



**Ralph Borelli**  
Chairman  
+1.408.315.3331  
Ralph@ralphborelli.com  
BRE License #00465691

**Chris Anderson**  
Broker  
+1.408.521.7134  
Chris@borelli.com  
BRE License #01438895

## 8787 Enterprise Drive Newark, CA

88 UNIT AFFORDABLE HOUSING  
DEVELOPMENT OPPORTUNITY  
INCLUDING 12,000 SQ FT OF RETAIL

Located within the 205-acre Bayside  
at Newark TOD

# EXECUTIVE SUMMARY

Borelli Investment Company is pleased to exclusively present the opportunity to acquire a 1.6 acre affordable housing development site located within the highly successful **Bayside at Newark TOD master planned community** in the City of Newark, along the San Francisco Bay. The 205-acre Bayside at Newark TOD will include up to 2,500 residential units, a five-acre grand park, the Bayside Trail, and a planned hotel and retail complex within easy walking distance to the Property. Approximately 900 homes have closed to date within Bayside at Newark with three new active communities totaling 910 units currently under development.

## PROPERTY DETAILS

**LOCATION:** 8787 Enterprise Drive, Newark, CA

**SITE AREA:** 1.6 acres

**SELLER:** The Willow Project Owner, LLC

**PRICE:** \$5,000,000

## ENTITLEMENT TIMELINE:

Project-level CEQA underway

Estimated Tentative Map approval Sept 2020

Estimated delivery of site in graded blue-top condition by December 2021

## PROJECT DATA:

TYPE	S.F.	Mezz	Level 2	Level 3	Level 4	Level 5	Total	Total SF
<b>Building A</b>								
Studio A	525	0	1	1	1	1	4	2,100
Studio B	655	0	2	2	2	2	8	5,240
Studio C	690	2	0	0	0	0	2	1,380
1A	770	0	2	2	2	2	8	6,160
1B	828	0	2	2	2	2	8	6,624
2A	1,070	0	1	1	1	1	4	4,280
3A	1,140	0	2	2	2	2	8	9,120
							<b>42</b>	<b>34,904</b>

TYPE	S.F.	Mezz	Level 2	Level 3	Level 4	Level 5	Total	Total SF
<b>Building B</b>								
Studio B	655	0	3	3	3	3	12	7,860
1A	770	0	2	2	2	2	8	6,160
1B	828	0	2	2	2	2	8	6,624
1C	895	2	0	0	0	0	2	1,790
2A	1,070	0	1	1	1	1	4	4,280
2B	1,158	0	1	1	1	1	4	4,632
3A	1,140	0	2	2	2	2	8	9,120
							<b>46</b>	<b>40,466</b>









Subject Property





**Site Summary**

Retail level 1: 12,099 SF  
 Community Space: 3,000 SF

	Total units:	Gross acres:	DU/AC:
UA STACK:	75	3.19	23.51
UA MOTORCOURT:	90	4.46	20.18
UA TOWNS:	108	5.41	19.96
AFFORDABLE UNITS:	88	1.60	55.00
TOWNHOUSES:	4	0.36	11.11
<b>Total unit count:</b>	<b>365</b>		

**PA1**

UA STACK  
 Site area: 3.19 Gross AC  
 Density (gross): 23.51 DU/AC

Plan Type	S.F.	BR	Total Units	% of total	Total SF
Plan 1	1,819	3	20	27%	36,380
Plan 2	2,061	3	20	27%	41,220
Plan 3	2,044	3	7	9%	14,308
Plan 4	2,050	4	13	17%	26,650
Plan 5	2,057	4	15	20%	30,855
			<b>75</b>	<b>100%</b>	<b>149,413</b>

**Parking Required:** 2.25 Spaces per unit  
 No of units: 75  
 Spaces required: 169

**Parking Provided:**

Spaces provided	
Garage spaces:	150
Surface spaces:	12
Street spaces:	7
<b>Total:</b>	<b>169</b>

**PA2**

UA MOTORCOURT  
 Site area: 2.69 Gross AC  
 Density (gross): 20.07 DU/AC

Plan Type	S.F.	BR	Total Units	% of total	Total SF
Plan 1	1,699	2	12	22%	20,388
Plan 2	1,831	3	12	22%	21,972
Plan 3	1,863	3	12	22%	22,356
Plan 4	1,893	3	12	22%	22,716
Plan 5	1,974	4	6	11%	11,844
			<b>54</b>	<b>100%</b>	<b>99,276</b>

**Parking Required:** 2.25 Spaces per unit  
 No of units: 54  
 Spaces required: 122

**Parking Provided:**

Spaces provided	
Garage spaces:	108
Surface spaces:	4
Street spaces:	10
<b>Total:</b>	<b>122</b>

**PA3**

UA TOWNS  
 Site area: 3.12 Gross AC  
 Density (gross): 20.51 DU/AC

Plan Type	S.F.	BR	Total Units	% of total	Total SF
Plan 1	1,791	2	21	33%	37,611
Plan 2	1,908	3	25	39%	47,700
Plan 3	2,057	3	18	28%	37,026
			<b>64</b>	<b>100%</b>	<b>122,337</b>

**Parking Required:** 2.25 Spaces per unit  
 No of units: 64  
 Spaces required: 144

**Parking Provided:**

Spaces provided	
Garage spaces:	128
Surface spaces:	9
Street spaces:	7
<b>Total:</b>	<b>144</b>

**PA4**

UA MOTORCOURT  
 Site area: 1.77 Gross AC  
 Density (gross): 20.34 DU/AC

Plan Type	S.F.	BR	Total Units	% of total	Total SF
Plan 1	1,699	2	8	22%	13,592
Plan 2	1,831	3	8	22%	14,648
Plan 3	1,863	3	8	22%	14,904
Plan 4	1,893	3	8	22%	15,144
Plan 5	1,974	4	4	11%	7,896
			<b>36</b>	<b>100%</b>	<b>66,184</b>

**Parking Required:** 2.25 Spaces per unit  
 No of units: 36  
 Spaces required: 81

**Parking Provided:**

Spaces provided	
Garage spaces:	72
Surface spaces:	9
<b>Total:</b>	<b>81</b>

**PA5**

UA TOWNS  
 Site area: 2.29 Gross AC  
 Density (gross): 19.21 DU/AC

Plan Type	S.F.	BR	Total Units	% of total	Total SF
Plan 1	1,791	2	10	23%	17,910
Plan 2	1,908	3	14	32%	26,712
Plan 3	2,057	3	20	45%	41,140
			<b>44</b>	<b>100%</b>	<b>85,762</b>

**Parking Required:** 2.25 Spaces per unit  
 No of units: 44  
 Spaces required: 99

**Parking Provided:**

Spaces provided	
Garage spaces:	88
Surface spaces:	11
<b>Total:</b>	<b>99</b>

**PA6 - Mixed Use**

RETAIL: Level 1 12,099 S.F.

**Parking Required:** 1.00 Spaces per 200 SF  
 SF: 12,099  
 Spaces required: 60

**Parking Provided:**

Spaces provided	
Surface parking:	46
Street spaces (Willow Ave):	14
<b>Total:</b>	<b>60</b>

**AFFORDABLE UNITS**  
 Site area: 1.60 Gross AC  
 Density (gross): 26.25 DU/AC  
 Unit count: 88

Plan Type	S.F.	Mezzanine	Level 2	Level 3	Level 4	Level 5	Total units	Total SF
<b>AFFORDABLE UNITS BUILDING A</b>								
Studio A	525	0	1	1	1	1	4	2,100
Studio B	655	0	2	2	2	2	8	5,240
Studio C	690	2	0	0	0	0	2	1,380
1A	770	0	2	2	2	2	8	6,160
1B	828	0	2	2	2	2	8	6,624
2A	1,070	0	1	1	1	1	4	4,280
3A	1,140	0	2	2	2	2	8	9,120
							<b>42</b>	<b>34,904</b>

Plan Type	S.F.	Mezzanine	Level 2	Level 3	Level 4	Level 5	Total units	Total SF
<b>AFFORDABLE UNITS BUILDING B</b>								
Studio B	655	0	3	3	3	3	12	7,860
1A	770	0	2	2	2	2	8	6,160
1B	828	0	2	2	2	2	8	6,624
1C	895	2	0	0	0	0	2	1,790
2A	1,070	0	1	1	1	1	4	4,280
2B	1,158	0	1	1	1	1	4	4,632
3A	1,140	0	2	2	2	2	8	9,120
							<b>46</b>	<b>40,466</b>

**COMMUNITY BUILDING WITH TOWNHOUSES**

Site area: 0.36 Gross AC  
 Density (gross): 11.11 DU/AC  
 Unit count: 4

Plan Type	S.F.	Total Units	% of total	Total SF
A	2,100	2	50%	4,200
B	2,460	2	50%	4,920
		<b>4</b>	<b>100%</b>	<b>9,120</b>

**Parking Required:** 1.00 spaces per unit  
 TOWNHOUSES: 2.25 spaces per unit  
 No of units: 88  
 Spaces required: 88

TOWNHOUSES: 4  
 Spaces required: 9

**Parking Provided:**

Spaces provided	
Surface parking:	37
Garage spaces:	30
50 % shared parking with retail	30
<b>Total:</b>	<b>97</b>

**Additional information**

**GRAND PARK**  
 Site area: 5.00 Gross AC  
 Parking spaces: 60

**HETCH HETCHY EASEMENT**  
 Site area: 4.39 Gross AC

**FUTURE TRANSIT STATION**  
 Future FMC Transit station: 0.97 Gross AC

**Acreage summary**

	Gross Acres
<b>RESIDENTIAL</b>	
UA Stack TH	3.19
UA Motor Ct TH	4.46
UA Towns	5.41
<b>Subtotal:</b>	<b>13.06</b>
<b>OTHER NON RESIDENTIAL</b>	
Mixed use	1.60
Community space/townhouses	0.36
Transit Station area	0.97
Trail	0.50
Hickory Street	0.55
<b>Subtotal:</b>	<b>3.98</b>
<b>Total FMC Willow Gross Acres:</b>	<b>17.04</b>



FRONT PERSPECTIVE



REAR PERSPECTIVE







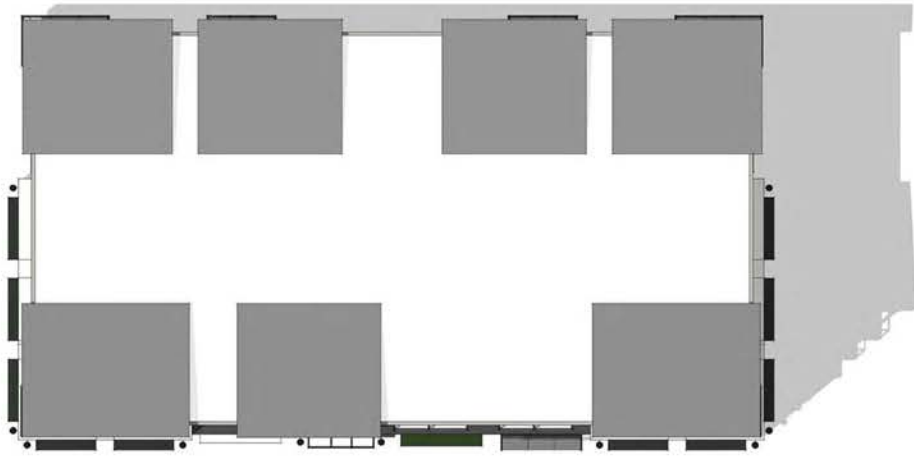
MIXED USE BUILDING A - FRONT ELEVATION

MIXED USE BUILDING B - FRONT ELEVATION

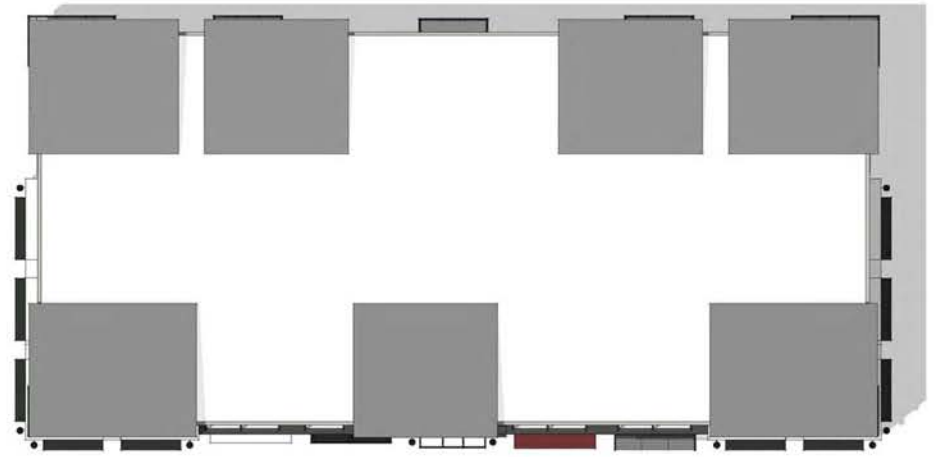


MIXED USE BUILDING B - REAR ELEVATION

MIXED USE BUILDING A - REAR ELEVATION



MIXED USE BUILDING A - ROOF PLAN

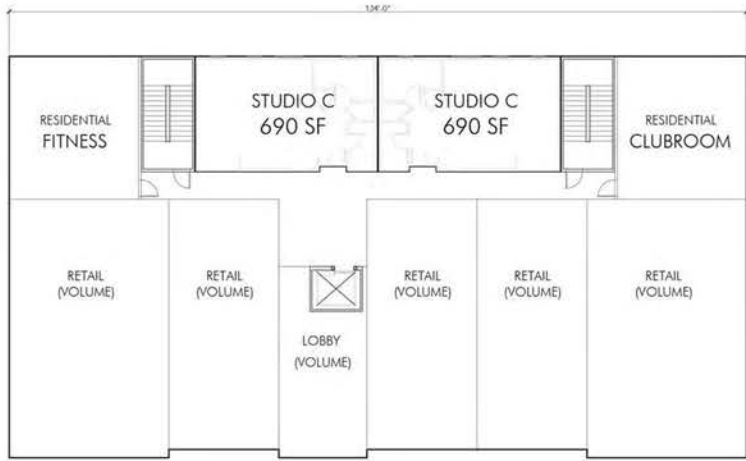


MIXED USE BUILDING B - ROOF PLAN

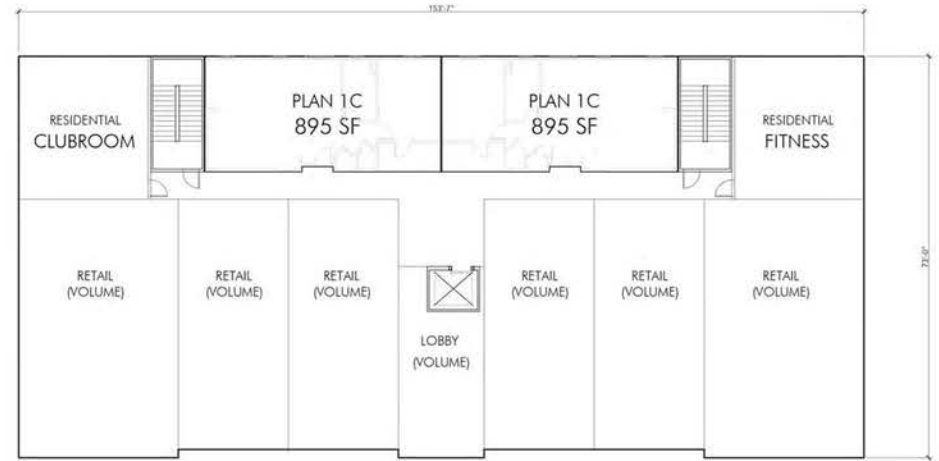


MIXED USE BUILDINGS - SIDE ELEVATIONS





MIXED USE BUILDING A - MEZZANINE (AFFORDABLE LIVING)



MIXED USE BUILDING B - MEZZANINE (AFFORDABLE LIVING)



MIXED USE BUILDING A - FIRST FLOOR (RETAIL)



MIXED USE BUILDING B - FIRST FLOOR (RETAIL)





MIXED USE BUILDING A - FLOORS 2, 3, 4, & 5 (AFFORDABLE LIVING)



MIXED USE BUILDING B - FLOORS 2, 3, 4, & 5 (AFFORDABLE LIVING)





STUDIO A  
525 SF

STUDIO A



STUDIO C  
690 SF

STUDIO C



1B  
828 SF

UNIT 1B



2A  
1,070 SF

UNIT 2A



3A  
1,140 SF

UNIT 3A



STUDIO B  
655 SF

STUDIO B



1A  
770 SF

UNIT 1A



PLAN 1C  
895 SF

UNIT 1C



2B  
1,158 SF

UNIT 2B



# LOCATION

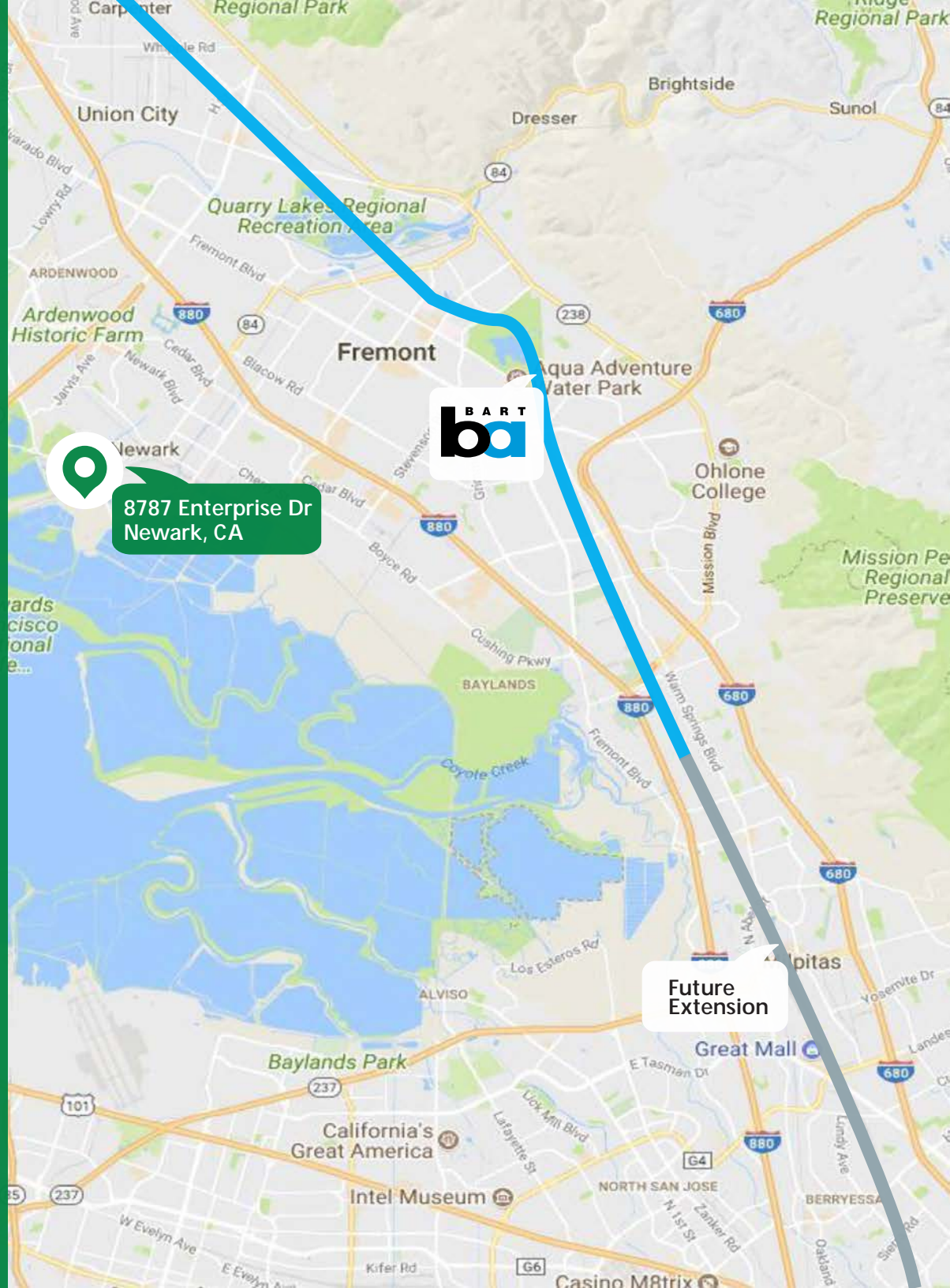
The Property has an ideal location ten miles north of Silicon Valley and just a few miles east of the San Francisco Peninsula. As an example, the corporate headquarters of Facebook is less than 10 miles from the Property.

In recent years Newark has emerged as one of the leading cities in the Bay Area for new home construction. Newark has undergone a boom in new home construction as buyers are drawn to Newark's close proximity to leading high technology job centers. Newark also offers a wide range of new home products at relatively affordable prices.

The Property is located on the Northwest Corner of Willow Avenue and Enterprise Drive at the gateway to the TOD. The Property is flat and is located on the Western Edge of the City with views of the San Francisco Bay, Dumbarton Bridge and San Francisco Peninsula to the West. The completed developments of Bayshores by William Lyon Homes, Lighthouse by Lennar Homes, and Glass Bay by Trumark Homes are located immediately south of the Property.

A five-acre Grand Park is planned adjacent (West) of the Property. Residents will also enjoy the Bay Side Trail that surrounds the Project which is ideal for walking or biking. A future pedestrian bridge will connect the Bayside Trail to the beautiful Don Edwards Nature Conservancy which is just north of the Project. A proposed transit station and retail development is planned just a short walk from the Project.

The Property is ideally located for commuters who work in nearby Silicon Valley or the San Francisco Peninsula.







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