



FOUNDRY  
COMMERCIAL

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

# 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

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# RELIGIOUS PROPERTY / REDEVELOPMENT OPPORTUNITY

**5,500± SF ON 1.21± ACRES**

## PROPERTY PHOTOS



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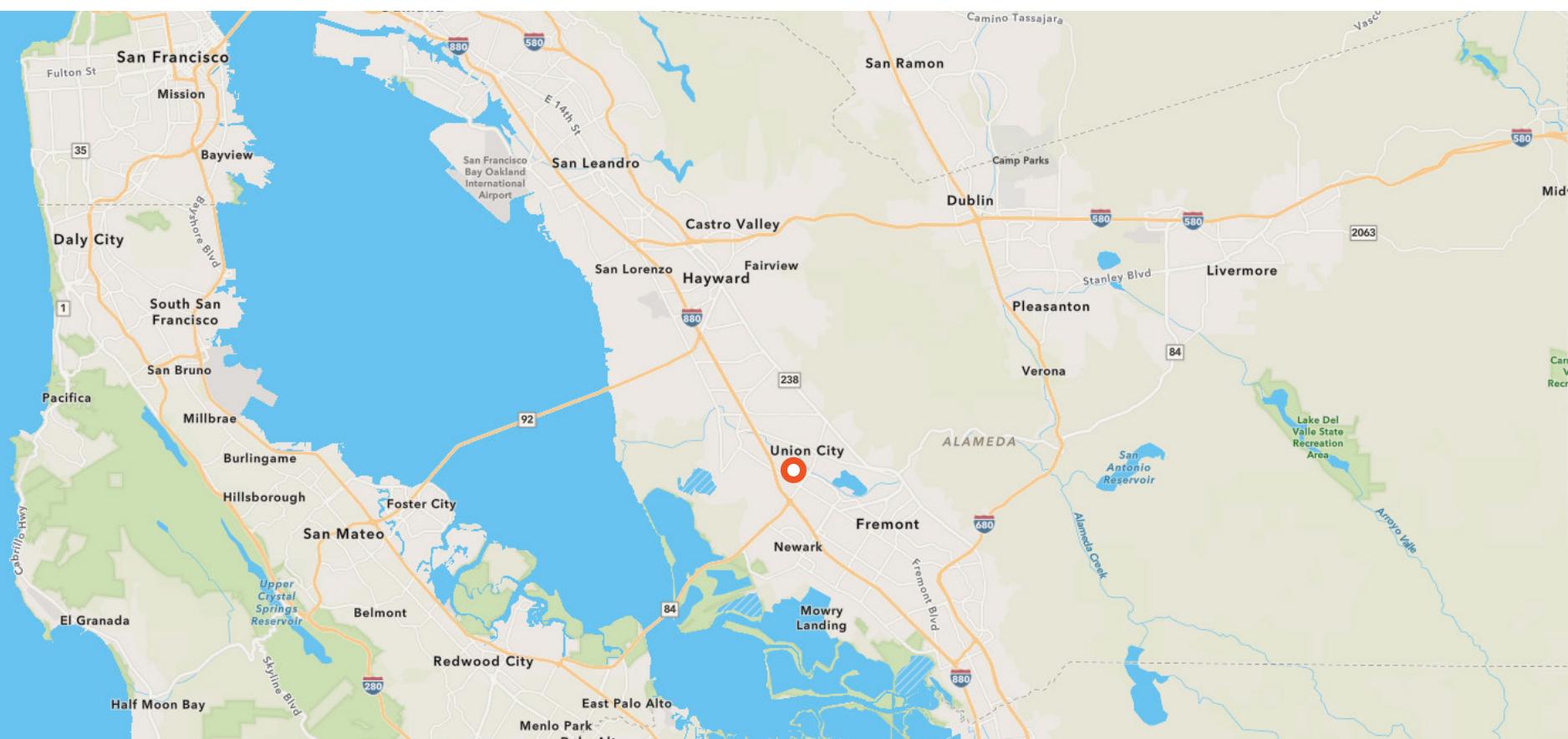
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### LOCATION MAP



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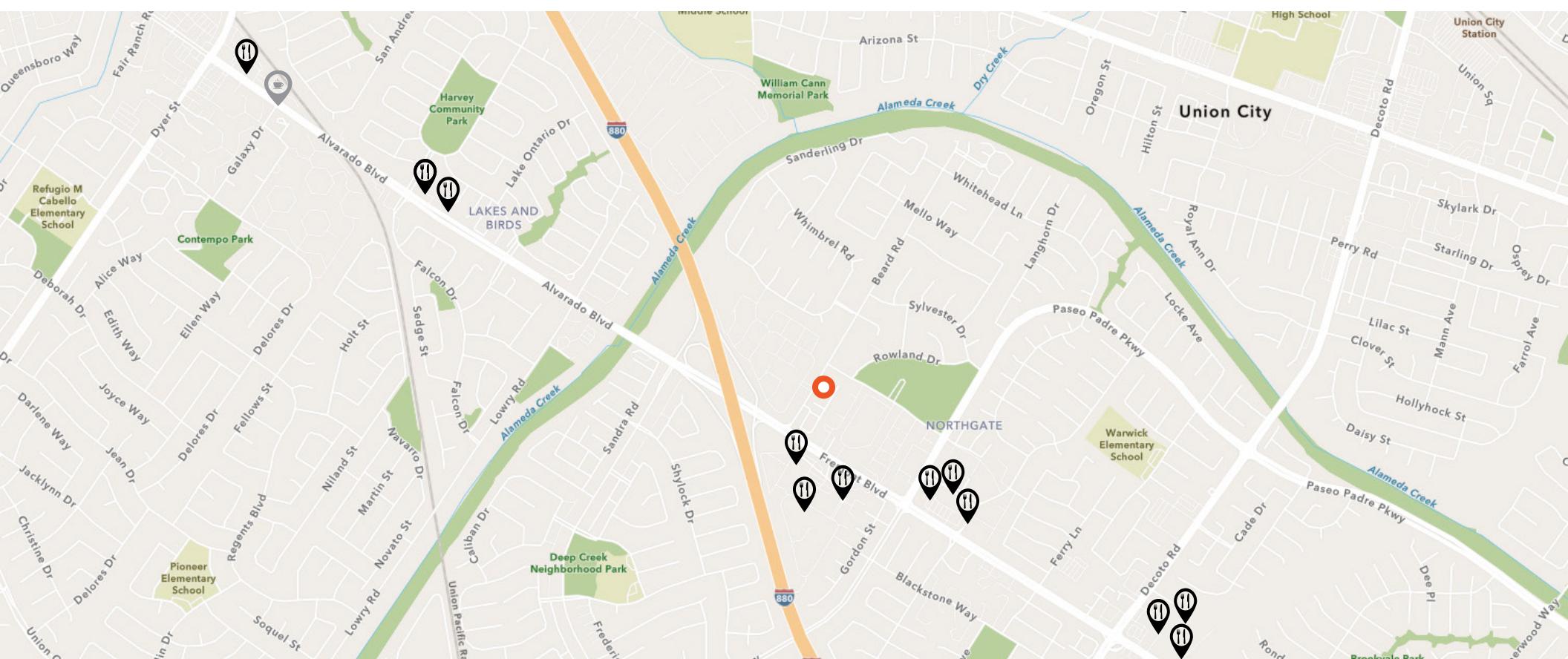
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## PROXIMITY MAP



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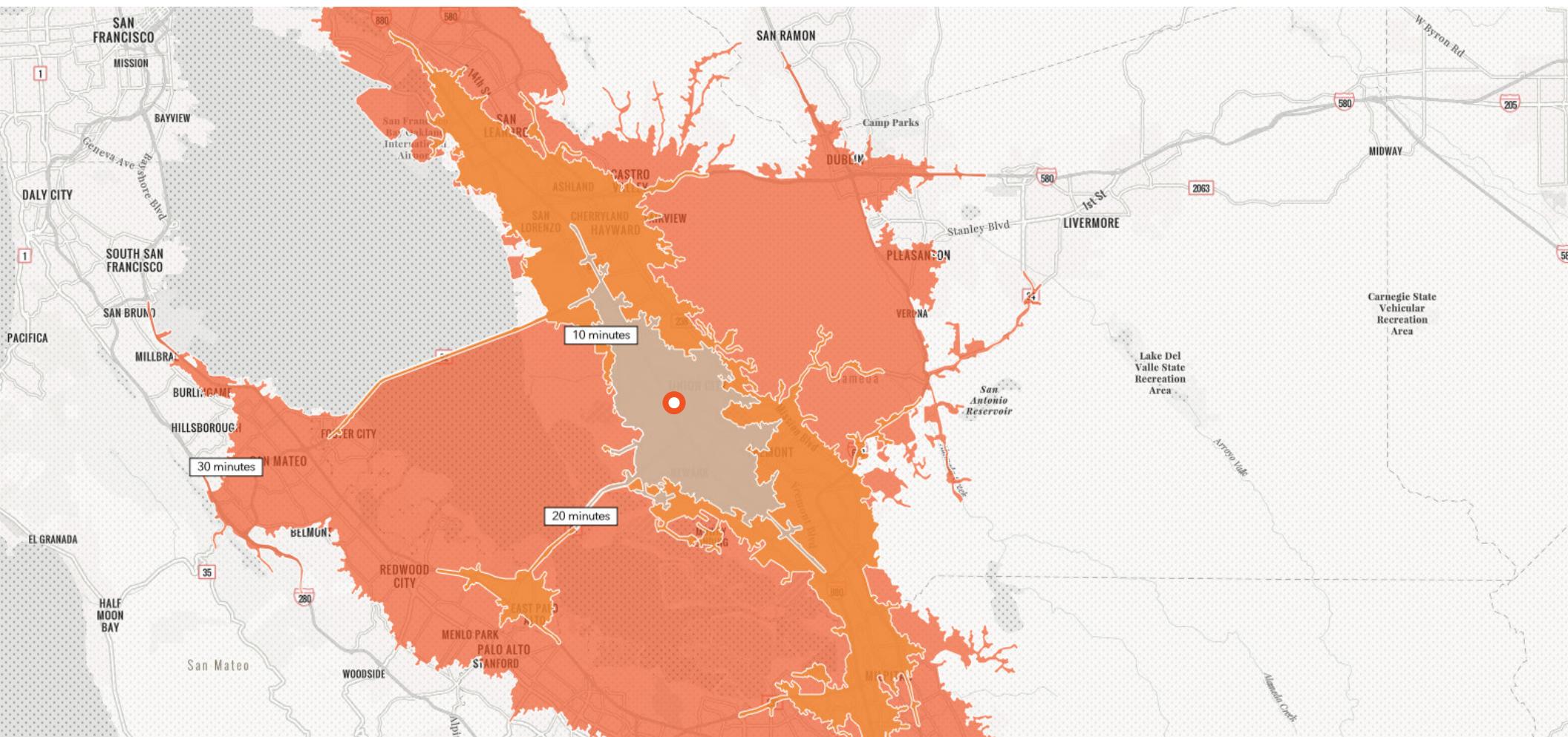
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### APPROXIMATE DRIVE TIME TO THE PROPERTY



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## 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

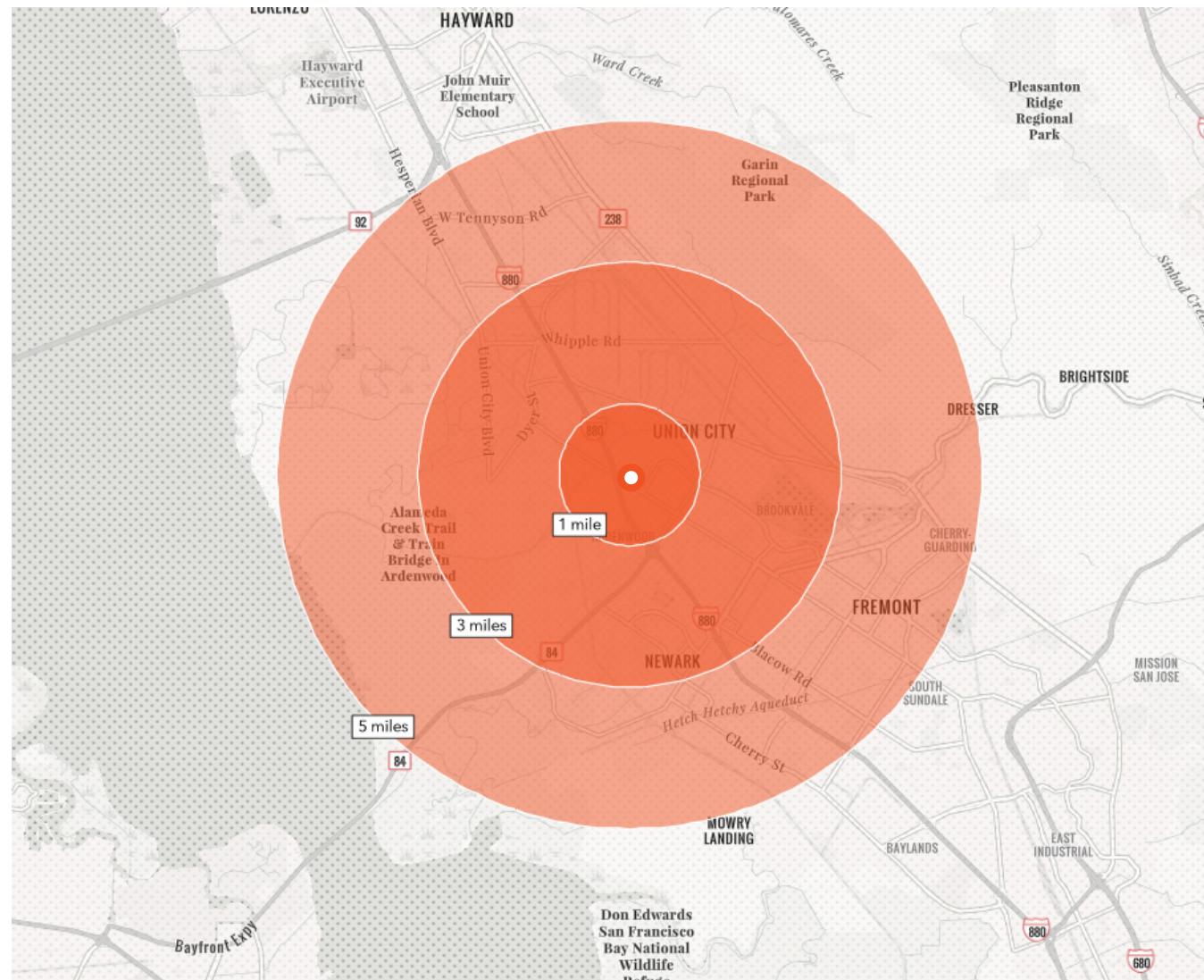
 329,278  
ESTIMATED  
POPULATION 2025

 38.5  
MEDIAN AGE

 \$1.12 M  
MEDIAN HOME

 111,552  
TOTAL EMPLOYEES

 \$200,051  
AVG HOUSEHOLD  
INCOME



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## 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

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