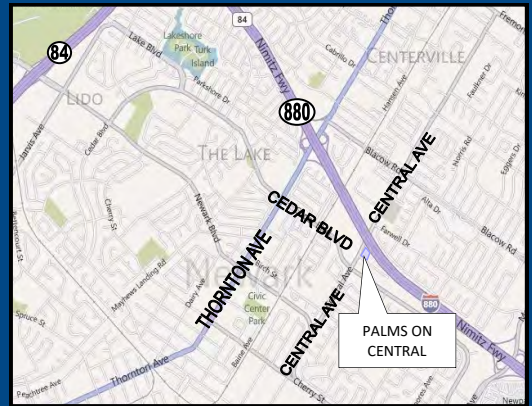




PALMS ON CENTRAL
CENTRAL AVENUE AT
TIMBER STREET
NEWARK,
CALIFORNIA
94560



**1 SPACE REMAINING -
RETAIL/OFFICE/MEDICAL
FOR LEASE**



PROPERTY INFORMATION:

- 1,422 SF Retail Space Available
- Co-Tenants Include: iSalon, Joyful Smile Dental, OK Noodle, Flaming House Hot Pot, and Bengal Tiger Market
- Unit in Gray Shell Condition with Restroom
- Tenant Improvement Dollars Available
- Easy Access to I-880 and Hwy 84/Dumbarton Bridge
- **New 164 Unit Trumark Homes Developments Adjacent to Center: *Shade at Timber* and *Canopy at Timber***
- Asking \$2.00 PSF, plus NNN (48¢)

ESTIMATE DEMOGRAPHICS:

	1 MILE	3 MILES	5 MILES
POPULATION:	23,577	158,177	288,763
AVG. HH INCOME:	\$98,390	\$99,501	\$104,439

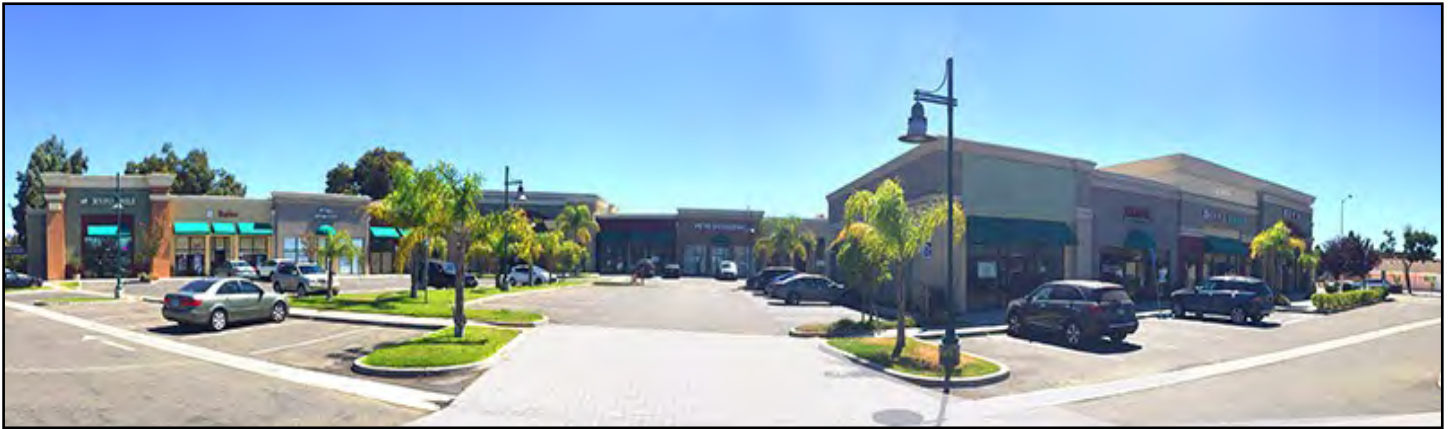
FOR MORE INFORMATION CONTACT:

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Palms on Central

Central Avenue at Timber Street, Newark, California 94560



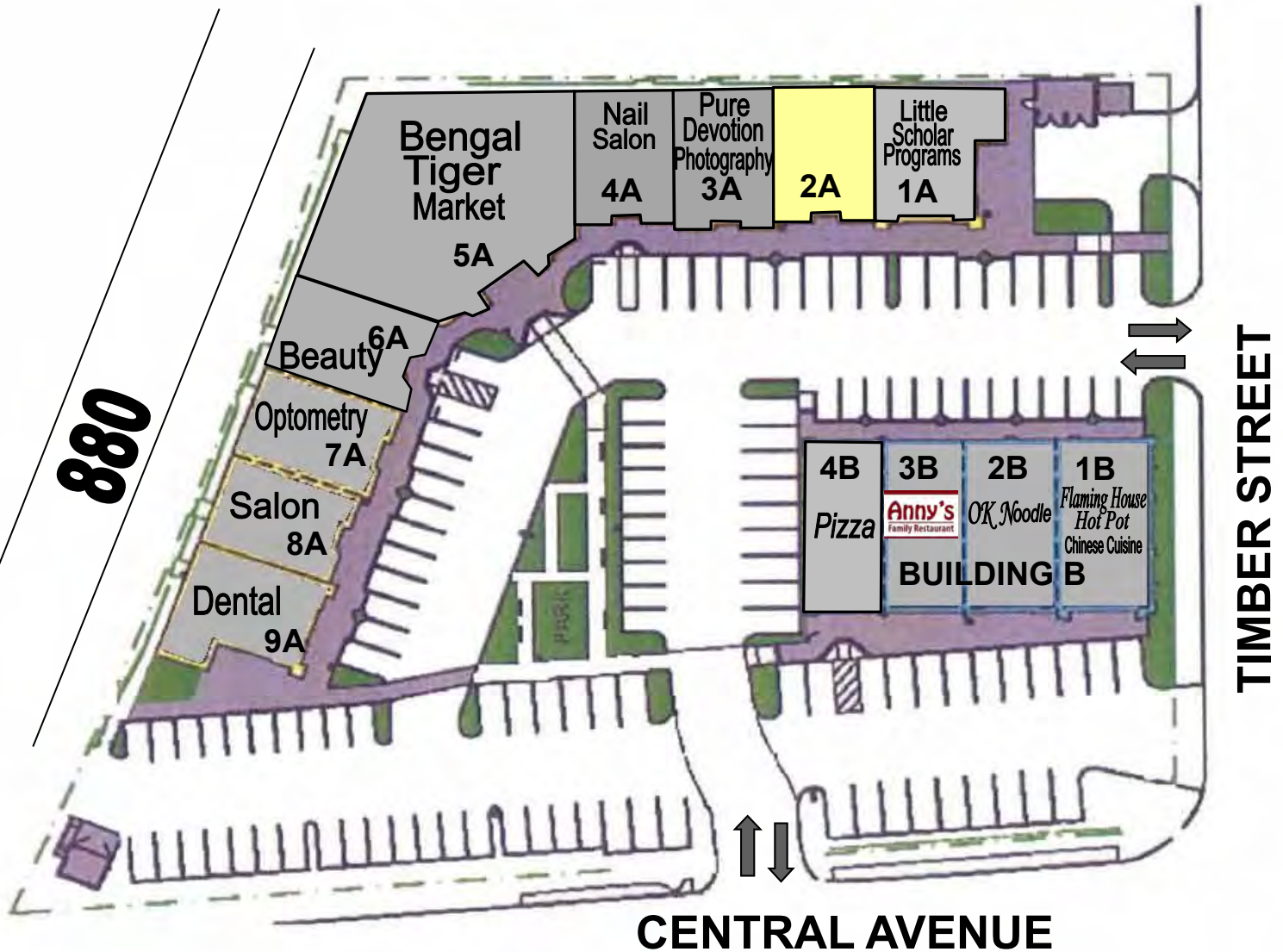
Trumark Homes has just debuted two new residential developments in Newark: The 164 residences include 84 three-story detached single-family homes at *Shade at Timber* and 80 two- and three-story attached townhomes at *Canopy at Timber*. "This project is located in a great central Bay Area location with access to BART, bridges and freeways, allowing residents to work in San Francisco, Oakland, East Bay, Peninsula, Silicon Valley and San Jose," said Christopher Davenport, senior vice president of land development for Trumark Homes. "The city has encouraged this property to be converted to something better. This strip of land is adjacent to the freeway and will provide a much better window into Newark and will improve that section of Cedar Boulevard as well." Trumark will make additional off-site improvements including a new median in Cedar Boulevard.



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BUILDING A

Suite A- 1	Little Scholar Programs	1,439 SF
Suite A- 2	AVAILABLE	1,442 SF
Suite A- 3	Pure Devotion Photography	1,433 SF
Suite A- 4	Sapphire Beauty Salon	1,422 SF
Suite A-5 &	Bengal Tiger Market	5,353 SF
Suite A- 6	Heaven & Hannah Beauty	1,422 SF
Suite A- 7	Optometry	1,443 SF
Suite A- 8	iSalon	1,442 SF
Suite A- 9	Joyful Smile Dental	1,443 SF

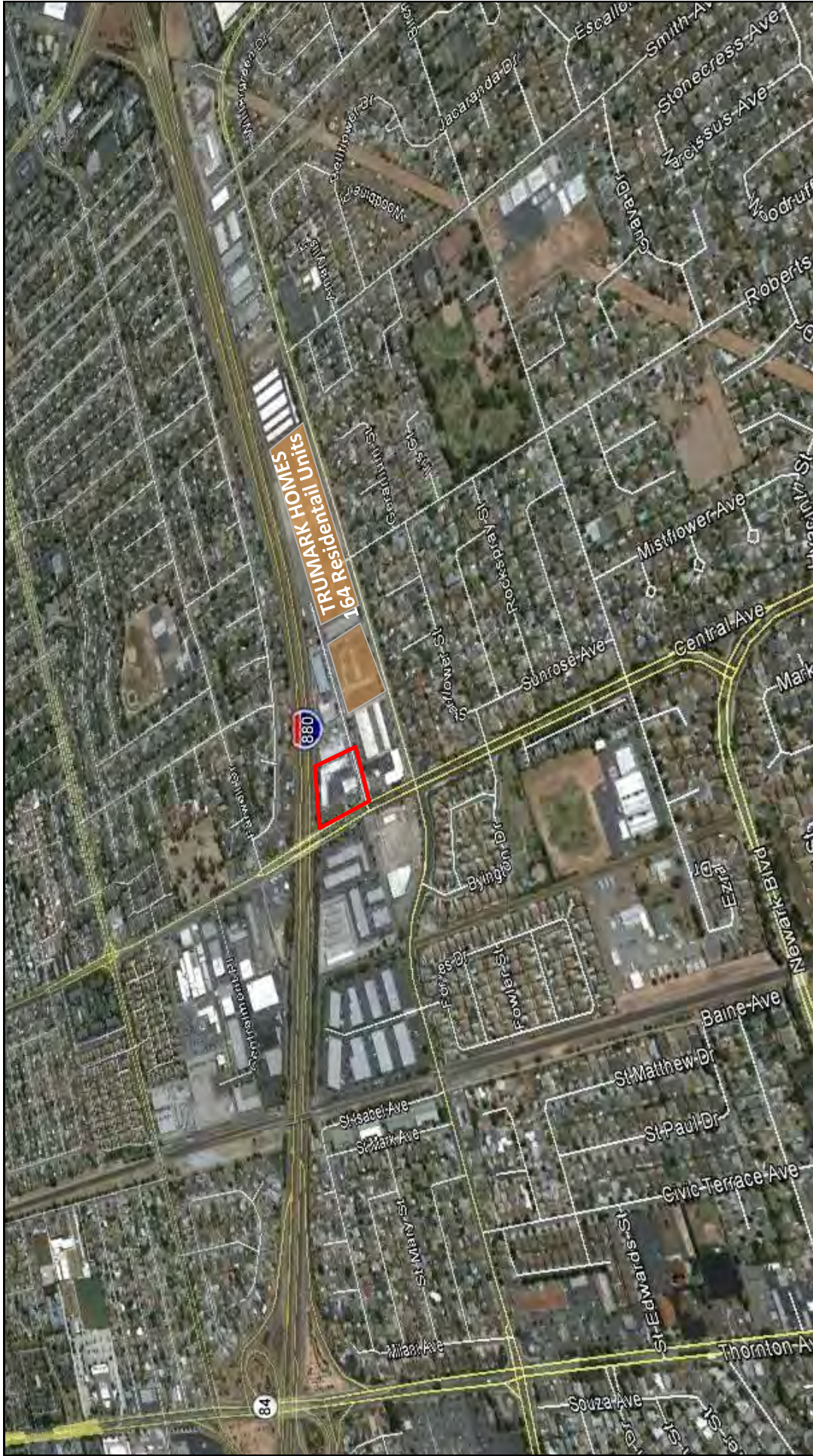
BUILDING B

Suite B- 1	Flaming House Hot Pot	1,800 SF
Suite B- 2	OK Noodle	1,772 SF
Suite B- 3	Anny's Family Rest.	1,487 SF
Suite B- 4	Pizza	1,486 SF

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