5,000 - 12,000 SF RETAIL OR RESTAURANT PAD FOR GROUND LEASE

6000 NEWPARK MALL ROAD, NEWARK, CALIFORNIA

LOCKEHOUSE

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MARKET AERIAL

PROPERTY PROFILE &DEMOGRAPHICS

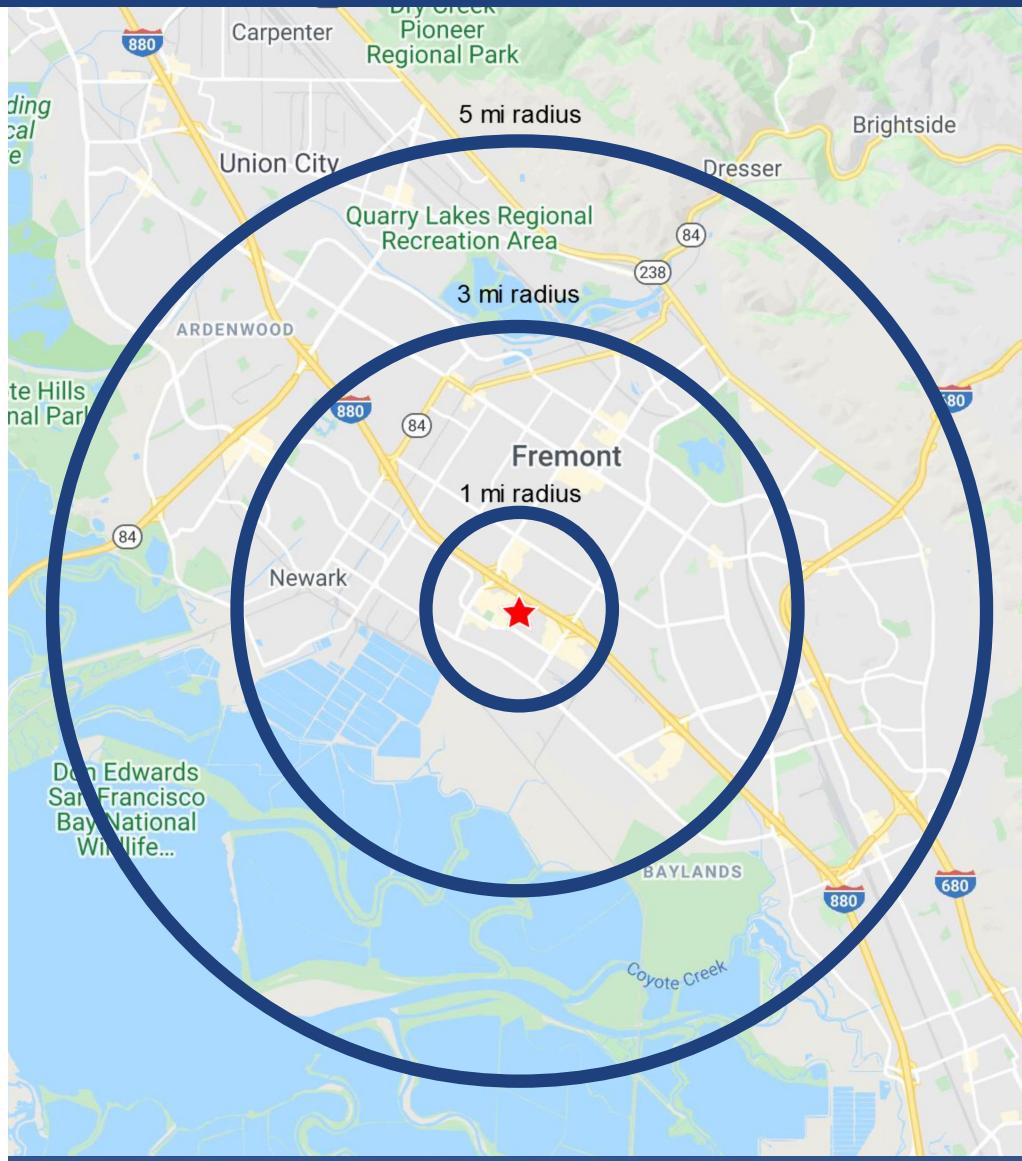
HIGHLIGHTS

- 5,000 - 12,000 SF Retail or Restaurant Building
- Adjacent to Newpark Mall (Target, Macy's, 24 Hour Fitness and AMC Theater)
- Co-Tenancy with Two New Hotels
- Freeway visibility with dual access points from I-880
- 175,000 ADT on I-880
- Ground Lease

POPULATION	1 MILE	3 MILES	5 MILES
	16,913	162,082	291,304

ESTIMATED AVERAGE HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
	$146,578	$141,626	$157,722

ESTIMATED DAYTIME POPULATION	1 MILE	3 MILES	5 MILES
	9,564	70,774	130,024



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