

**February Price Reduction - Now \$2,300,000**  
**8.7% Cap Rate Until December 2026**  
**Submit All Offers**



**AVISON  
YOUNG**

**FOR SALE**

45962 Warm Springs Blvd, Fremont, CA  
±4,902 SF Free Standing Office/Retail Building



**Seller Leaseback**  
**\$17,000/month NNN**  
**Until December 1, 2026**  
**8.7% Cap Rate**

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**AVISON  
YOUNG**

# Property Details

<b>Property Address</b>	45962 Warm Springs Blvd, Fremont, CA
<b>Asking Price</b>	\$2,300,000 <del>\$3,300,000</del>
<b>Sale Leaseback</b>	\$17,000 Month NNN
<b>Building &amp; Condition</b>	Excellent
<b>Building &amp; Type</b>	Free Standing Office/Retail
<b>Building Size</b>	Entire Building - ±4,902 sf 1st Floor - ±3,127 sf 2nd floor - ±1,775 sf
<b>Land Size</b>	±19,997 sf
<b>Parking Stalls</b>	Nineteen (19 ) car parking
<b>Parcel Number</b>	519-1687-068-00
<b>Zoning</b>	WSI-10 (Warm Springs Innovation)
<b>Year Built</b>	1999
<b>Roll Up Doors</b>	None
<b>Electrical Meters</b>	Single Meter
<b>Gas in Building</b>	Yes
<b>Fire Sprinklers</b>	Yes
<b>Security System</b>	N/A
<b>Floors</b>	Two Story Building
<b>Opportunity Zone</b>	No

\*Please note that though the building is currently being used as a veterinarian clinic, there will be a recorded document at the close of escrow which will no longer allow any veterinarian use on the property.







## Investment Highlights

- High-profile free-standing office/retail building
- Attractive country farm style architecture
- Directly next to 5 acre multi-family planned development
- Excellent long term investment in growing area
- Highly maintained building
- Ideal for office, R&D, or general retail uses
- Seller to lease back until 12/1/2026 upon the close of escrow.



**Asking Price**

\$2,300,000



**Building Size**

±4,902 sf



**Land Size**

19,997 sf



**Zoning**

WSI-10



# Zoning

As discussed in the Neighborhood Description, the subject is located in the Warm Springs/South Fremont Community Plan and was rezoned to WSI-10 – Warm Springs Innovation – Warm Springs Court district. Based on information from the Fremont Municipal Code, the purpose of this district is “a comprehensive, long-term planning document for the WSI district, intended to facilitate the creation of a vibrant, urban, mixed-use district in the vicinity of the Warm Springs/South Fremont BART station. The goal of the plan is to provide a thriving employment center focused on innovation and advanced manufacturing while incorporating urban housing, urban greens and plazas, and complementary uses such as schools, business and conference centers, entertainment and cultural art venues and an art program.” The subject is located in Planning Area 10 which is labeled as “Warm Springs Court”.

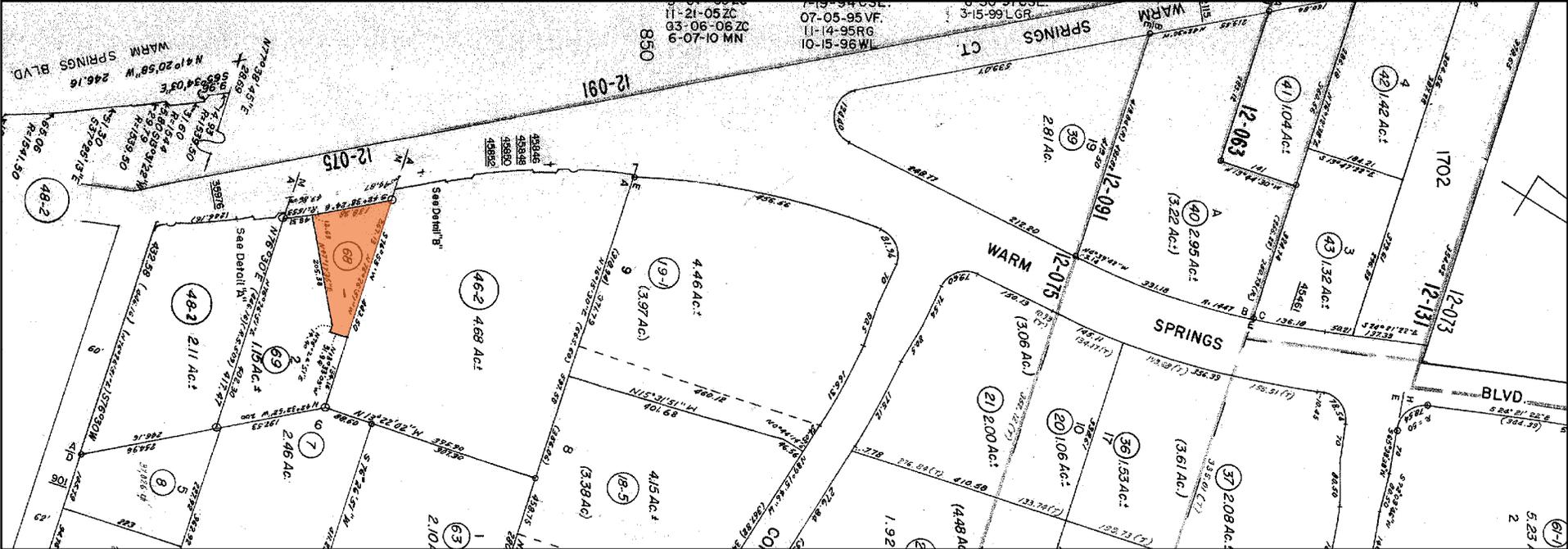
## Permitted Uses

1. Electric vehicle and motorized bike sales
2. Furniture and related products
3. General warehousing (non-refrigerated items)
4. Alternative energy products and related components
5. Apparel
6. Glass products
7. Musical instruments sales
8. Medical equipment and supplies
9. Machinery sales
10. Textile product sales (carpets, curtains, linens)
11. Wood product sales
12. Testing laboratories (chemical & analytical)
13. Medical and dental testing laboratories (non-patient only)
14. R&D, engineering and life sciences
15. Co-working office space
16. General office use
17. Banks and credit unions
18. Day care homes
19. Low-barrier navigation centers
20. Live work units
21. Multi-family units with mixed use
22. Residential care facilities
23. Supportive & transitional housing
24. Retail or wholesale trade
25. Dog day care (indoor only)
26. Pet grooming
27. Art Studios
28. Business support services
30. Catering (excluding banquet halls)
31. Machinery and equipment rental/leasing
32. Employment services
33. Services to dwellings

[Click here to see all permitted uses and building standards](#)



# Property Tax Map



# Demographics

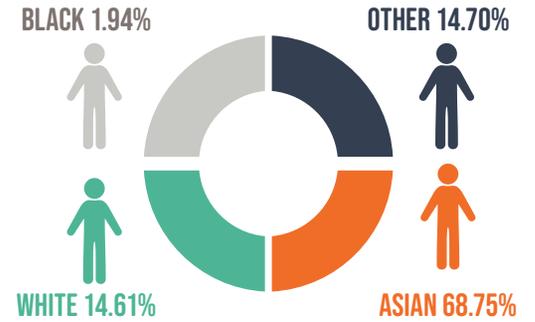


**MEDIAN AGE**

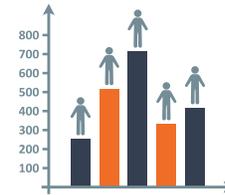
**42**

**MEDIAN HOME VALUE**  
**\$1,082,063**

**POPULATION BY RACE**



**HOUSEHOLDS** **54,743**



**AVERAGE HH INCOME**  
**\$179,233**

Average Household Size: **3.10**

Owner Occupied Housing Units: **32,632**

Renter Occupied Housing Units: **21,831**

Median Household Income: **\$156,088**

		1 Mile	3 Mile	5 Mile
Population	2027 Projection	13,229	66,113	167,383
	2022 Estimate	12,938	67,530	171,653
	2010 Census	10,003	66,924	172,902
	Growth 2020-2025	2.25%	-2.10%	-2.49%
	Growth 2010-2020	29.34%	0.91%	-0.72%

## Confidentiality & Disclaimer

This Confidential Offering Memorandum (the "Memorandum") has been prepared and presented to the recipient (the "Recipient") by Avison Young - Northern California ("Avison Young") as part of Avison Young' efforts to market for sale the property located at 45962 Warm Springs Blvd, Fremont, California (the "Property"). Avison Young is the exclusive agent and broker for the owner(s) of the Property (the "Owner"). Avison Young is providing this Memorandum and the material contained in it to the Recipient solely to assist the Recipient in determining whether the Recipient is interested in potentially purchasing all or part of the Property. Avison Young also is providing this Memorandum and the material in it to the Recipient with the understanding that the Recipient will independently investigate those matters that it deems necessary and appropriate to evaluate the Property and that the Recipient will rely only on its own investigation, and not on Avison Young, the Owner or this Memorandum, in determining whether to purchase the Property.

Please Note the Following:

Avison Young, the Owner and their respective agents, employees, representatives, property managers, officers, directors, shareholders, members, managers, partners, joint venturers, corporate parents or controlling entities, subsidiaries, affiliates, assigns and predecessors and successors-in-interest make no representations or warranties about the accuracy, correctness or completeness of the information contained in this Memorandum. The Recipient is urged not to rely on the information contained in this Memorandum and to make an independent investigation of all matters relating to the Property.

This Memorandum includes statements and estimates provided by or to Avison Young and/or the Owner regarding the Property. Those statements and estimates may or may not be accurate, correct or complete. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements and estimates. Further, nothing contained in this Memorandum should be construed as representation or warranty about any aspect of the Property, including, without limitation, the

Property's (1) past, current or future performance, income, uses or occupancy, (2) past, current or prospective tenants, (3) physical condition, (4) compliance or non-compliance with any permit, license, law, regulation, rule, guideline or ordinance, or (5) appropriateness for any particular purpose, investment, use or occupancy. Again, the Recipient is urged not to rely on this Memorandum and the statements and estimates in it and to make an independent investigation regarding the Property and the statements and estimates contained herein.

This Memorandum may include statements regarding, references to, or summaries of, the nature, scope or content of contracts and/or other documents relating to the Property. Those statements, references or summaries may or may not be accurate, correct or complete. Additionally, Avison Young may not have referenced or included summaries of each and every contract and/or other document that the Recipient might determine is relevant to its evaluation of the Property. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements, representations or summaries. On request and as available, and subject to the Owner's consent, Avison Young will provide the Recipient with copies of all referenced contracts and other documents. Avison Young assumes no obligation to supplement or modify the information contained in this Memorandum to reflect events or conditions occurring on or after the date of its preparation of this Memorandum. More detailed information regarding the anticipated terms, conditions and timing of any offering by the Owner relating to the Property will be provided in due course by separate communication. Avison Young and/or the Owner reserve the right to engage at any time in discussions or negotiations with one or more recipients of this Memorandum and/or other prospective purchasers of the Property without notice or other obligation to the Recipient.

### EXCLUSIVE ADVISOR



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