

FOR LEASE: CORNER RETAIL PAD IN BALENTINE PLAZA, NEWARK



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Berube
Company, Inc.

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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

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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)

CLOSE UP AERIAL





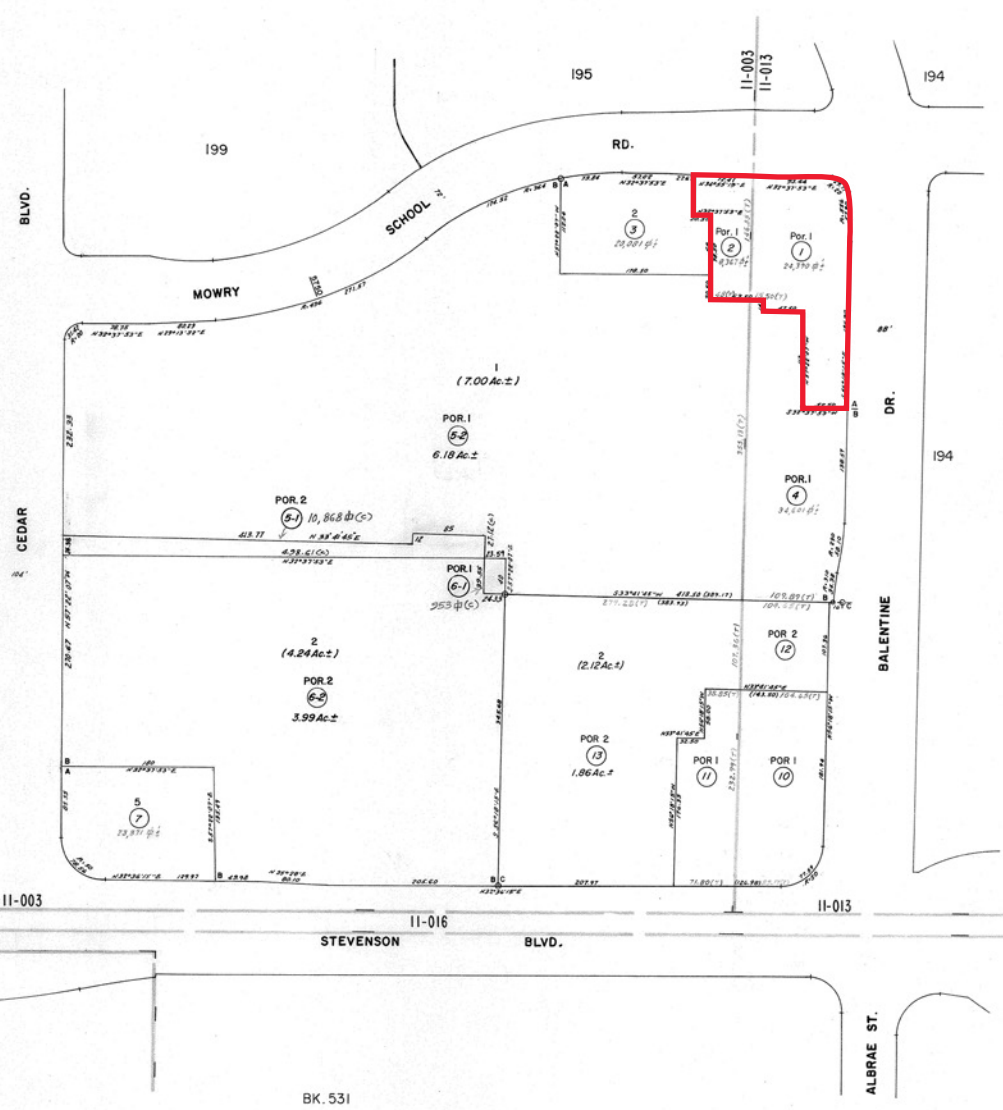
ASSESSOR MAP

REVISED: 3-26-86 K.T.
 5-1-90 B.V.
 7-16-93 J.T.
 9-08-95 H.L.L.

DRAWN: 1-30-85 P.B.

FORMERLY: POR. BLKS 45 B, 100

A.C.M. 33



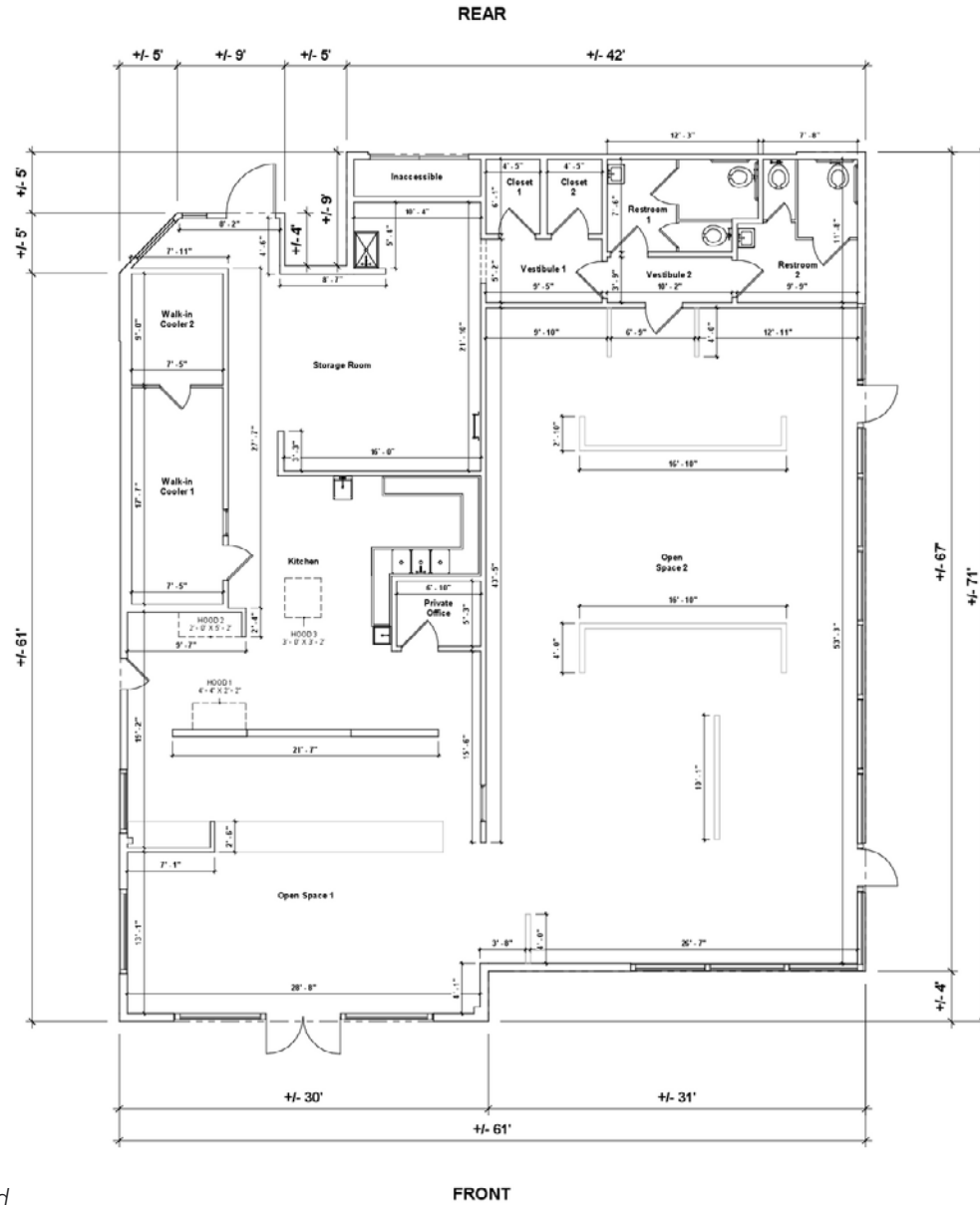
REF.: R.S. 439a/99, Assmt. Mp. Bk. 1 Pg. 303, R.S. 607i/47; MARTIN ADDN. TO NEWARK 26/49, P.M. 2287 97/82

HPN 13

IND. P6



FLOOR PLAN



*Plan is illustrative; FF&E to be removed

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