

## FOR LEASE - 34257 FREMONT BLVD, FREMONT CA

Prime Retail Opportunity in Thriving Fremont Shopping Center  
34241-34265 Fremont Blvd, Fremont, CA 94555

An exceptional opportunity awaits your business in the heart of Fremont! This well-maintained retail space, located within a bustling shopping center, offers high visibility and a strategic position between Charter Square (Lucky's) and the NorthGate Shopping Center (Ranch 99).

### Key Features:

- Available Space: 1,164 SF of prime retail space, available starting July 1, 2025.
- Flexible Terms: Negotiable lease terms for your convenience.
- Attractive Rental Rate: \$30.00 /SF/YR (Triple Net Lease - NNN), which does not include utilities, property expenses, or building services.
- High Visibility & Accessibility: Located at the center of the shopping center with street frontage on Fremont Blvd and easy access to I-880.
- Diverse Tenant Mix: Join a vibrant community of businesses including Milk & Honey Cafe, Bay Area Rehab & Medical, Pet Clinic, Pearl Threading Salon, State Farm Insurance, The Lash Shop.
- Ample Parking: Generous parking ratio of 3.71/1,000 SF with 41 spaces available.
- Strong Demographics: Situated in a very walkable area (Walk Score® of 74) with excellent access to public transportation, including Union City and Fremont BART stations.

This "bright space, functional & accessible" rectangular unit (approximately 64'x15') is ideal for a small business looking to establish or expand its presence in a highly sought-after Fremont location.

Contact us today to schedule a tour and secure this fantastic retail opportunity!

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