



REAL
ESTATE

For Lease

45277 Fremont Blvd Unit 2, Fremont



PROPERTY DESCRIPTION

This property is strategically located in the East Industrial neighborhood, directly across from the Tesla Factory, offering excellent visibility and accessibility.

Constructed in 1981, this well-maintained, multi-tenant facility spans approximately 22,080 sq. ft. and currently hosts a diverse range of businesses. Individual units are equipped with modern amenities such as drop ceilings, LED lighting, and provide 24-hour access. Additionally, the location boasts convenient access to Highway 880.

Unit 2 is a commercial space combining a storefront, a wear-house with Roll-up door, a mezzanine, one private restroom and 1 private office.

FOR 3D TOUR PLEASE CLICK HERE:

<https://my.matterport.com/show/?m=jMA1R7SQDJ1>

OFFERING SUMMARY

Property Type:	Office/Retail/Flex
Lease Rate:	\$1.50 SF/month (MG)
Lease Term:	Negotiable
Space Size:	1,656 SF
Building Size:	22,080 SF

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UNIT HIGHLIGHTS

- Ample Parking
- A commercial Space Combining a Storefront, a Warehouse with Roll-up door, and a Mezzanine
- Abundant Natural Light
- Convenient Access to Major Transportation Routes (I-880 and I-680)
- Hybrid Use Potential
- Light Industrial, Flex
- Proximity to Essential Amenities
- Private Restroom
- 1 Private Office
- High Ceilings
- Can be combined with adjacent Space (up to 3,312 SF)

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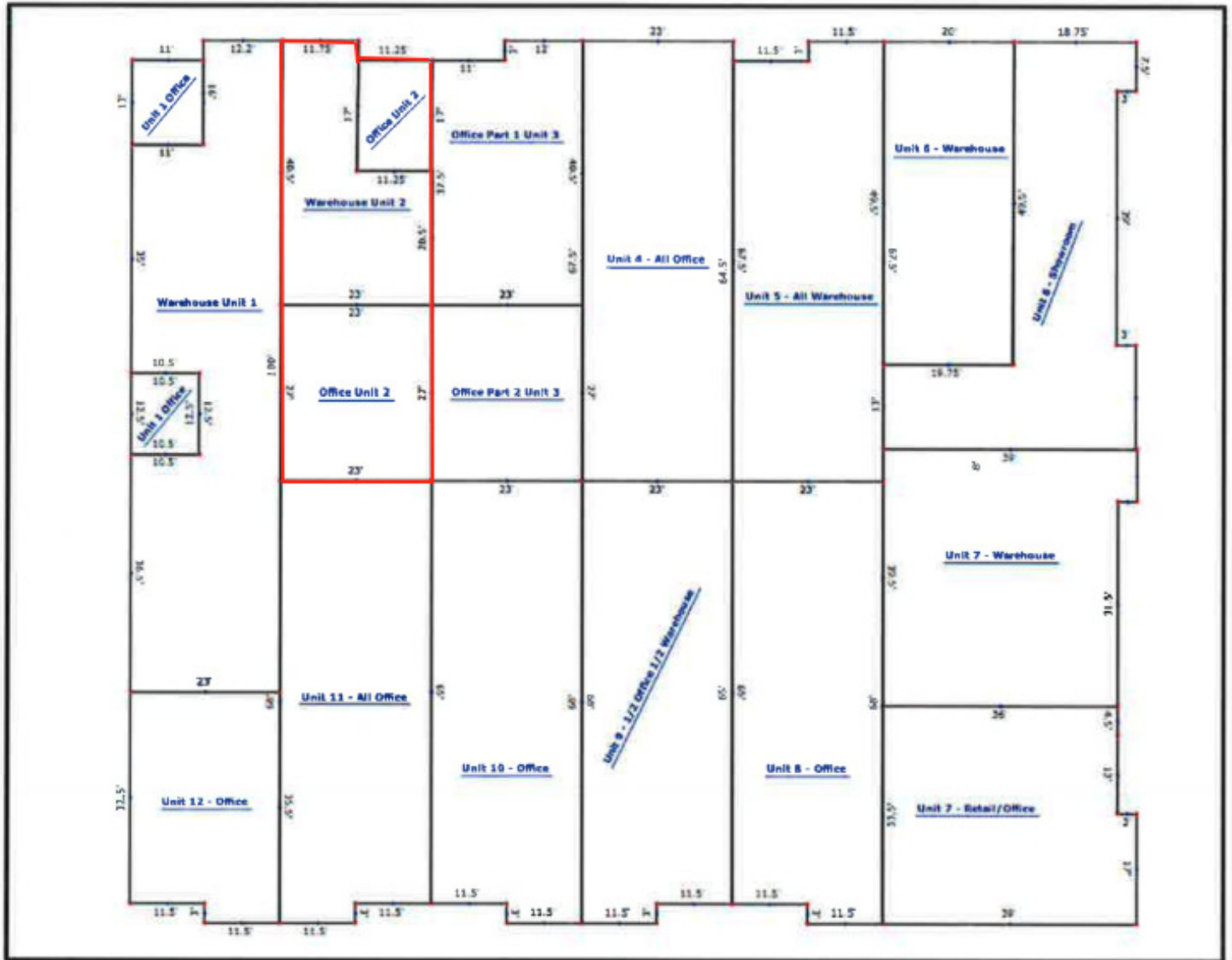


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Floor Plan

45277 Fremont Blvd, Unit 2, Fremont

Floor Plan



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REAL
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The Neighborhood

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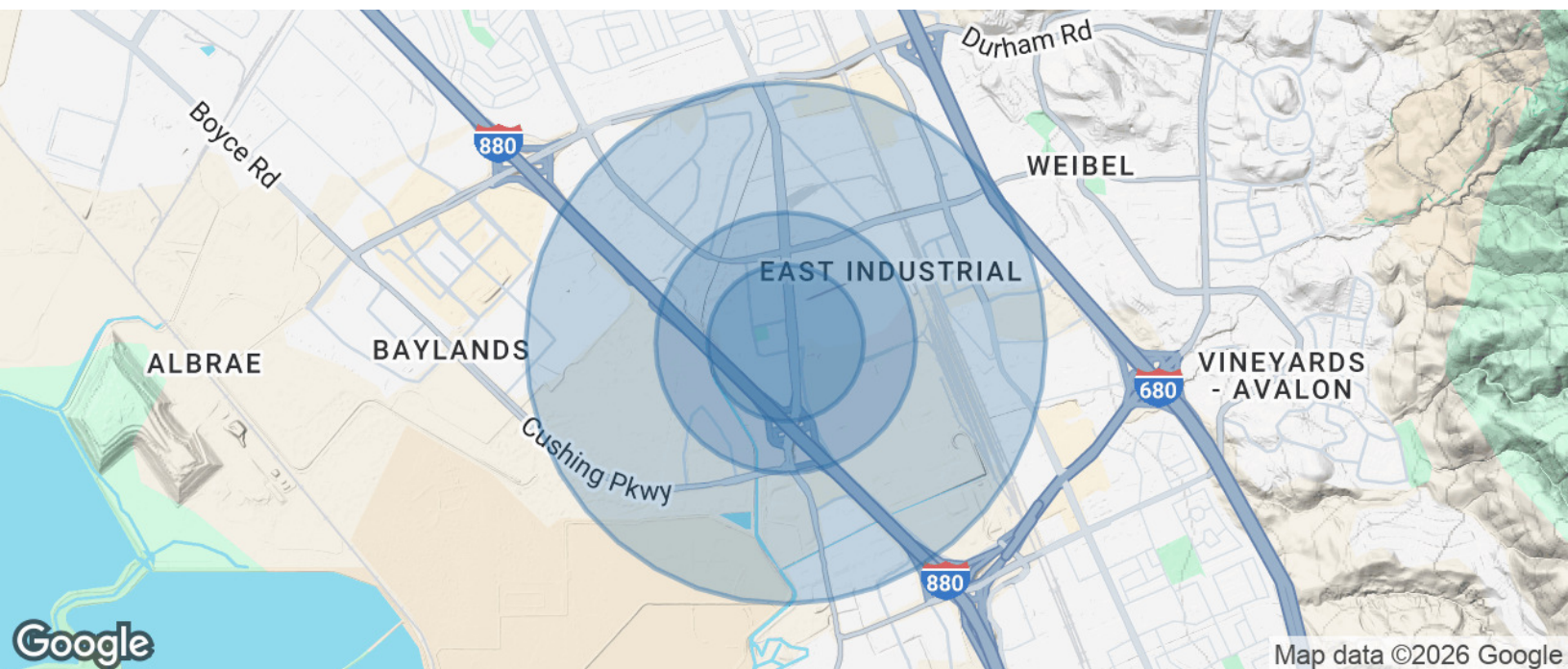


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	200	648	3,070
Average Age	33	32	32
Average Age (Male)	33	33	33
Average Age (Female)	32	31	32

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	73	220	864
# of Persons per HH	2.7	2.9	3.6
Average HH Income	\$238,355	\$230,422	\$212,706
Average House Value	\$1,323,408	\$1,099,913	\$782,273

Demographics data derived from AlphaMap

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