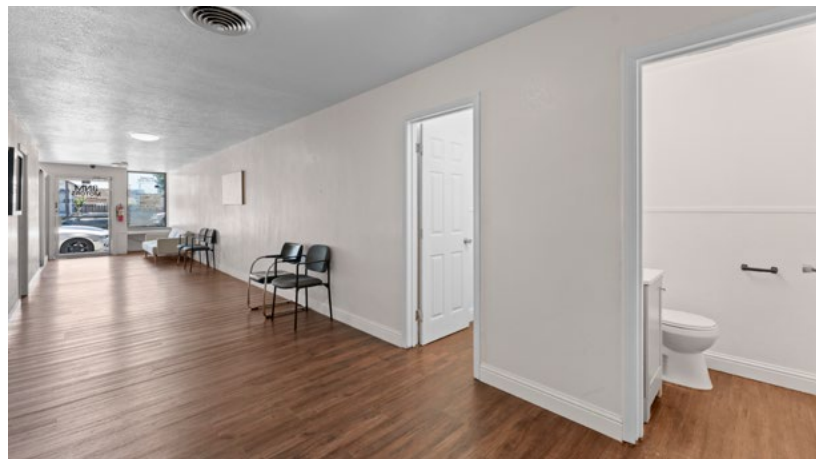
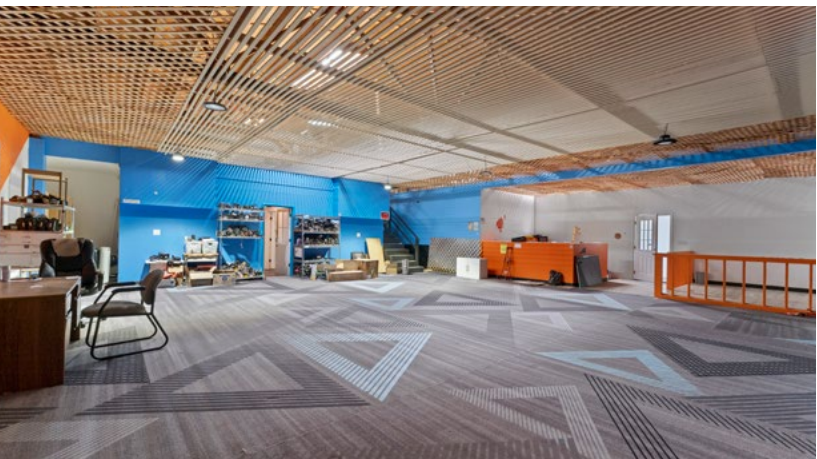


# FOR SALE OR LEASE

7691 THORNTON AVENUE, NEWARK, CA 94560



**5,824**  
SF RETAIL BUILDING



**\$3.495M**  
SALE PRICE (\$600/SF)



**8,000**  
SF LOT

*Income producing retail/office building on Thornton Avenue in Newark, CA that includes parking, a roll-up door, and potential for development.*

## Property Overview

- Long-standing tenants on short term leases
- Corner retail property on Thornton Avenue with conversion potential
- Features 8 fenced and gated parking stalls in a secured yard and a 10 foot roll-up door
- Can be delivered vacant for an owner-user; also for lease (contact Michael Ruiz for lease info)
- Approximately 1 mile from Meta, Amazon, and numerous major tech campuses
- Quick access to I-880, CA-84 (Dumbarton Bridge), and major employment centers
- Located near an abundance of amenities, such as NewPark Mall, Starbucks, Lazy Dog Restaurant, Newark City Hall, Alameda County Fire Department, and more

2131 CAPITOL AVE, STE 100  
SACRAMENTO, CA 95816

916.573.3300 | [TURTONCRE.COM](https://www.turtoncre.com)



**IAN FORNER**  
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[IANFORNER@TURTONCRE.COM](mailto:IANFORNER@TURTONCRE.COM)



**MICHAEL RUIZ**  
AGENT - LIC. 02229784  
510.300.5642  
[MICHAELR@REHBROKERAGE.COM](mailto:MICHAELR@REHBROKERAGE.COM)  
\*CONTACT FOR LEASING

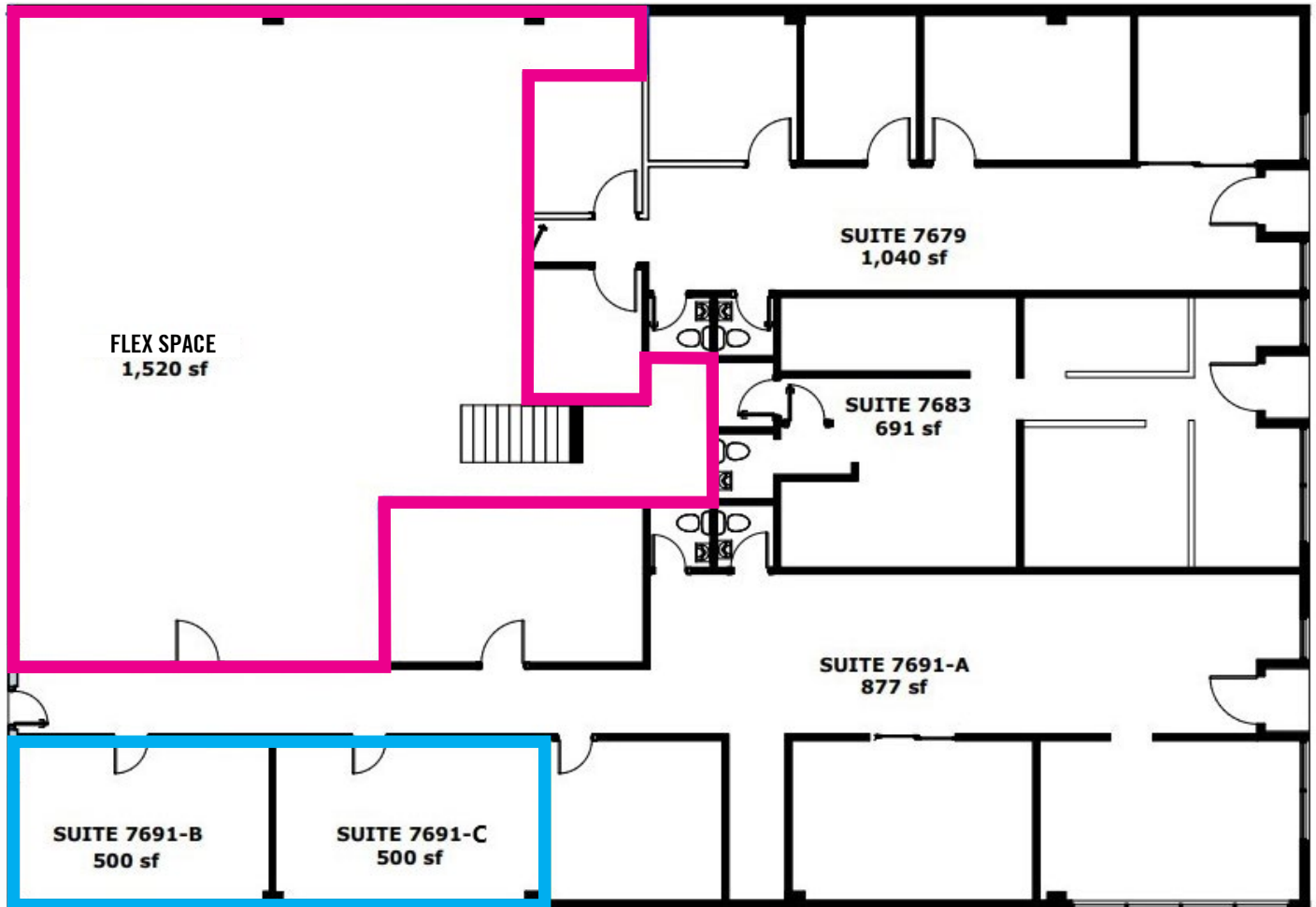
# THE FLOOR PLANS

**7691 THORNTON AVENUE, NEWARK, CA 94560**



**TURTON**  
COMMERCIAL REAL ESTATE

**\* AVAILABLE FOR AN OWNER-USER;  
FOR LEASING, CONTACT MICHAEL RUIZ**



**GROUND FLOOR LEASE - \$3.00/SF/MONTH MG**

**FLEX SPACE - 1,520 SF**

- ROLL-UP DOOR
- INCLUDES 1,000 SF MEZZANINE OF UPSTAIRS STORAGE

**SUITE 7691 - B+C**

**TWO 500 SF SINGLE OFFICE/RETAIL SPACES**

- INCLUDES SEPARATE SECURE ACCESS AT THE REAR OF THE PROPERTY

## **IAN FORNER**

**DIRECTOR - LIC. 01967116**

**916.573.3314**

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## **MICHAEL RUIZ**

**AGENT- LIC.02229784**

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# THE BAY AREA

## CALIFORNIA



**7.84M**  
POPULATION



**3.49M**  
EMPLOYEES



**\$1.96K**  
AVG HH INCOME



**\$1.28K**  
AVG HOME VALUE

TEAMCA.ORG

*The Bay Area is a global economic epicenter, offering businesses expansive opportunities for growth and success with a thriving population and a highly educated workforce.*

### Location Overview

- Consists of 9 counties including Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma County
- Convenient access to other key destinations, such as Sacramento and Los Angeles
- Access to one of the most concentrated talent markets in the world, with expertise spanning AI, biotech, clean tech, and advanced manufacturing
- Home to global research leaders like Stanford, UC Berkeley, and UCSF
- Global innovation hub that hosts big tech companies such as Apple and Google
- Businesses benefit from a strong consumer base with higher consumer spending power

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# THE LOCATION

**7691 THORNTON AVENUE, NEWARK, CA 94560**



**TURTON**  
COMMERCIAL REAL ESTATE



Safeway  
Dino's Grill  
Tao's Fresh  
The UPS Store  
Fitness 19  
Sprouts  
Tasty Pot  
Vitality Bowls  
Kong Sarang Tofu  
Urban Kitchen  
Chipotle, + more!

Newark Community  
Center Park

Newark Junior High  
School

August Schilling  
Elementary School

Hinodeya Newark  
Ramen  
Round Table Pizza  
Arteagas Taqueria  
Subway  
Home Depot  
101 Fish & Chips  
+ more

Birch Grove Park  
Birch Grove Primary  
Elementary School

Allstar Burger  
La Cabana  
Starbucks  
Subway  
Santa Fe Mercado  
+ more!

Jerry Raber Ash  
Street Park

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