

FOR SALE | REDEVELOPMENT OPPORTUNITY RESIDENTIAL ZONING UP TO 29 UNITS PER ACRE

38891 MISSION BLVD
FREMONT, CA 95131

LOCATED NEAR THE CORNER OF MISSION BLVD AND
WALNUT AVE, MINUTES FROM THE 680 AND 880 FREEWAYS



Martin Morici

Sr. Director

408.207.8906

marty.morici@tricommercial.com

LIC: #00990974

Joshua Gispan

SVP, Silicon Valley Sales Manager

408.483.7750

josh.gispan@tricommercial.com

LIC: #00974978

1900 The Alameda, Suite 530
San Jose, CA 95126

Steve Lane

Sr. Vice President | Partner | Voit

949.263.5358

slane@voitco.com

LIC: #00974978

Voit

REAL ESTATE SERVICES

2020 Main Street, Suite 100
Irvine, CA 92614

FOR SALE

**RESIDENTIAL ZONING UP TO
29 UNITS PER ACRE**

EXECUTIVE SUMMARY

Address: 38891 Mission Blvd
Fremont, CA 94536-4446

Property Type: School

Total Bldg SF: ±20,027 SF

Parcel Size: 1.71 Acres

APN: 507-590-12-2

Zoning: Medium Density up to 14.6-29.9 DUA

Year Built: 2017 (New Construction)

Power: 1,200 Amps / 3-phase

Parking: 90 Surface

Coditional Use Permit: CUP on property for a School Enrollment
up to 240 Students

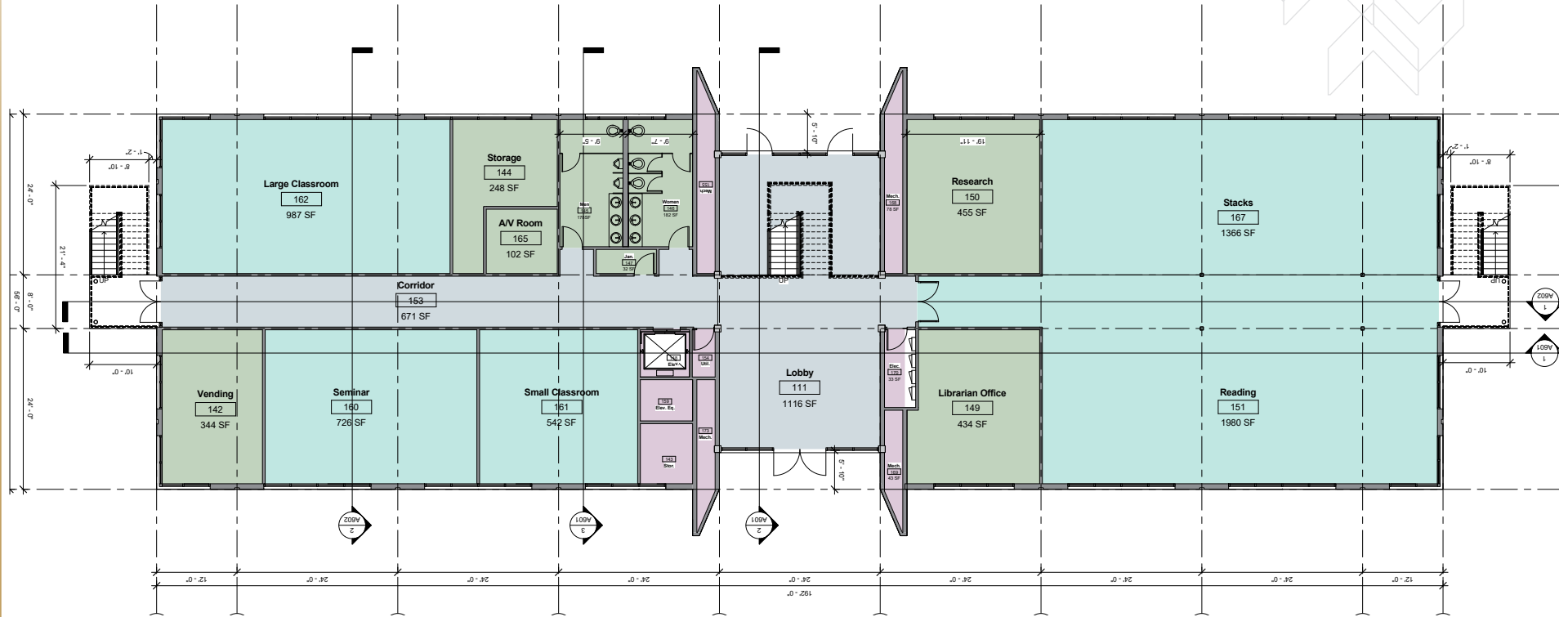
GATEWAY SEMINARY

Investment Highlights

- New Construction that is Move-In Ready
- Fully Improved First Floor and Second Floor
- Ideal for a Private School with Conditional Use Permit already in place.
- Currently Zoned Residential with Redevelopment up to ±50 Units with SB 330

FOR SALE | RESIDENTIAL ZONING UP TO 29 UNITS PER ACRE

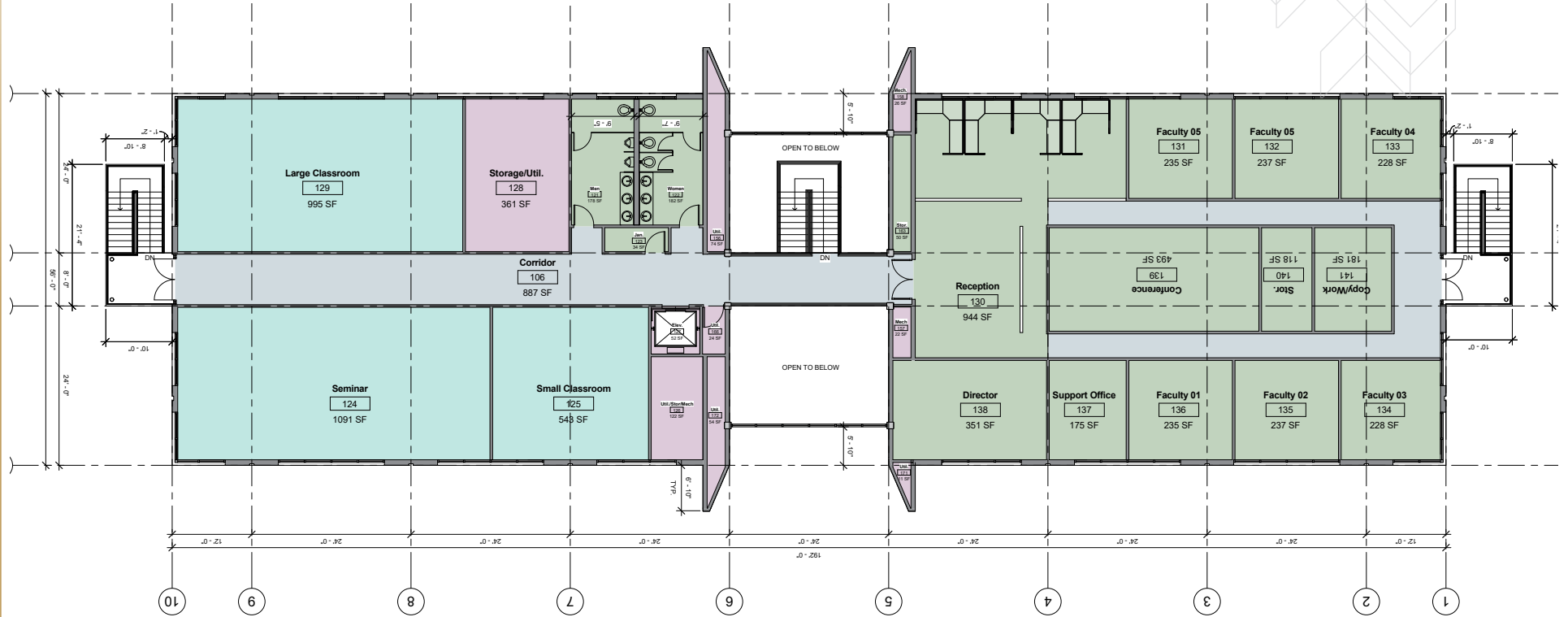
SITE PLAN | 1ST FLOOR



Site Plan Not to Scale

FOR SALE | RESIDENTIAL ZONING UP TO 29 UNITS PER ACRE

SITE PLAN | 2ND FLOOR



Site Plan Not to Scale

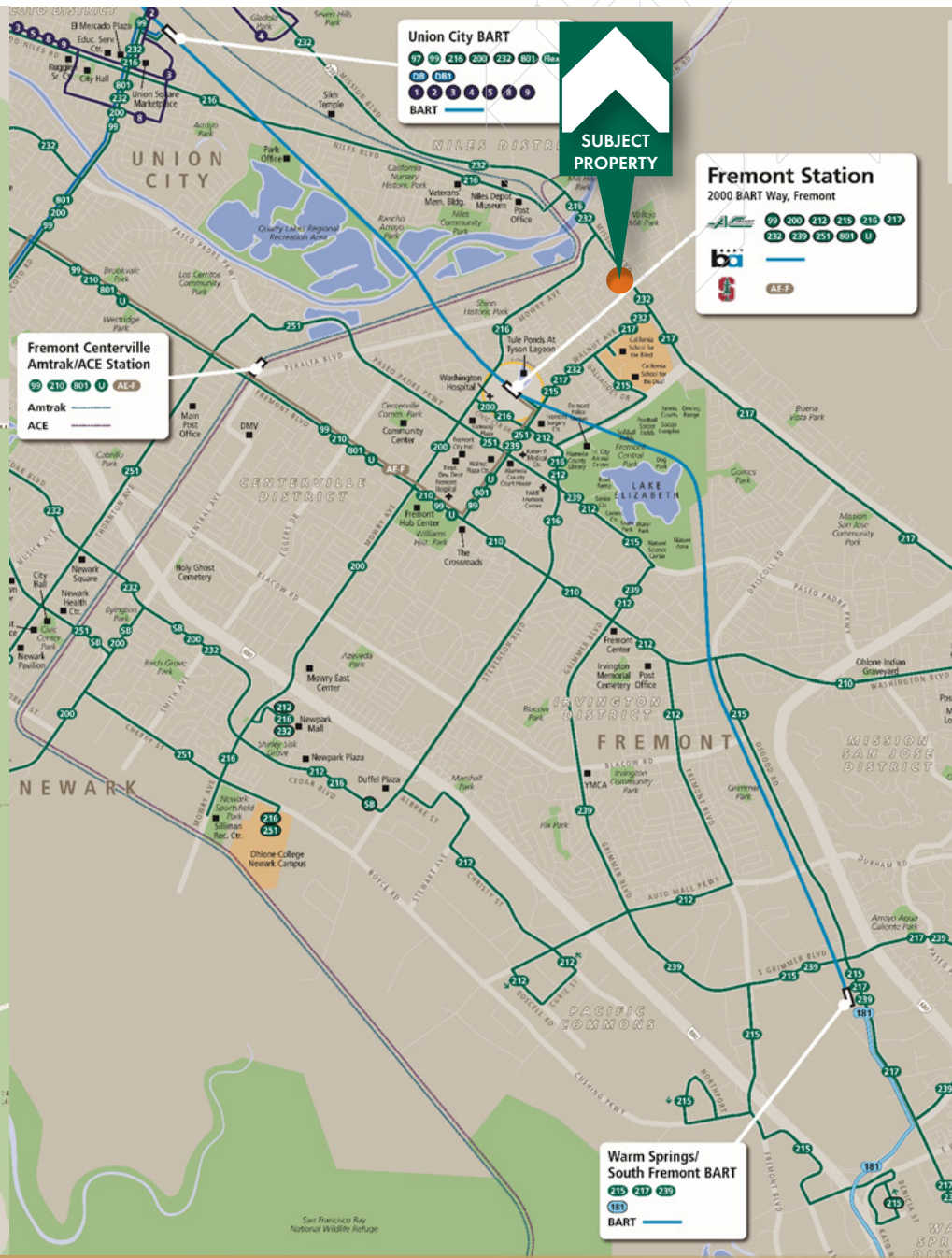
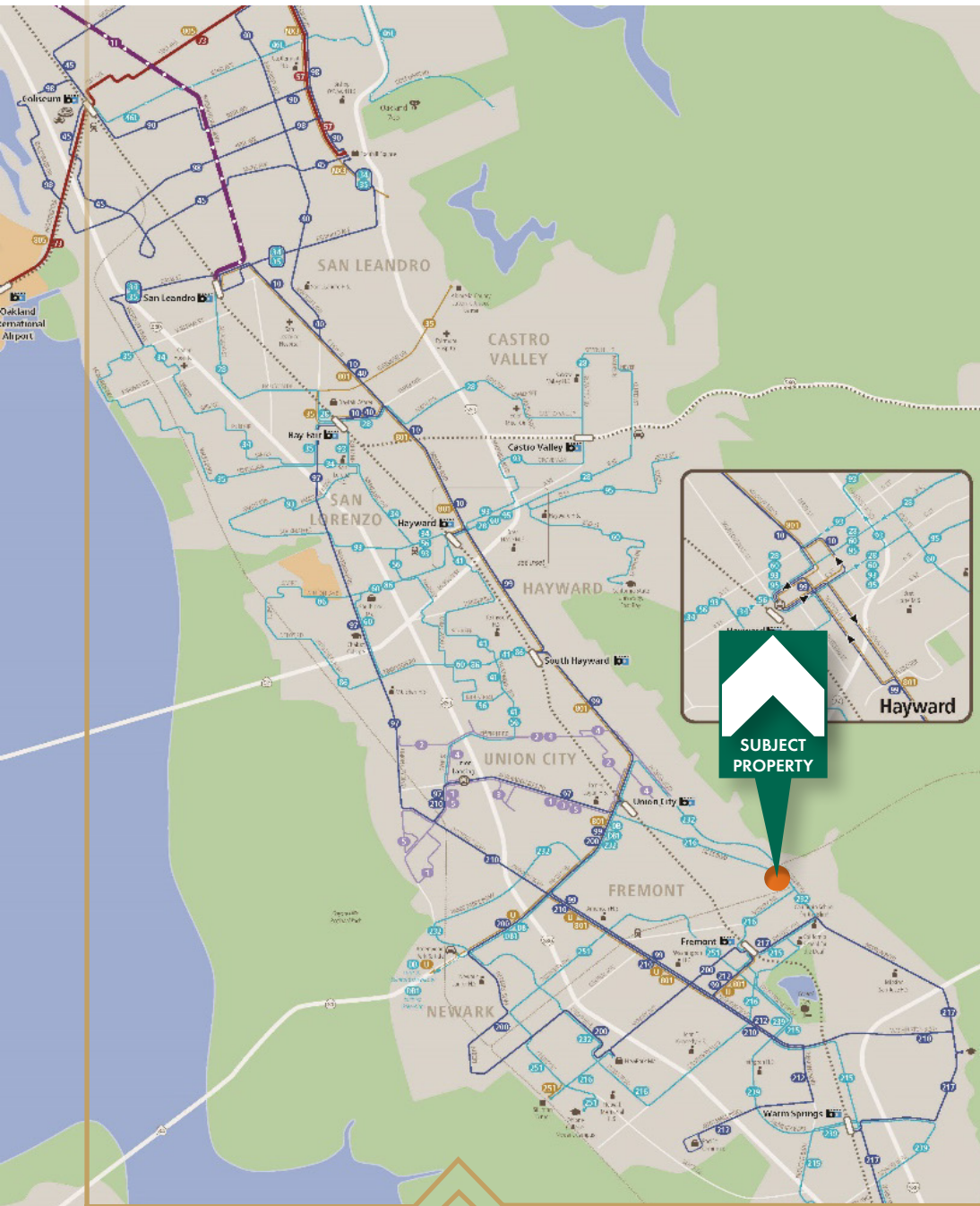
FOR SALE | RESIDENTIAL ZONING UP TO 29 UNITS PER ACRE

PHOTO OVERVIEW



FOR SALE | RESIDENTIAL ZONING UP TO 29 UNITS PER ACRE

TRANSPORTATION MAP



FOR SALE | RESIDENTIAL ZONING UP TO 29 UNITS PER ACRE

CORPORATE TENANTS



FOR SALE

**RESIDENTIAL ZONING UP TO
29 UNITS PER ACRE**

PROPERTY AERIAL

California School for the Blind
and School for the Deaf

Walnut Ave

Mission Blvd

Property Highlights

- Located Minutes away from the 680 and 880 Freeways
- Surrounded by Dense Residential Neighborhoods
- Close Proximity to Many Amenities along with the California School for the Blind and School for the Deaf

FOR SALE

RESIDENTIAL ZONING UP TO 29 UNITS PER ACRE

AMENITIES MAP



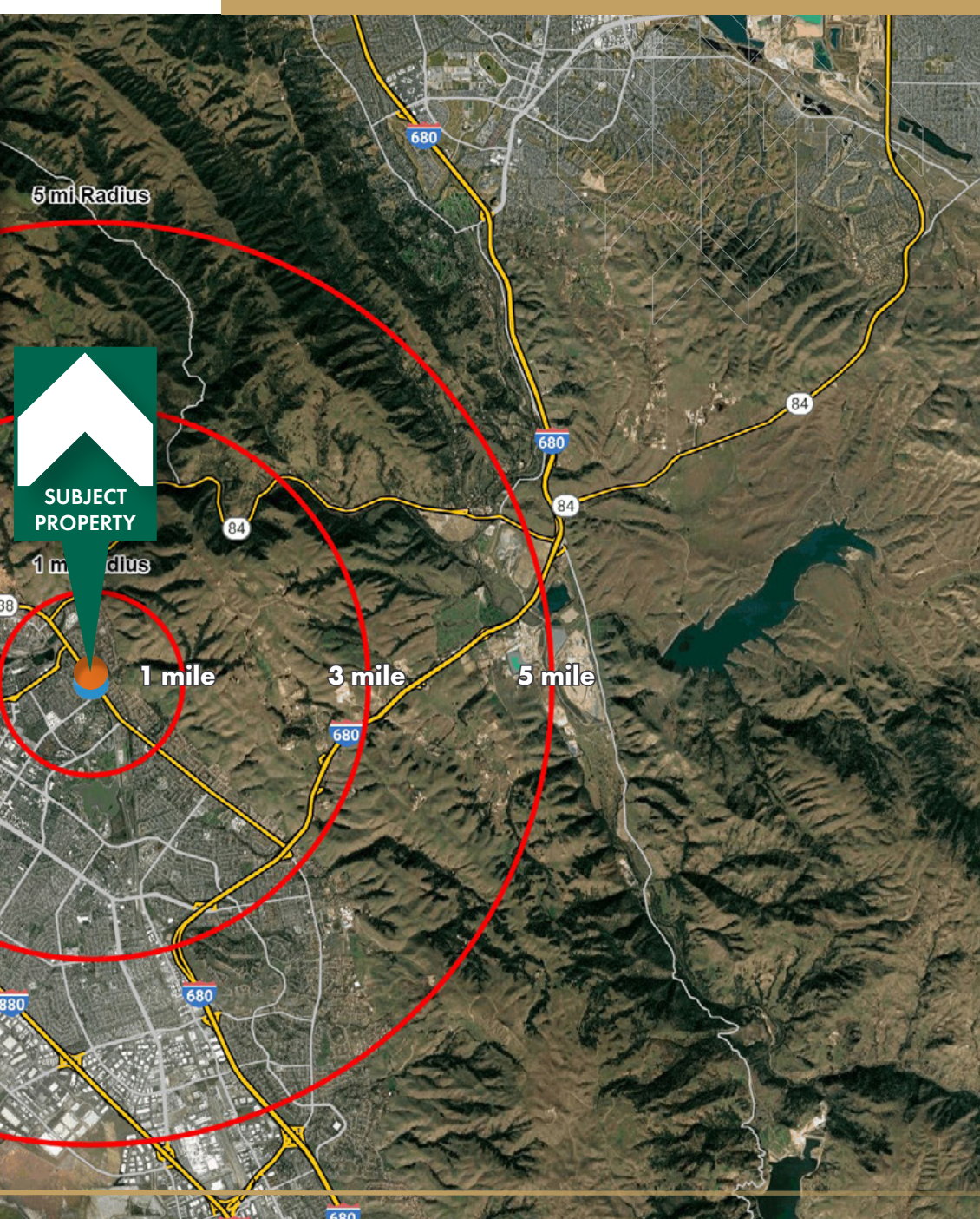
The information in this document was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein.

FOR SALE

RESIDENTIAL ZONING UP TO 29 UNITS PER ACRE

DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	19,251	119,602	261,094
Households	7,314	40,647	85,157
Average Household Income	\$182,313	\$180,432	\$181,458
Median Age	37.1	37.6	38.3
Total Businesses	445	4,004	9,116
Households with Children	2,493	16,089	35,353
Total Housing Units	7,673	42,731	88,724



The information in this document was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein.

FOR SALE | REDEVELOPMENT OPPORTUNITY RESIDENTIAL ZONING UP TO 29 UNITS PER ACRE

**38891 MISSION BLVD
FREMONT, CA 95131**

LOCATED NEAR THE CORNER OF MISSION BLVD AND
WALNUT AVE, MINUTES FROM THE 680 AND 880 FREEWAYS



Martin Morici

Sr. Director

408.207.8906

marty.morici@tricommercial.com

LIC: #00990974

Joshua Gispán

SVP, Silicon Valley Sales Manager

408.483.7750

josh.gispán@tricommercial.com

LIC: #00974978

1900 The Alameda, Suite 530
San Jose, CA 95126

Steve Lane

Sr. Vice President | Partner | Voit

949.263.5358

slane@voitco.com

LIC: #00974978

Voit

REAL ESTATE SERVICES

2020 Main Street, Suite 100
Irvine, CA 92614

ABOUT TRI COMMERCIAL DRE #00532032

As a full-service brokerage firm, TRI Commercial provides complete tenant/landlord representation in leasing, as well as property acquisition and disposition services. We have a strong presence in San Francisco, Oakland, Walnut Creek, Sacramento, Rocklin and Roseville with direct access to every major office market in Northern California.

Through our affiliation with CORFAC International, we also provide clients with national and international coverage. No matter what your requirements, you'll find a TRI agent who possesses the knowledge, expertise and commitment to fulfill all of your commercial real estate needs.

www.tricommercial.com