



FOUNDRY
COMMERCIAL

RELIGIOUS PROPERTY / REDEVELOPMENT OPPORTUNITY
3800 BEARD ROAD | FREMONT, CA 94555

foundrycommercial.com

RELIGIOUS PROPERTY / REDEVELOPMENT OPPORTUNITY

5,500± SF ON 1.21± ACRES

AERIAL

PARCEL ID#543-336-29-2



5,500± SF

SQUARE FEET

1.21± AC

ACREAGE

**P-2012-243 -
PLANNED DISTRICT**

ZONING

RELIGIOUS

CURRENT USE

50± PAVED SPACES

PARKING

For more information, please contact:

CHRIS BURY

Partner, Senior Vice President
949.939.6238

chris.bury@foundrycommercial.com

CHARLIE HOWARTH

Vice President
949.542.9484

charlie.howarth@foundrycommercial.com

ETHAN REED

Associate
949.525.6397

ethan.reed@foundrycommercial.com

FOUNDRY
COMMERCIAL

MISSION
PROPERTY
GROUP

foundrycommercial.com

Although all information is furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.

RELIGIOUS PROPERTY / REDEVELOPMENT OPPORTUNITY

5,500± SF ON 1.21± ACRES

PROPERTY PHOTOS



For more information, please contact:

CHRIS BURY

Partner, Senior Vice President
949.939.6238

chris.bury@foundrycommercial.com

CHARLIE HOWARTH

Vice President
949.542.9484

charlie.howarth@foundrycommercial.com

ETHAN REED

Associate
949.525.6397

ethan.reed@foundrycommercial.com

FOUNDRY
COMMERCIAL

MISSION
PROPERTY
GROUP

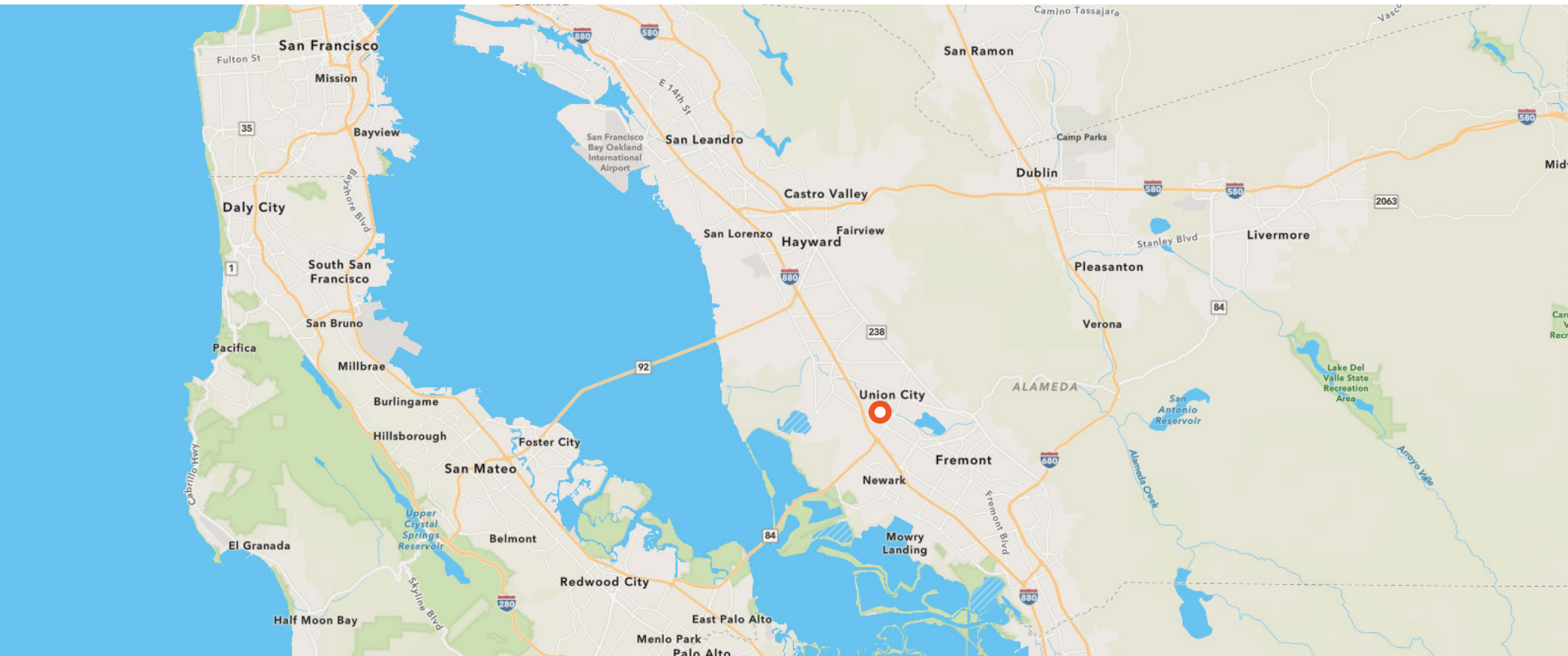
foundrycommercial.com

Although all information is furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.

RELIGIOUS PROPERTY / REDEVELOPMENT OPPORTUNITY

5,500± SF ON 1.21± ACRES

LOCATION MAP



For more information, please contact:

CHRIS BURY

Partner, Senior Vice President
949.939.6238
chris.bury@foundrycommercial.com

CHARLIE HOWARTH

Vice President
949.542.9484
charlie.howarth@foundrycommercial.com

ETHAN REED

Associate
949.525.6397
ethan.reed@foundrycommercial.com

FOUNDRY
COMMERCIAL

MISSION
PROPERTY
GROUP

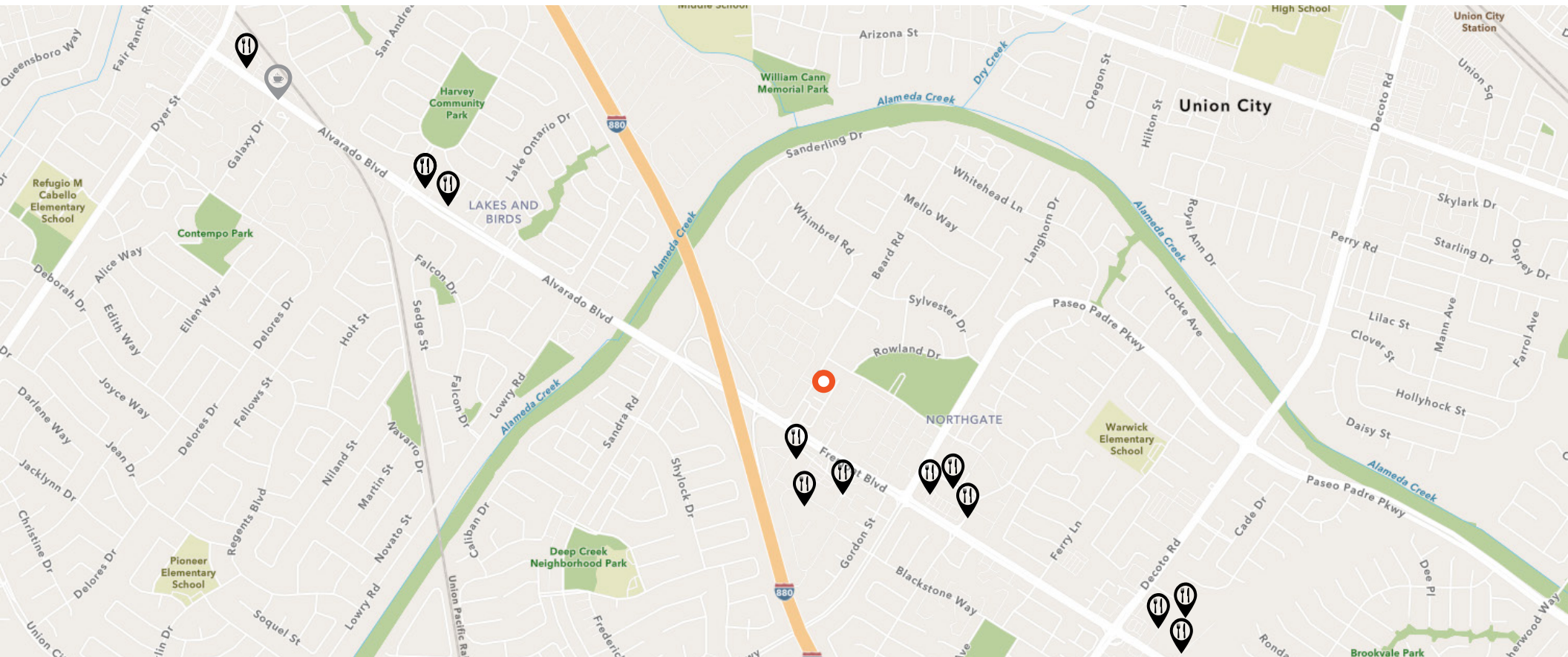
foundrycommercial.com

Although all information is furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.

RELIGIOUS PROPERTY / REDEVELOPMENT OPPORTUNITY

5,500± SF ON 1.21± ACRES

PROXIMITY MAP



For more information, please contact:

CHRIS BURY
Partner, Senior Vice President
949.939.6238
chris.bury@foundrycommercial.com

CHARLIE HOWARTH
Vice President
949.542.9484
charlie.howarth@foundrycommercial.com

ETHAN REED
Associate
949.525.6397
ethan.reed@foundrycommercial.com

FOUNDRY
COMMERCIAL

MISSION
PROPERTY
GROUP

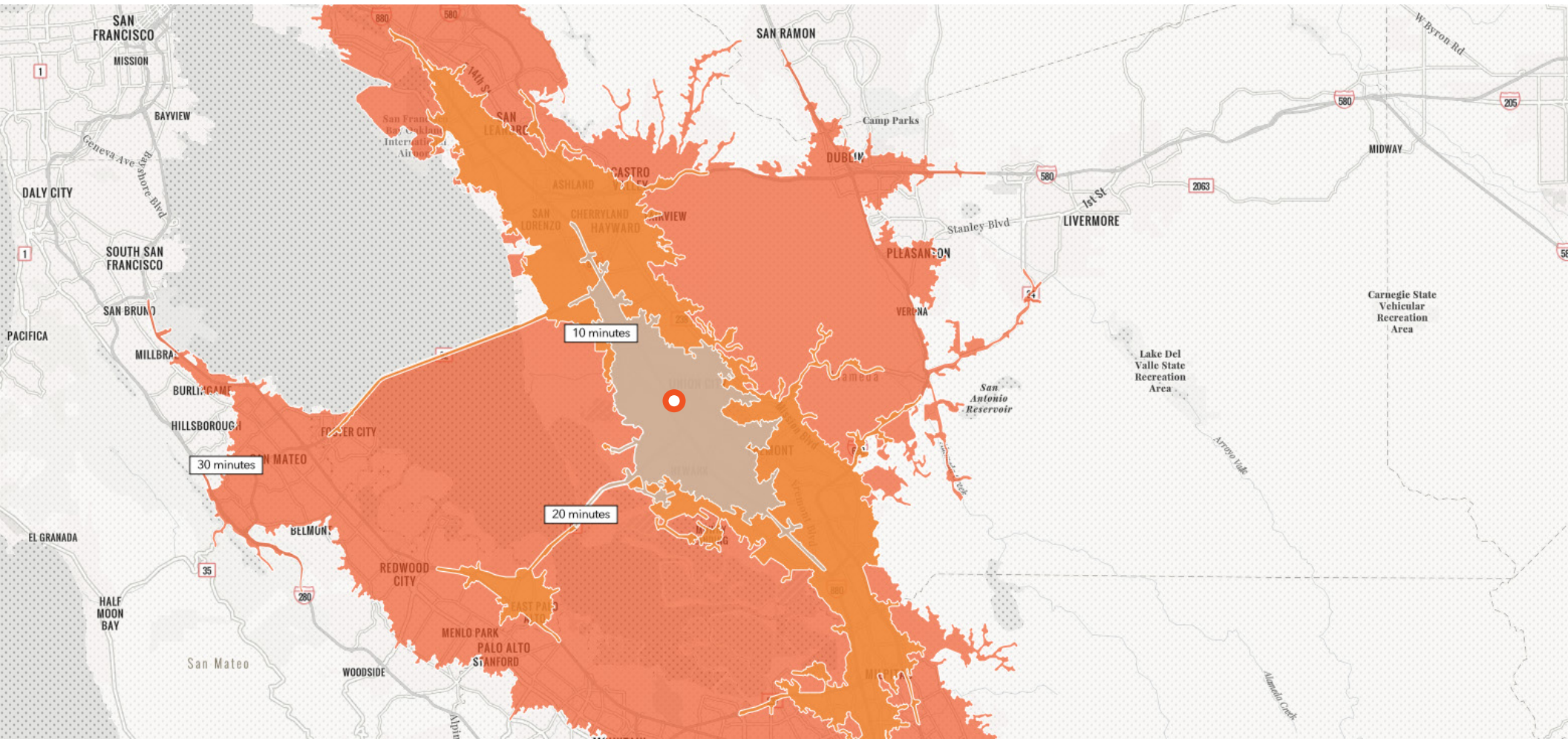
foundrycommercial.com

Although all information is furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.

RELIGIOUS PROPERTY / REDEVELOPMENT OPPORTUNITY

5,500± SF ON 1.21± ACRES

APPROXIMATE DRIVE TIME TO THE PROPERTY



For more information, please contact:

CHRIS BURY
Partner, Senior Vice President
949.939.6238
chris.bury@foundrycommercial.com

CHARLIE HOWARTH
Vice President
949.542.9484
charlie.howarth@foundrycommercial.com

ETHAN REED
Associate
949.525.6397
ethan.reed@foundrycommercial.com

FOUNDRY
COMMERCIAL

MISSION
PROPERTY
GROUP

foundrycommercial.com

Although all information is furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.

RELIGIOUS PROPERTY / REDEVELOPMENT OPPORTUNITY

5,500± SF ON 1.21± ACRES

AREA DEMOGRAPHICS

1 MILE RADIUS



27,994
ESTIMATED
POPULATION 2025



40.9
MEDIAN AGE



\$1.29 M
MEDIAN HOME VALUE



3,469
TOTAL EMPLOYEES



\$237,216
AVG HOUSEHOLD
INCOME

3 MILE RADIUS



168,103
ESTIMATED
POPULATION 2025



39.7
MEDIAN AG



\$1.18 M
MEDIAN HOME VALUE



52,507
TOTAL EMPLOYEES



\$213,836
AVG HOUSEHOLD
INCOME

5 MILE RADIUS



329,278
ESTIMATED
POPULATION 2025



38.5
MEDIAN AGE



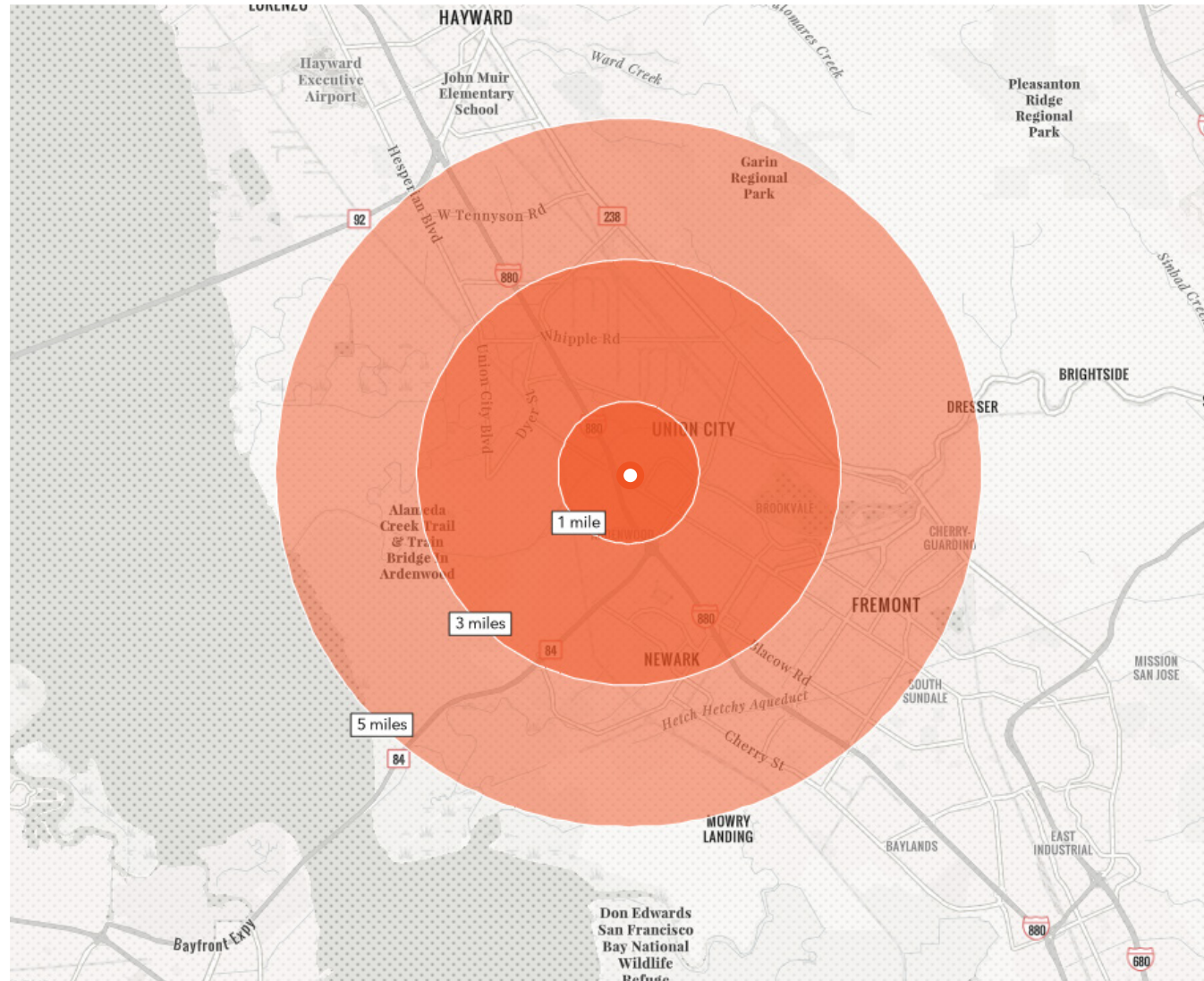
\$1.12 M
MEDIAN HOME



111,552
TOTAL EMPLOYEES



\$200,051
AVG HOUSEHOLD
INCOME



For more information, please contact:

CHRIS BURY

Partner, Senior Vice President
949.939.6238
chris.bury@foundrycommercial.com

CHARLIE HOWARTH

Vice President
949.542.9484
charlie.howarth@foundrycommercial.com

ETHAN REED

Associate
949.525.6397
ethan.reed@foundrycommercial.com

FOUNDRY
COMMERCIAL

MISSION
PROPERTY
GROUP

foundrycommercial.com

Although all information is furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.

RELIGIOUS PROPERTY / REDEVELOPMENT OPPORTUNITY

5,500± SF ON 1.21± ACRES

SUGGESTIONS

All offers submitted for the proposed sale should be in writing and accompanied by background information on the Buyer.

The property is being offered on the basis of an all-cash closing. The Buyer should distinguish itself by addressing the following:



PRICE

Stipulate total price
Evidence of funds



DEPOSITS

A significant initial deposit will be required upon execution of the Purchase and Sale Agreement
Indicate timing and amounts of additional deposits



ESCROW CLOSING DATE

Specify for all scenarios



OFFER STRUCTURE

Investor or User



PROPOSED USE OF SITE

List proposed use



CONTINGENCIES/ CONDITIONS TO CLOSING

Indicate all buyer contingencies and length of contingency period
Specify all conditions necessary to trigger closing
If offering on an entitled basis, provide a projected entitlement timeline with major requirements



CONTACT

Contact Chris, Charlie, or Ethan
Do not disturb owner

For more information, please contact:

CHRIS BURY
Partner, Senior Vice President
949.939.6238
chris.bury@foundrycommercial.com

CHARLIE HOWARTH
Vice President
949.542.9484
charlie.howarth@foundrycommercial.com

ETHAN REED
Associate
949.525.6397
ethan.reed@foundrycommercial.com

FOUNDRY
COMMERCIAL

MISSION
PROPERTY
GROUP

foundrycommercial.com

Although all information is furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.