

NEWPARK PLAZA

13 AC For Sale

5222-5810 NEWPARK MALL ROAD
NEWARK, CALIFORNIA



Potential Redevelopment
Office Campus
(1,000,000 - 2,000,000 SF or more)
New Retail
Automotive Dealership
Hotel
Mixed-Use Project

RARE 13 AC REDEVELOPMENT or RE-TENANT OPPORTUNITY

\$38,000,000^{.00} - \$68 PSF Land / \$206 PSF Building



MEACHAM/OPPENHEIMER, INC.
CORFAC INTERNATIONAL
8 No. San Pedro St., Suite 300
San Jose, California 95110
Tel: 408.378.5900
www.moinc.net

Exclusively Offered by:

David Taxin
Lic. #00983163
dtaxin@moinc.net
(408) 477-2508

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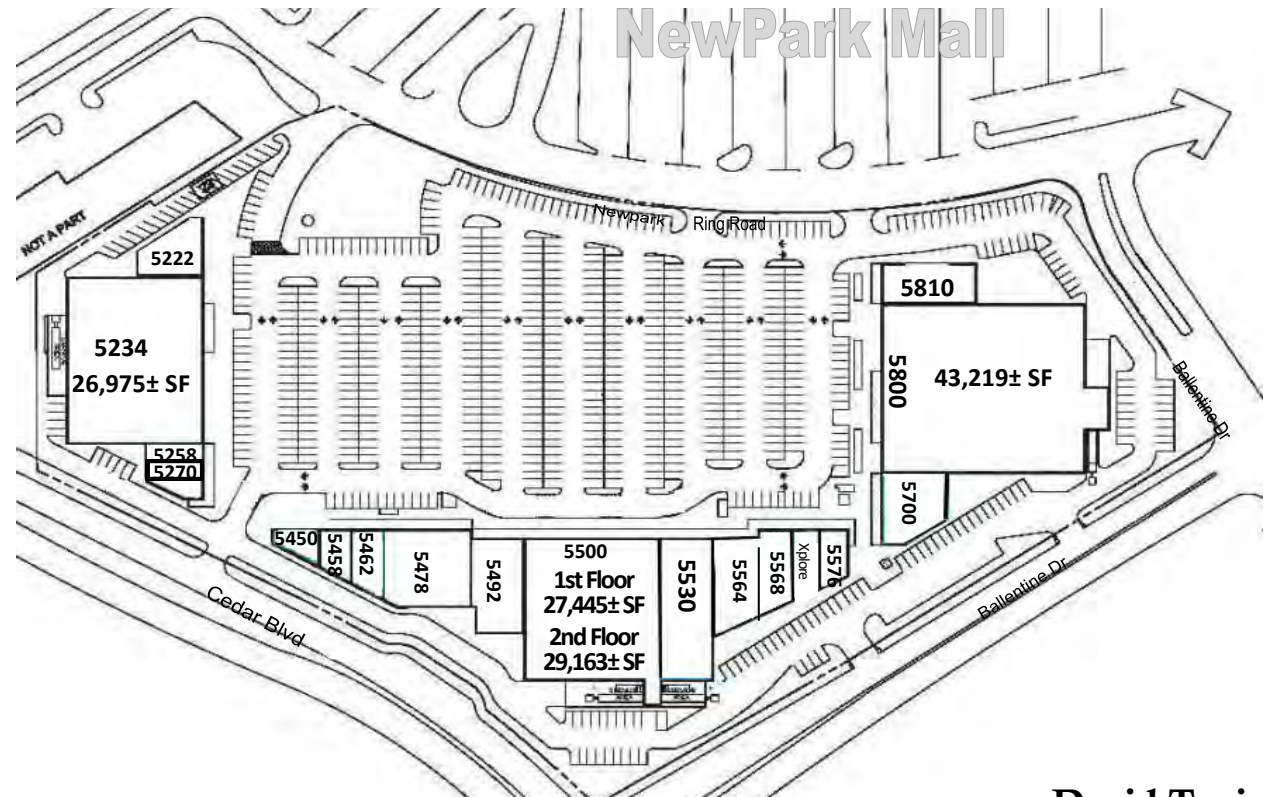


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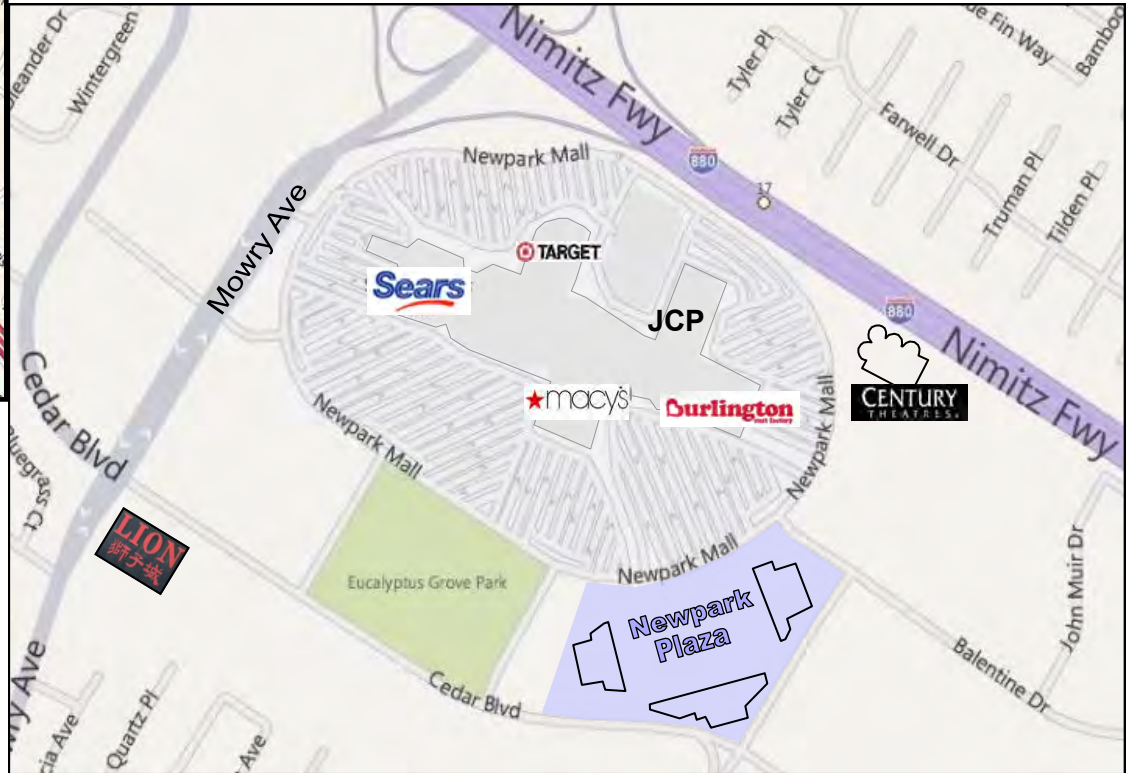
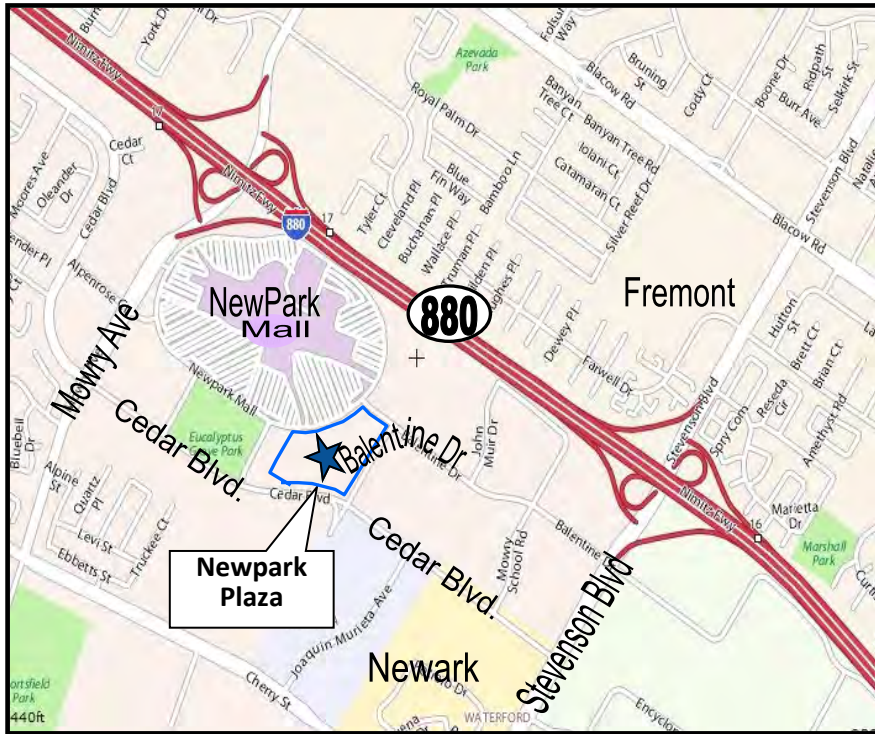
- Rare 50% Vacant, Re-Tenant Opportunity
- At The Heart of the Newark Retail District
- Convenient Access from I-880 and Fremont
- 184,000 SF Center on 12.9 Acres
- Shadows the 1,162,000 SF Newpark Mall
- Area Tenants Include Macy's, Sears, JC Penny, Target, Burlington Coat Factory & Century Theaters
- 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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Excerpted from
The Greater NewPark Masterplan

<http://www.newark.org/images/uploads/comdev/pdfs/Projects/Greater%20NewPark%20Masterplan-Approved.pdf>

REDEVELOPMENT CONCEPT

Regional retail and office uses are located in multi-story buildings fronting onto NewPark Boulevard. Building forms anchor corners, terminate vistas, and enhance pedestrian activity. Parking is located behind primary buildings and within block interior. (right)

Intensification of development on NewPark Plaza might include high density residential uses fronting onto Cedar Boulevard and Balentine Drive. Parking is located in surface lots and structured within buildings.



Greater NewPark Masterplan

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Proforma Rent Roll

Unit Addr.	Tenant Name	Size	Base Rent	Rate	Curr. Lease Term Starts	Curr. Lease Term Expires	Options	Gross / NNN	Security Deposit
Parking Lot	Fremont Del Grande, Inc.	180 Spots	\$4,800.00		12/23/2016	mtm	None	Gross	4,800.00
5810	E Brand Group USA	4,550	\$5,687.50	1.25	6/10/2016	mtm	None	Gross	22,750.00
5800	Furniture City Plus	43,219	\$58,345.65	1.35	11/1/2017	1/31/2018	None	Gross	8,000.00
5700	Safari Kid	4,917	\$7,473.84	1.52	7/29/2011	6/30/2020	None	NNN	6,637.95
5576	Tasty Restaurant	1,893	\$2,839.50	1.50	4/1/2015	3/31/2020	1x5yr	Gross	3,407.40
5572	Xplore Yoga	2,363	\$3,544.50	1.50	6/1/2016	5/31/2018	None	NNN	3,544.50
5564	Vacant (prior Bargain City)	7,760	11,640.00	1.50					
5530	Vacant	10,000	15,000.00	1.50					
5500	Signature Mattress	27,445	\$41,167.50	1.50	11/16/2017	11/30/2020	None	Gross	9,000.00
2nd/FI	Vacant	29,163	36,453.75	1.25					
5492	Matran Inc	5,237	\$7,331.80	1.40	10/1/2017	9/30/2019	None	Gross	7,331.80
5478	Vacant (prior Hometown)	11,323	22,646.00	2.00					
5462	Vacant (prior Sharpe Image)	1,230	2,460.00	2.00					
5458	Vacant (prior Yvonne's Nail)	1,089	2,178.00	2.00					
5450	Myanmar-Pyi Thar	1,001	\$1,101.10	1.10	8/1/2016	7/31/2018	None	NNN	1,251.25
5270	Newpark Plaza Dental Care	1,463	\$3,130.82	2.14	1/1/2015	mtm	None	NNN	1,500.00
5258	Aerodance	1,880	\$2,801.20	1.49	12/1/2014	mtm	None	Gross	2,000.00
5234	Vacant (prior 24hr Fitness)	26,975	40,462.50	1.50					
5222	Vacant (prior Beauty World)	3,590	5,385.00	1.50					

TOTAL-PROFORMA 185,098 \$274,448.66
PROFORMA ANNUAL RENT \$3,293,383.92

MONTHLY RENT AT \$55,333.50
CURRENT OCCUPANCY

70,222.90

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