Rosemont Square

35156 Newark Blvd | Newark, CA



Rare ±33,575 SF Anchor Retail Space For Lease at Gateway to Silicon Valley

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PROPERTY

HIGHLIGHTS

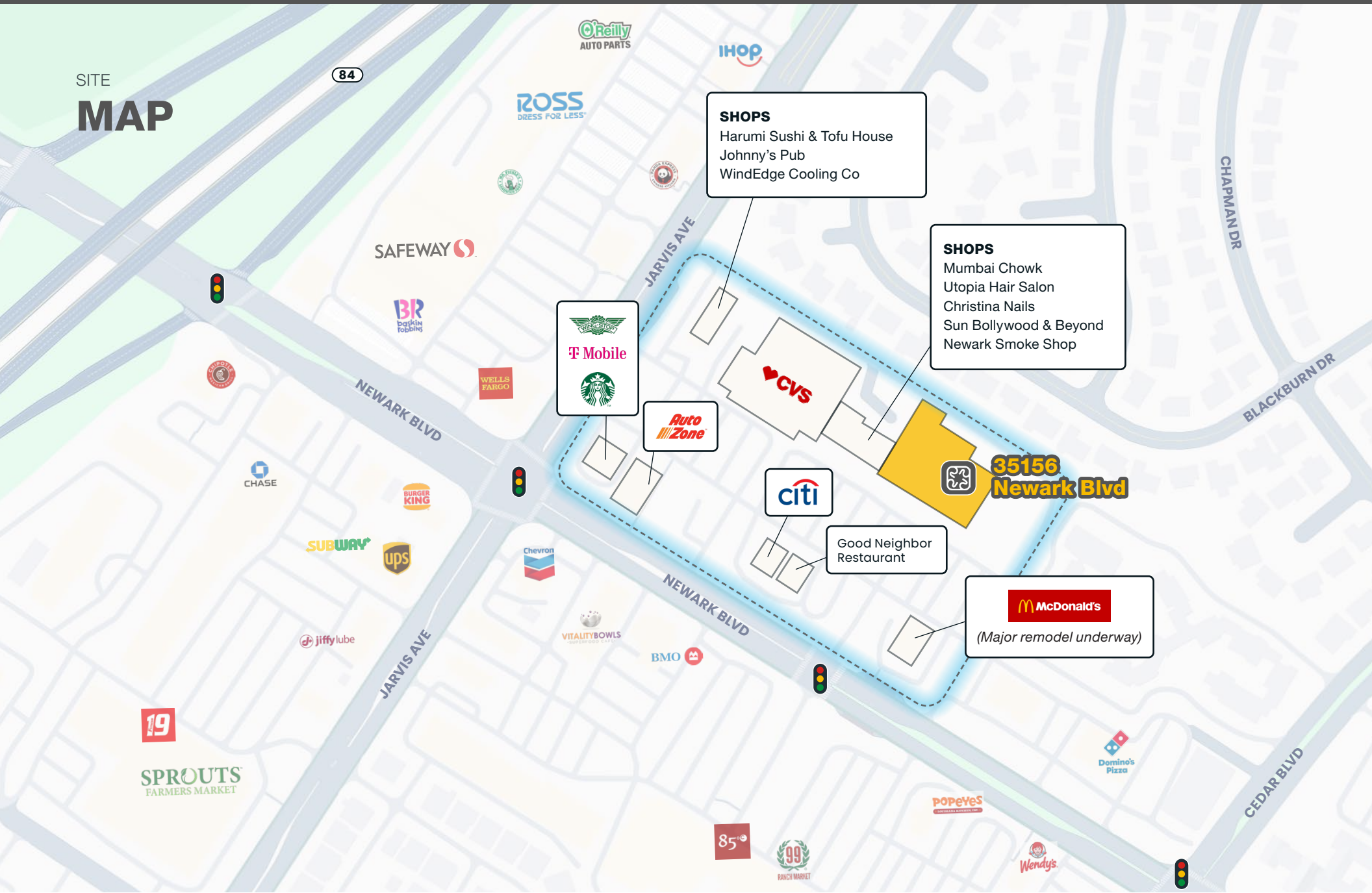
- Rare **±33,575 SF** Anchor Retail Space For Lease at Gateway to Silicon Valley
- Excellent visibility and access along Newark Boulevard with signalized intersections and proximity to Highway 84
- Infill growth neighborhood with growing housing base
- Established co-tenancy and daily-needs traffic in the immediate area, reinforcing repeat visits
- Co-tenants: CVS, Starbucks, McDonald's *(major remodel underway)*, AutoZone Auto Parts and more

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	21,645	160,574	296,663
Average Household Income	$237,637	$226,678	$218,109
Daytime Population	17,351	121,500	263,039

TRAFFIC COUNTS	*Source: @esri 2026*
Newark Boulevard	39,760 ADT
Highway 84	70,000 ADT
Jarvis Avenue	15,195 ADT



SITE
MAP


SHOPS
Harumi Sushi & Tofu House
Johnny's Pub
WindEdge Cooling Co
SHOPS
Mumbai Chowk
Utopia Hair Salon
Christina Nails
Sun Bollywood & Beyond
Newark Smoke Shop
35156 Newark Blvd
Good Neighbor Restaurant
(Major remodel underway)
NEWARK BLVD
JARVIS AVE
CHAPMAN DR
BLACKBURN DR
CEDAR BLVD
84
O'Reilly AUTO PARTS
IHOP
ROSS DRESS FOR LESS
SAFEWAY
T-Mobile
CVS
Auto Zone
citi
WELLS FARGO
CHASE
BURGER KING
SUBWAY
ups
Chevron
jiffy lube
VITALITY BOWLS
BMO
SPROUTS FARMERS MARKET
Domino's Pizza
POPEYES
Wendy's
99 RANCH MARKET

NEIGHBORHOOD

AERIAL



ROSEMONT SQUARE

CUSTOMER PROFILE

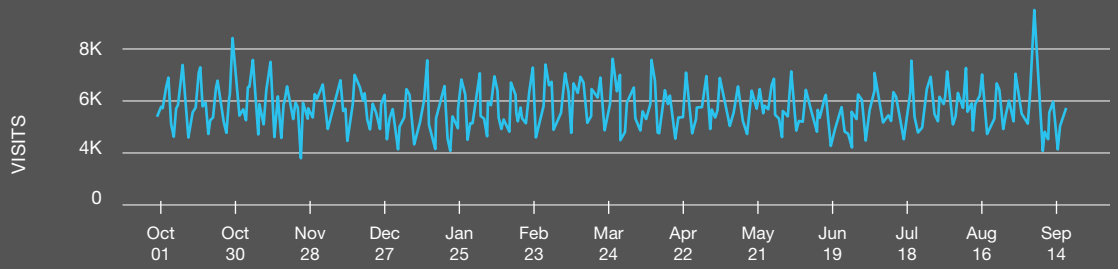
Audience Overview

Bachelor's Degree or Higher	55.1%
Median Age	37.8
Persons per Household	3.05

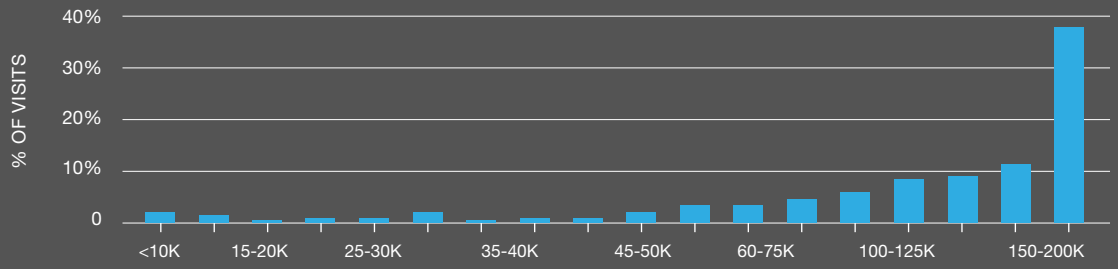
Metrics

Visits	2.1 Million
Visitors	299.7K
Visitors Frequency	7.02

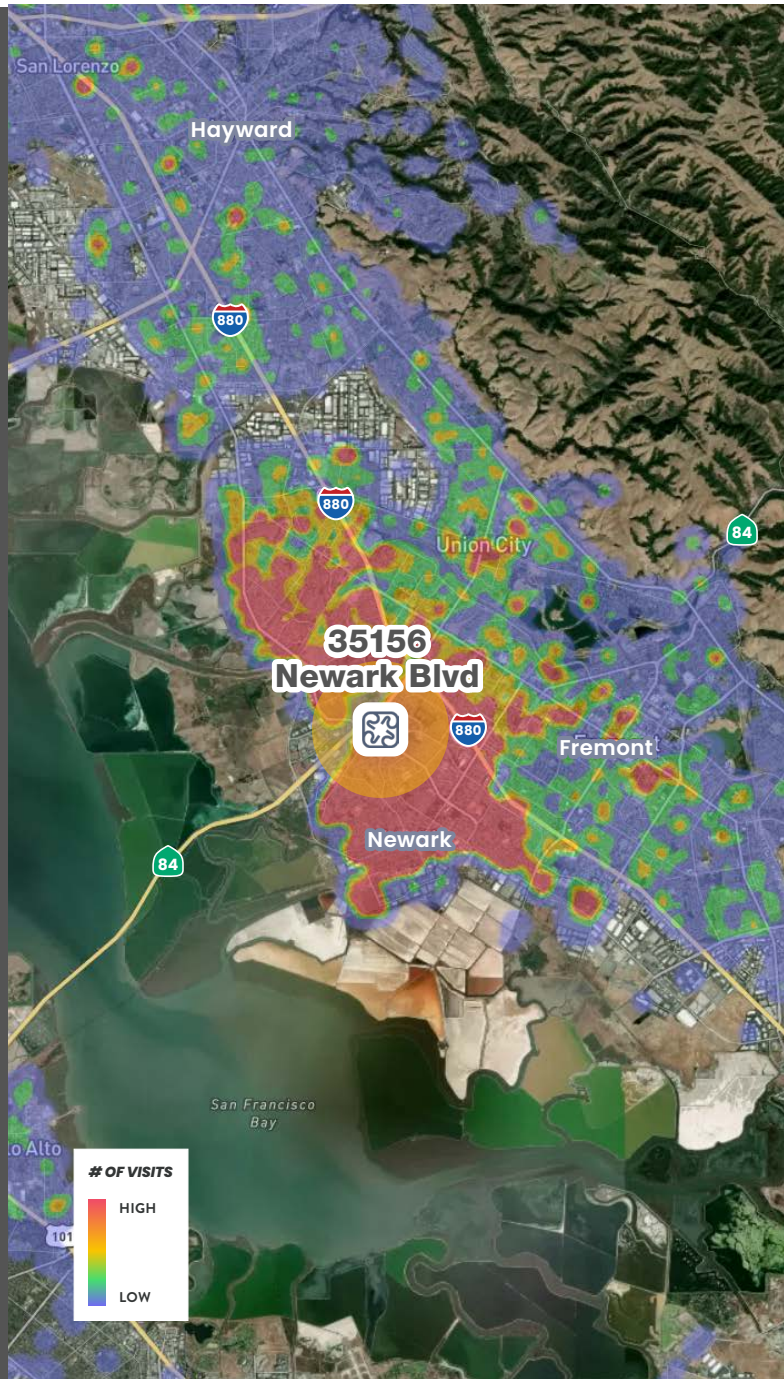
Visits / Weekly



Household Income



Data provided by Placer Labs, Inc.



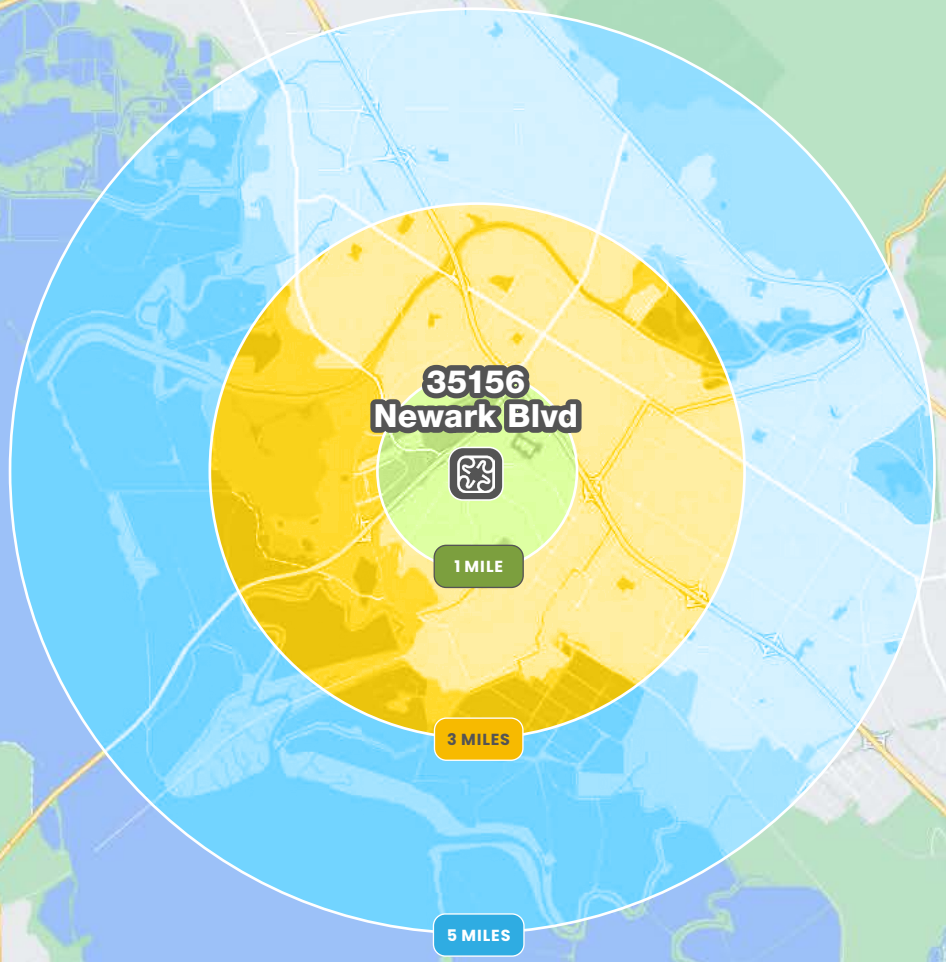
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2026

DEMOGRAPHICS

35156 NEWARK BLVD	1 MILE	3 MILES	5 MILES
Daytime Population	17,351	121,500	263,039
2026 Total Population	21,645	162,574	296,663
2031 Total Population (Estimate)	21,768	162,426	300,300
Median Age	39.9	39.7	39.0
2026 Total Households	6,874	49,967	94,413
Total Housing Units	7,067	51,800	98,843
Total Owner Occupied Housing Units	68.0%	63.1%	56.8%
Total Renter Occupied Housing Units	29.3%	33.3%	38.7%
Average Household Income	$237,637	$226,678	$218,109
Median Household Income	$195,192	$187,147	$173,280
Per Capita Income	$75,679	$70,691	$69,597
Median Home Value	$1,271,762	$1,325,024	$1,261,880
% White Collar Occupations	73.8%	75.5%	74.0%
% Blue Collar Occupations	12.7%	11.6%	13.1%
Average Household Size	3.14	3.18	3.11



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