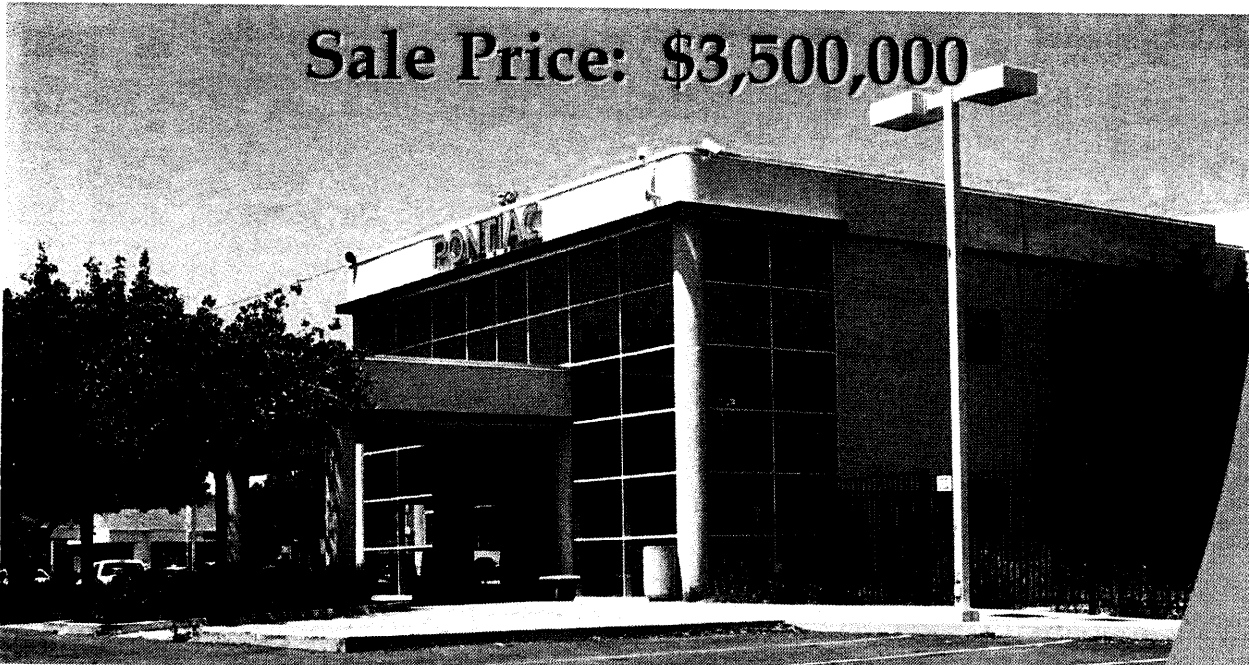


**For Sale**

**39800 Balentine Drive  
Newark, California**

**Automotive Sales & Service Facility**

**Sale Price: \$3,500,000**



*For More Information, Please Contact:*

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**CUSHMAN &  
WAKEFIELD.**  
Global Real Estate Solutions™

# 39800 Balentine Drive Newark, California



## Building Highlights:

- Site: ±4.37 acres
- ±17,524 sqft Total Facility including:
  - Showroom/Office
  - Service/Storage
  - Parts Mezzanine
  - Service Canopies

## Property Features:

- Located along I-880 between 2 freeway interchanges. (Mowry and Stevenson)
- Former Pontiac Dealership in a mixed use corridor with residential, office, neighborhood retail and adjacent hotel.
- Large digital electronic pylon sign with freeway visibility – could serve property and also may generate advertising revenue.
- APN's: 901-0195-029; 901-0195-029
- Construction: Concrete Block, Steel Beam; Built in ±1994.
- Zoning: CC – Community Commercial District. (Retail Auto Sales)

CITY OF NEWARK							
SUMMARY OF AVERAGE DAILY TRAFFIC VOLUMES							
STREET	11/96 Average Daily Traffic			1/02 Average Daily Traffic			% Change from 1996
	NB/WB	SB/EB	TOTAL	NB/WB	SB/EB	TOTAL	
<b>Balentine Drive</b>							
Stevenson Boulevard to Mowry School Road	6,780	6,850	13,630	9,120	7,370	16,490	21%
Mowry School Road to NewPark Entrance	6,830	6,370	13,200	6,120	7,560	13,680	4%
NewPark Entrance to Cedar Boulevard	1,240	1,370	2,610	1,420	1,260	2,680	3%
<b>Stevenson Boulevard</b>							
I-880 Freeway to Balentine Drive	21,440	15,140	36,580	19,730	17,420	37,150	2%

