



ROSEMONT SQUARE AT FOUR CORNERS

35080 Newark Blvd | Newark

Big Box opportunity located in a high traffic corridor.



**RARE JUNIOR-ANCHOR
OPPORTUNITY**

ON NEWARK BLVD, SERVING A
HIGH-INCOME NEWARK/FREMONT/
UNION CITY TRADE AREA.

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

**LEE
RETAIL**
LEE & ASSOCIATES



PROPERTY HIGHLIGHTS

- Potentially divisible $\pm 16,000$ SF
- $\pm 38,860$ SF retail building on ± 3.92 acres (170,750 SF site)
- Frontage along Newark Boulevard with traffic counts of approximately 39,919 vehicles per day
- Zoned Community Commercial (CC)
- Excellent visibility and monument signage
- Currently occupied by CVS
- Corner retail positioning within an established commercial node

LOCATION HIGHLIGHTS

- Affluent surrounding demographics with average household incomes ranging from approximately \$162,523 to \$190,512 within a 1–5 mile radius
- Immediate access to Interstate 880, Interstate 680, and State Route 84/Dumbarton Bridge
- Located at a signalized corner

CONTACT INFO:

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RETAIL CENTER MAP

ROSEMONT SQUARE AT FOUR CORNERS
35080 Newark Blvd - Newark

JARVIS AVE 15,221 ADT

AVAILABLE

±38,860 SF

**Potentially
Divisible to
16,000 SF

Sun Bollywood & Beyond Dance School
Super Wash & Dry Laundromat
Mumbai Chowk Indian Restuarant
Uptopia Hair Salon



Good Neighbor Restaurant
Chinese



NEWARK BLVD 20,782 ADT

RETAIL CENTER & NEARBY AMENITIES

ROSEMONT SQUARE AT FOUR CORNERS
35080 Newark Blvd - Newark



SPROUTS
FARMERS MARKET
The UPS Store
SUBWAY



BR **WELLS FARGO** **SAFEWAY** **PANDA EXPRESS** **ROSS** **IHOPE**
brightly
Robbini
DRESS FOR LESS



JARVIS AVE



AVAILABLE
±38,860 SF



NEWARK BLVD



99
大華超級市場
99 RANCH MARKET

A GROWING TRADE AREA

Supported by strong population growth, increasing household formation, and healthy income demographics, the surrounding trade area presents a compelling environment for businesses to flourish. The area's strong consumer spending potential and continued growth trends provide a solid foundation for long-term success across retail, dining, and service sectors.

KEY TAKEAWAYS

- Over 95,000 people live within 3 miles, with population projected to grow 13%+ by 2029.
- More than 32,000 households within 3 miles, expected to increase 14%+.
- Strong average household incomes, with 5-mile average exceeding \$120,000.
- The largest age segment is 35-54 years, providing a strong, active consumer base.

DEMOGRAPHIC SNAPSHOT	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION	15,687	95,845	198,796
NUMBER OF HOUSEHOLDS	5,373	32,683	68,070
AVERAGE HOUSEHOLD INCOME	\$95,510	\$110,829	\$120,289
MEDIAN AGE	35.6	36.5	37.4
DAYTIME POPULATION	13,627	83,632	155,306

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