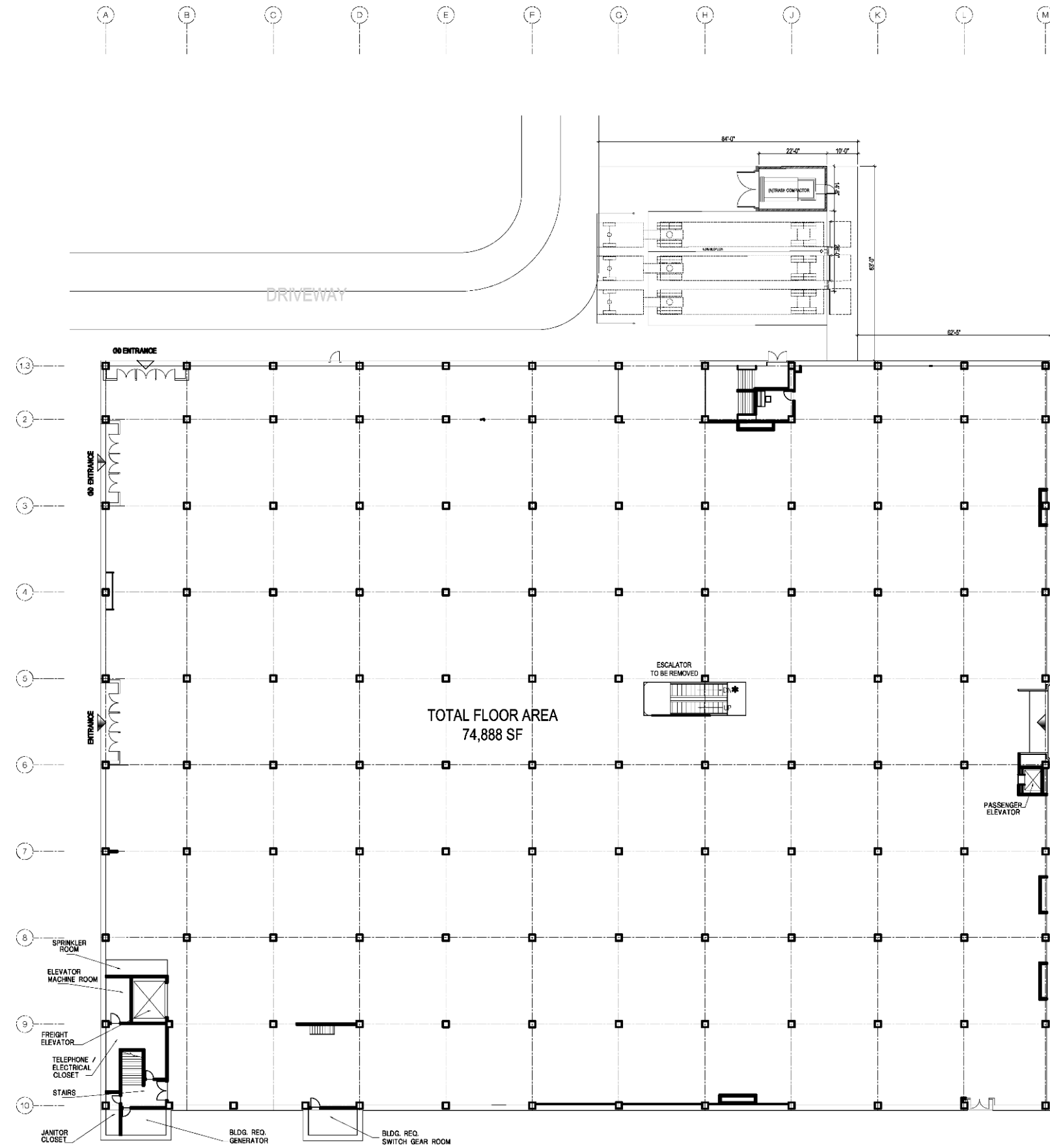


Freeway Pylon Sign

200 Newpark Mall Rd

Newark, CA

1st Floor Plan – 70,000 SF



EMCEL
PROPERTY MANAGEMENT
SERVICES, INC.
9034 W. SUNSET BLVD.
WEST HOLLYWOOD CA 90069
P 310 247-0900 | F 310 247-1525
www.charles-company.com

ARCHITECT / ENGINEER

| ISSUE | MARK | DESCRIPTION | DATE |
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KEY PLAN

PROJECT TITLE
**200 NEWPARK
MALL RD**
NEWARK, CA 94560

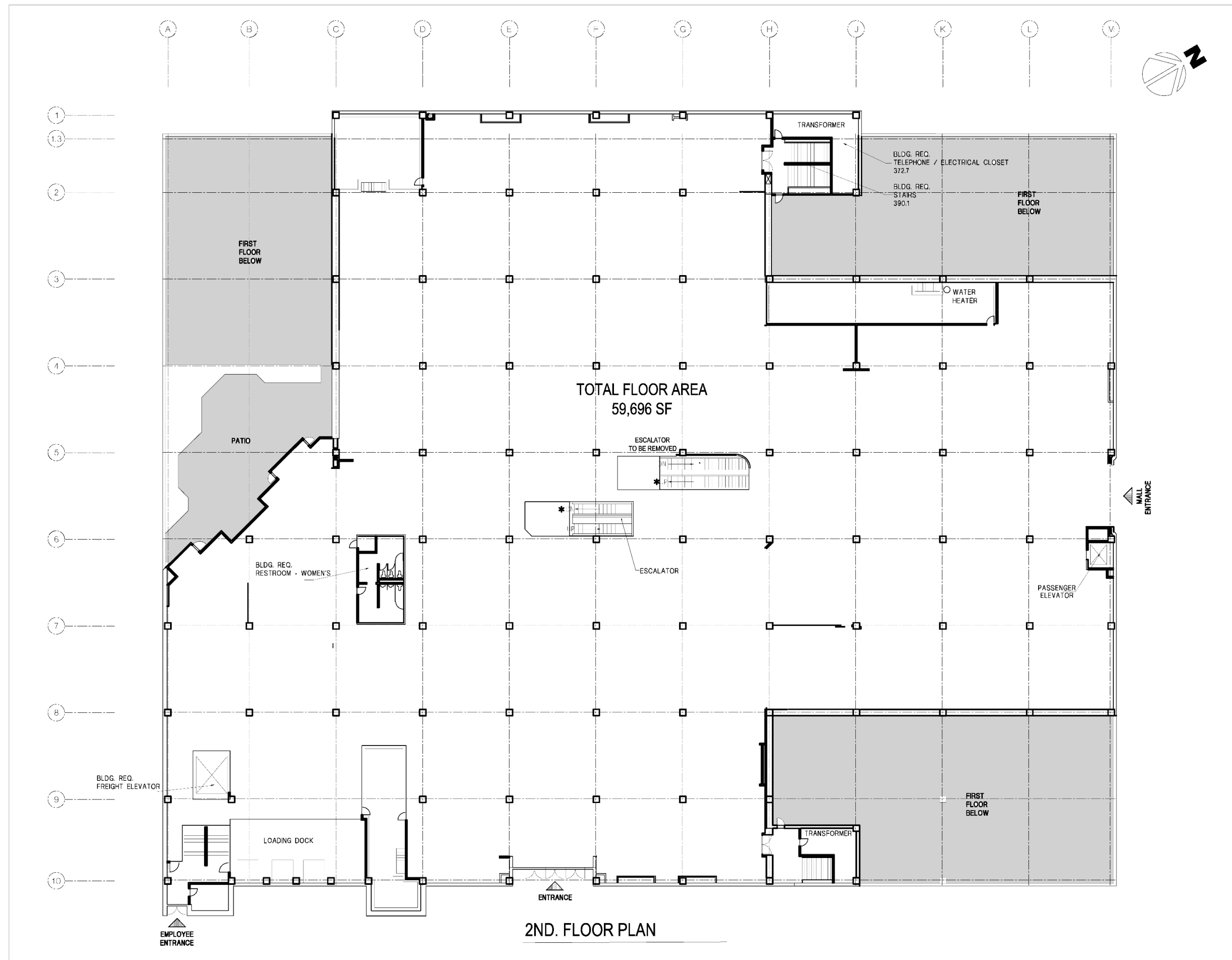
PROJECT NUMBER: _____
DRAWN BY: _____
CHECKED BY: _____
SCALE: AS SHOWN
DATE: 10/28/2024

1ST. FLOOR PLAN

200 Newpark Mall Rd

Newark, CA

2nd Floor Plan – 60,000 SF



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STAMP
ARCHITECT / ENGINEER:

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KEY PLAN

PROJECT TITLE
200 NEWPARK MALL RD
NEWARK, CA 94560

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SCALE: AS SHOWN
DATE: 10/28/2024

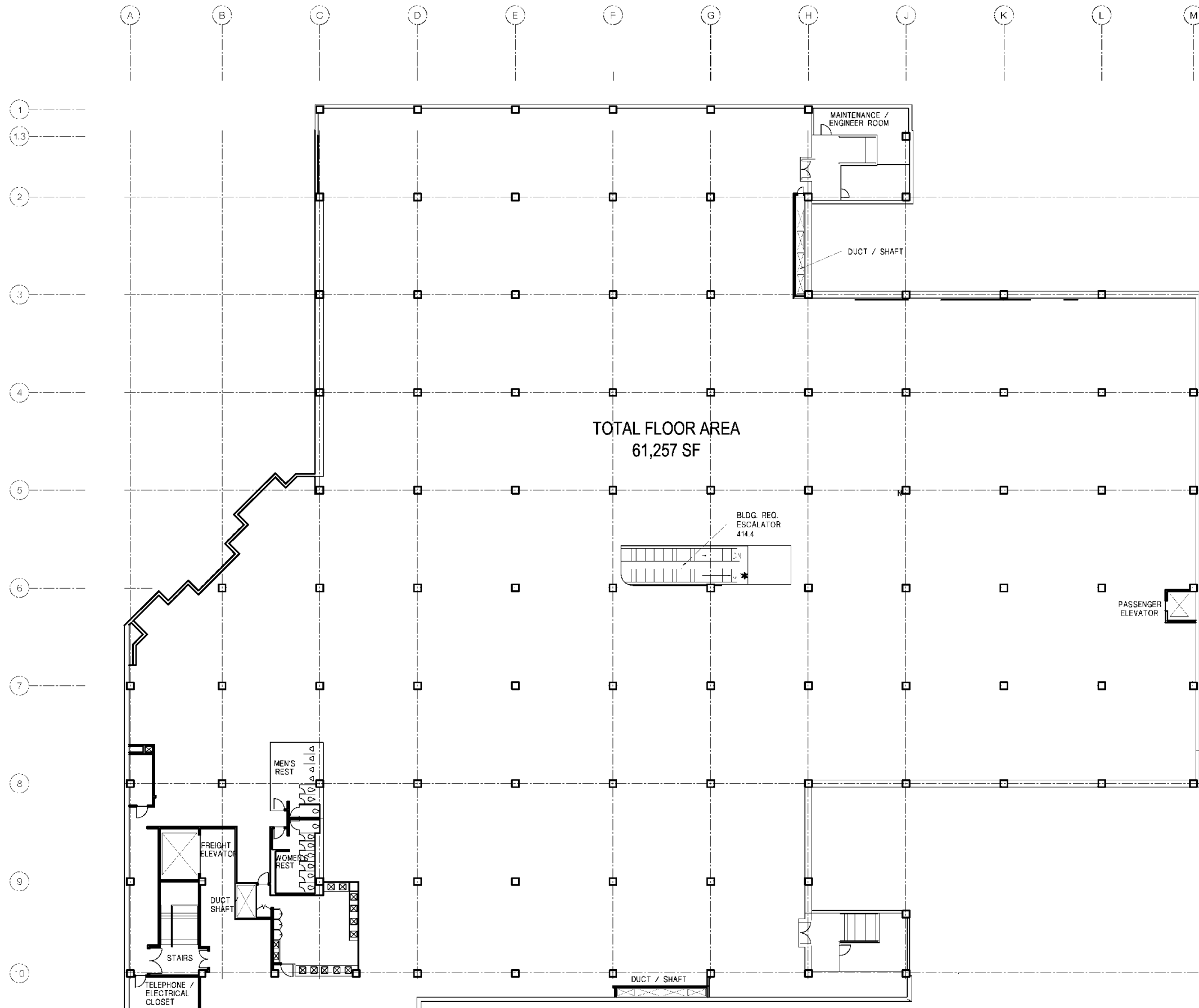
SHEET TITLE:

2ND. FLOOR PLAN

SHEET NO.

A2.0

3rd Floor Plan – 60,000 SF



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www.charles-company.com

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ARCHITECT / ENGINEER

| ISSUE MARK | DESCRIPTION | DATE |
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KEY PLAN

PROJECT TITLE
200 NEWPARK MALL RD
NEWARK, CA 94560

PROJECT NUMBER
DRAWN BY: _____
CHECKED BY: _____
SCALE: AS SHOWN
DATE: 10/28/2024

SHEET TITLE
3RD. FLOOR PLAN

SHEET NO.
A3.0

3RD. FLOOR PLAN