

NEWPARK PLAZA

5222-5810 NEWPARK MALL ROAD
NEWARK, CALIFORNIA



2 Hotel Sites

NEWPARK MALL

Upcoming Residential
Development

New Park Mall Road

Balentine Dr

Cedar Blvd.

RARE 13 AC REDEVELOPMENT or RE-TENANT OPPORTUNITY



MEACHAM/OPPENHEIMER, INC.
CORFAC INTERNATIONAL
8 No. San Pedro St., Suite 300
San Jose, California 95110
Tel: 408.378.5900
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Exclusively Offered by:

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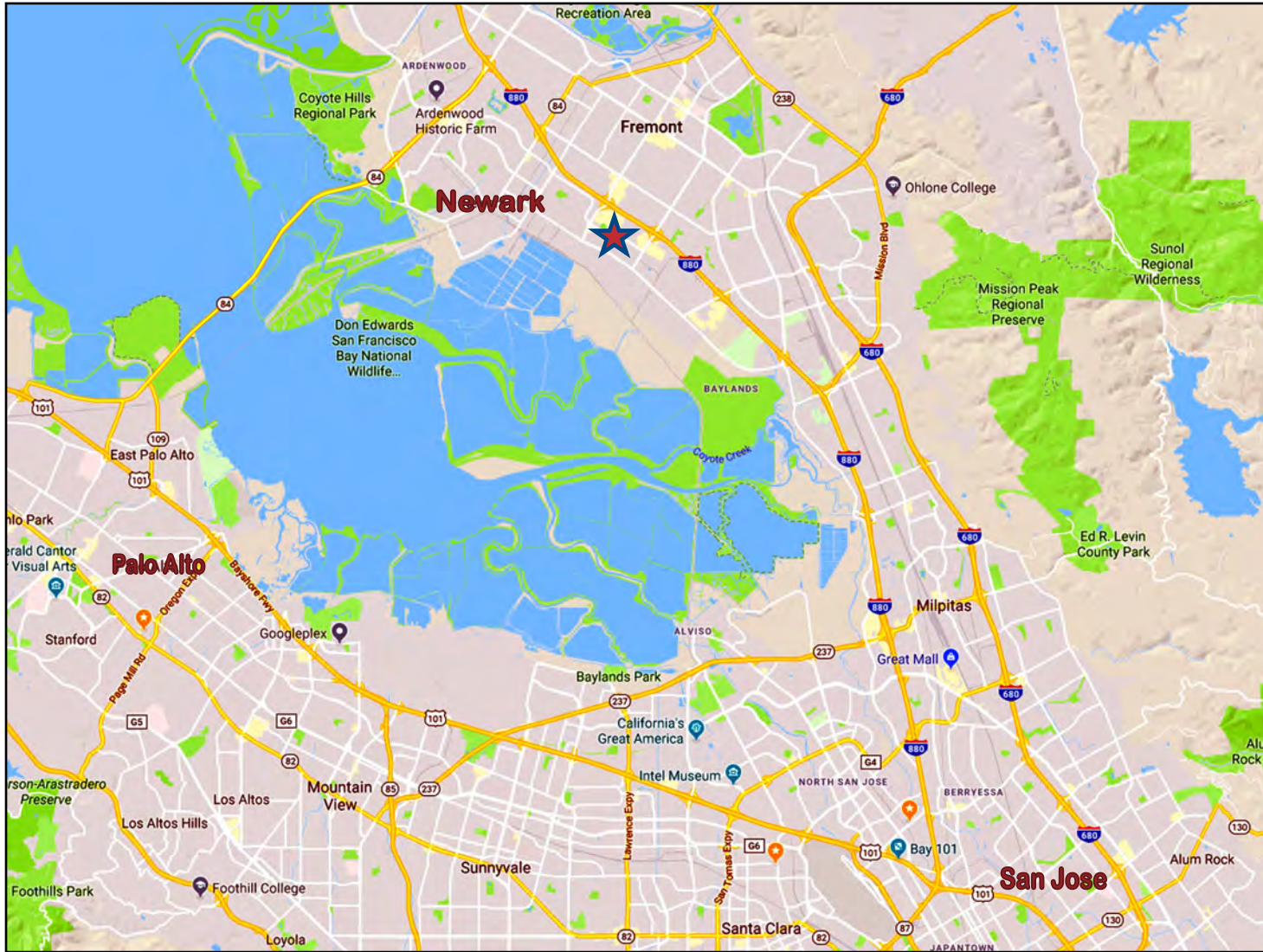
- Rare 50% Vacant, Re-Tenant Opportunity
- At The Heart of the Newark Retail District
- Convenient Access from I-880 and Fremont
- 184,000 SF Center on 12.9 Acres
- Shadows the 1,162,000 SF Newpark Mall
- Area Tenants Include Macy's, Sears, JC Penny, Target, Burlington Coat Factory & Century Theaters
- Part of the [Greater NewPark Master Plan](#) Which Allows For Many Forms of Improvement
- 1,600 New Apartments and Development Coming to NewPark Mall Property
- Redevelopment Possibility
- Contact Agent For Details



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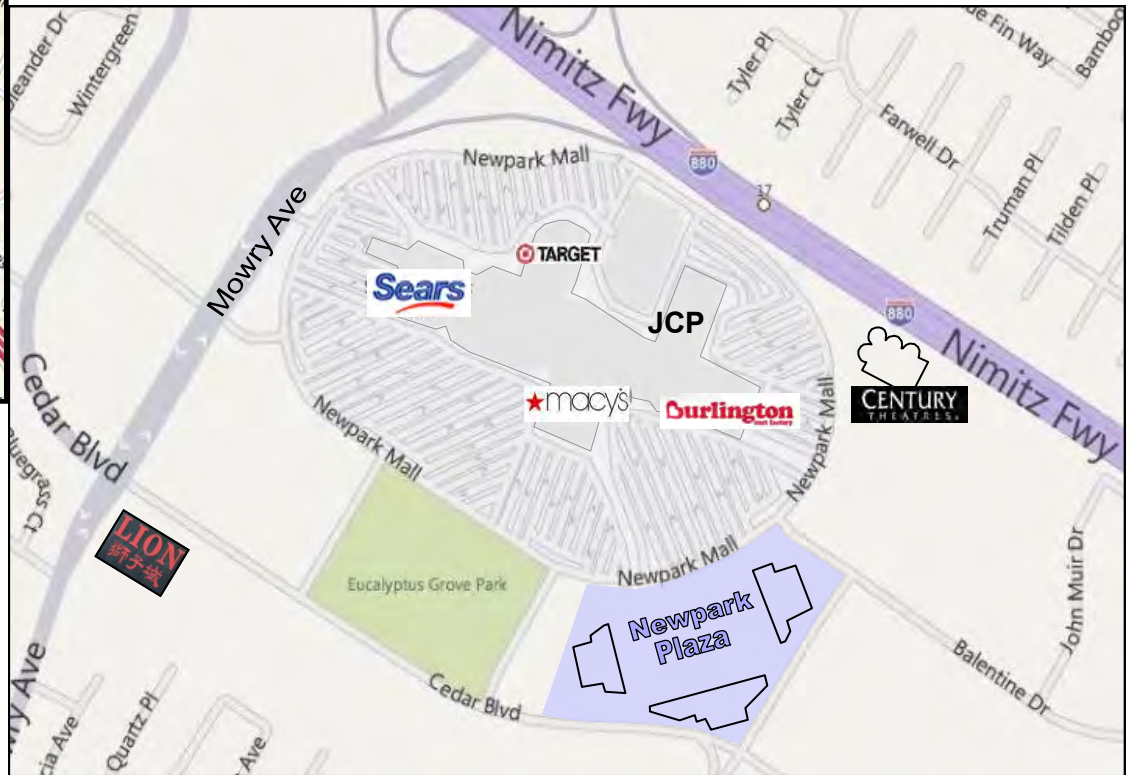
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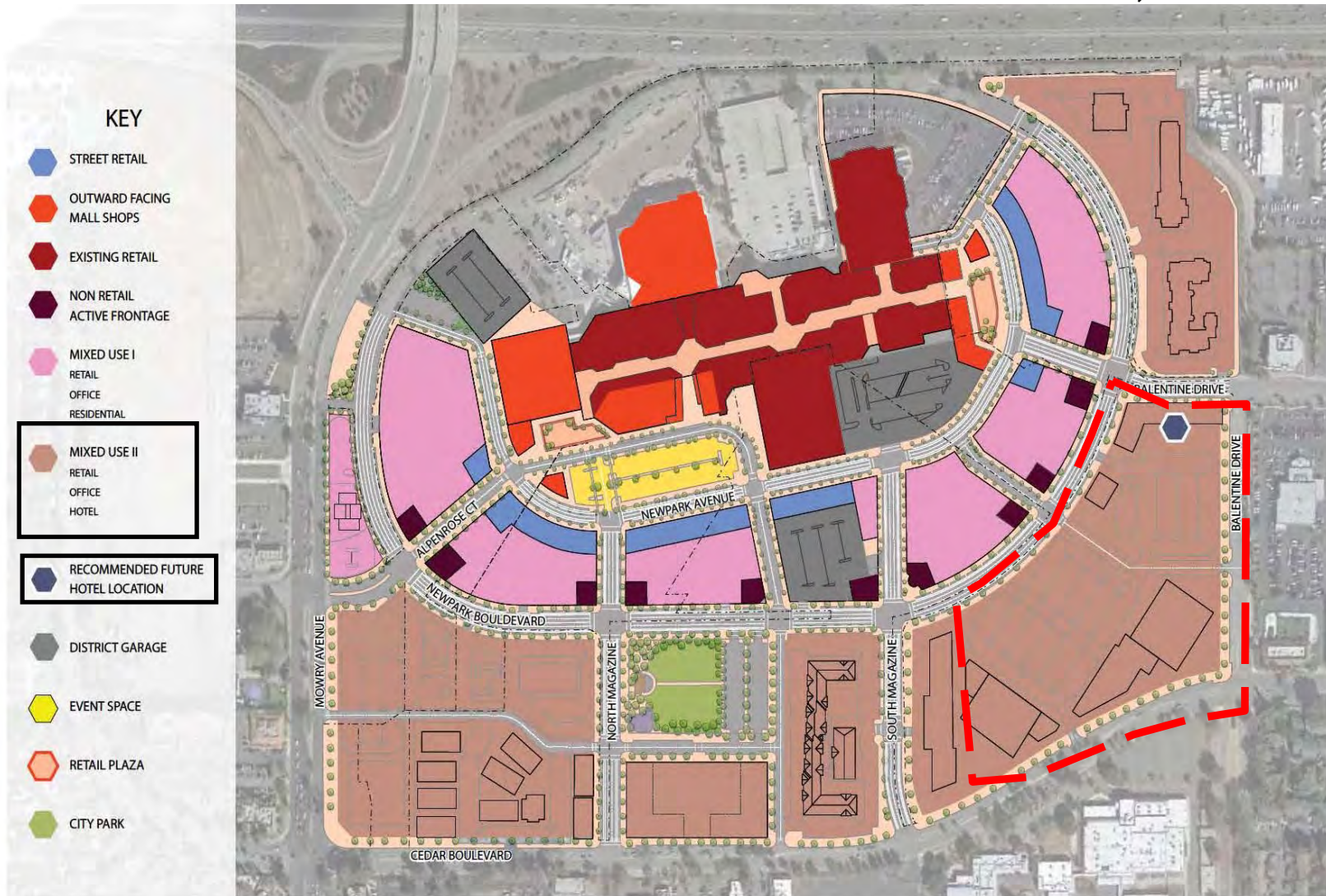
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KEY

- STREET RETAIL
- OUTWARD FACING MALL SHOPS
- EXISTING RETAIL
- NON RETAIL ACTIVE FRONTAGE
- MIXED USE I
RETAIL
OFFICE
RESIDENTIAL
- MIXED USE II
RETAIL
OFFICE
HOTEL
- RECOMMENDED FUTURE HOTEL LOCATION
- DISTRICT GARAGE
- EVENT SPACE
- RETAIL PLAZA
- CITY PARK



LAND USE PLAN-NEWPARK PLACE SPECIFIC PLAN

<http://www.newark.org/home/showdocument?id=1930>

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EXCERPT - NEWPARK PLACE SPECIFIC PLAN

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MIXED-USE II Development Policies:

- LU-15 Development of large scale, Class A office uses within areas designated Mixed Use II is a primary goal. The city will prioritize projects which propose construction of Class A office buildings.
- LU-16 Development of big box retail within areas designated Mixed Use II is a goal. NewPark Plaza is a preferred destination for new, big box/larger format retail end users and for larger format retail end users that may wish to relocate from the NewPark Mall to an alternative location within NewPark Place.
- LU-17 While hotel development is permitted within any location designated Mixed Use II, locations that benefit activity and synergies with the proposed NewPark Avenue retail street and with the NewPark Mall are preferred. **A priority hotel opportunity site is shown along Balentine Drive at its entrance to the southern portion of the specific plan area.** This opportunity site is illustrated on Figure 2-4, Land Use Plan.
- LU-18 The city will promote development of a quality grocery store in the area near the intersection of Mowry Av. and Cedar Boulevard or at the corner of Cedar Boulevard and Balentine Drive.
- LU-19 The city will promote consolidation of individual parcels within the specific plan area, particularly in the area bound by North Magazine, NewPark Boulevard, Mowry Avenue, and Cedar Boulevard, to facilitate unified development on larger land parcels.

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Urban Concept Map

Excerpted from NewPark Place Specific Plan

<http://www.newark.org/home/showdocument?id=1930>



Source: ELS

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