

**FOR LEASE: 1,200± SF ENDCAP AUTOMOTIVE SPACE WITH ROLL-UP DOOR AVAILABLE
IN FREMONT AUTO CARE MALL**

40851 Albrae Street, Fremont, California



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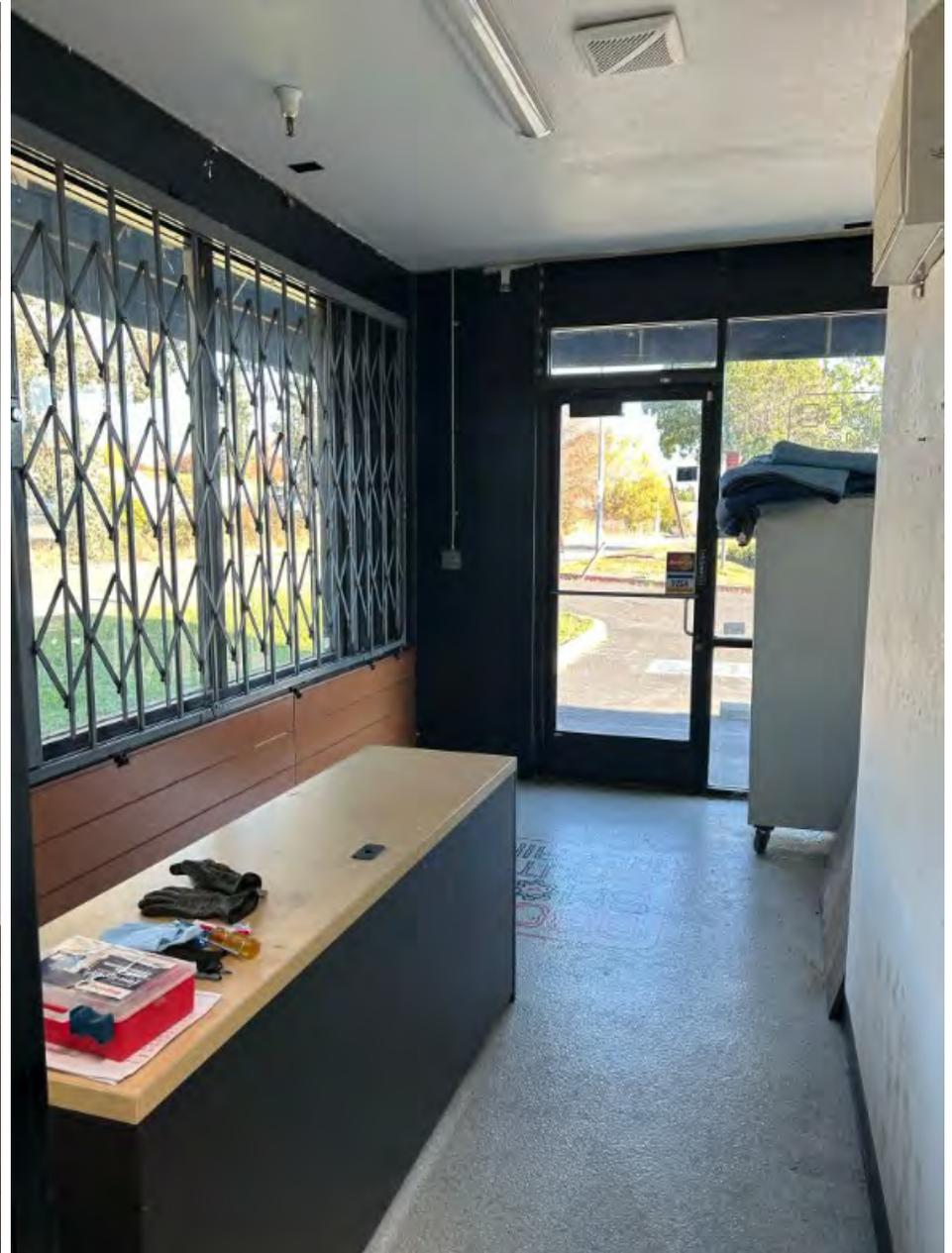


HIGHLIGHTS: 40851 ALBRAE ST – ABC SMOG and AUTO REPAIR

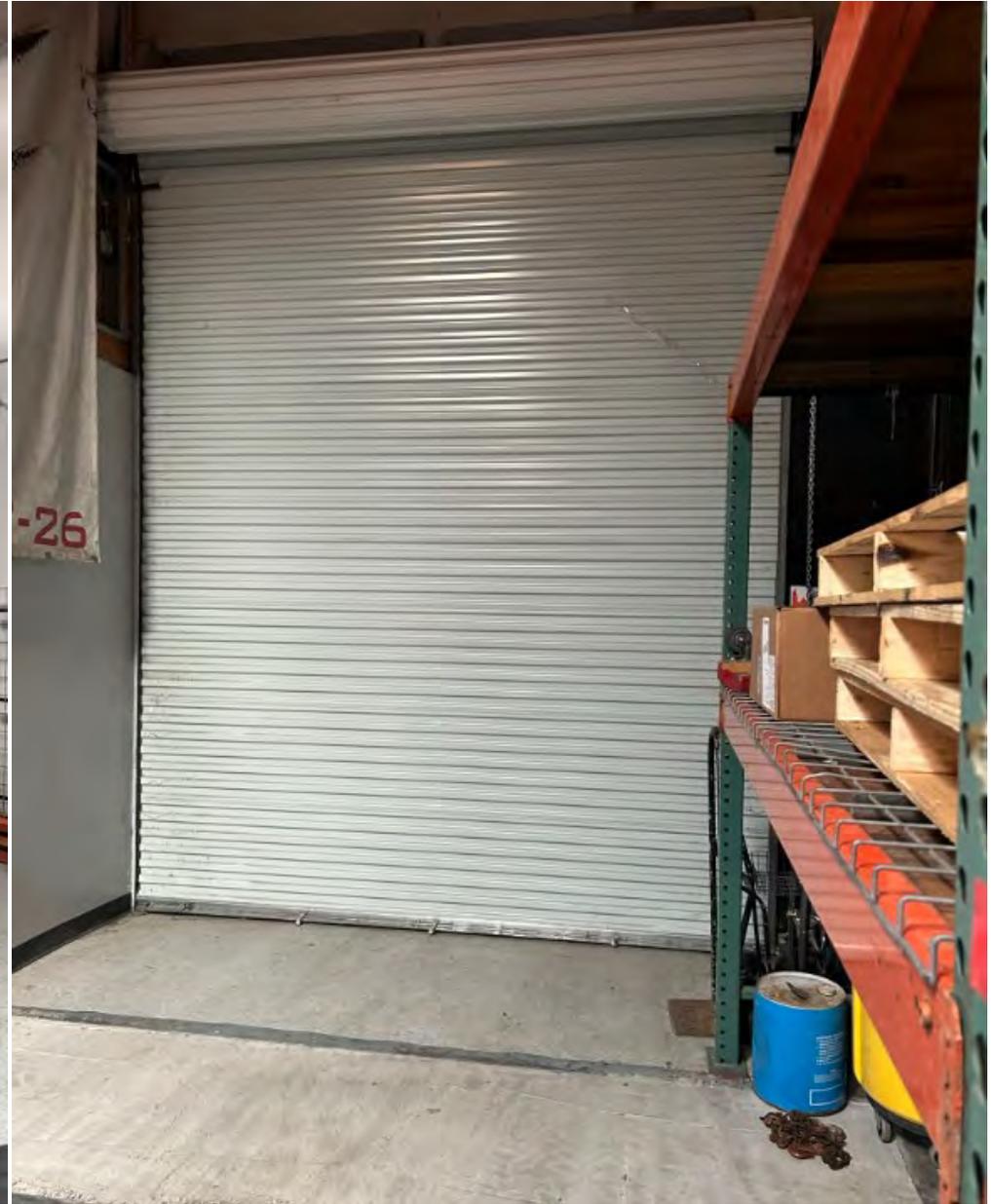


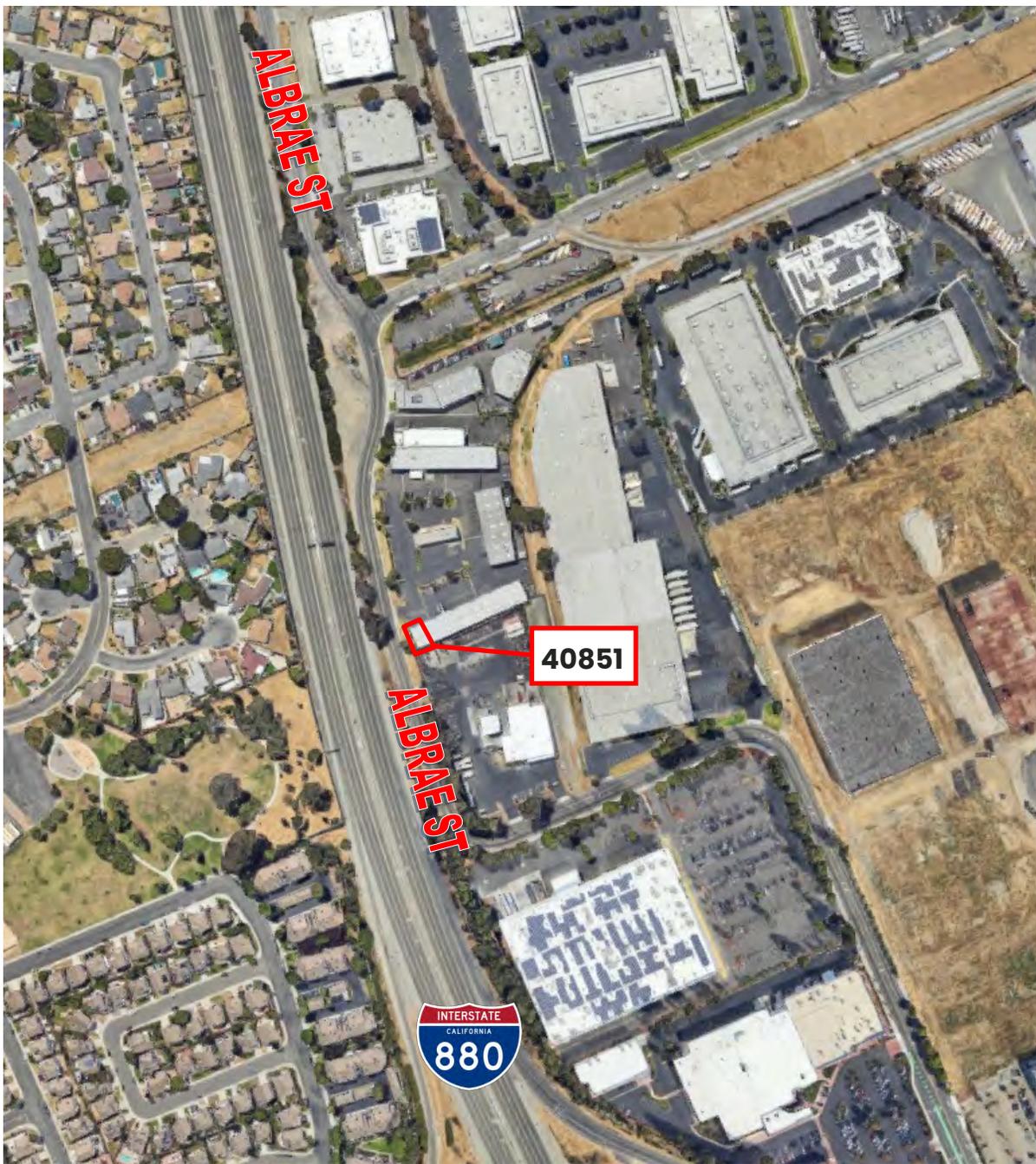
- Available Space: 1,200± SF
- Rent: \$2.50 PSF NNN:\$0.42 PSF
- Endcap Space on Albrae with 880 Frontage
- Previously ABC Smog & Auto Repair
- 1 Roll-up Door, Lobby, 2nd Floor Office, & Private Restroom

PHOTOS: 40851 ALBRAE ST – ABC SMOG & AUTO REPAIR



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DEMOGRAPHICS

2026 SUMMARY	1-MILE	3-MILE	5-MILE
POPULATION	17,350	138,580	264,301
HOUSEHOLDS	5,587	45,222	85,832
AVERAGE HH SIZE	3.08	3.03	3.04
OWNER OCCUPIED HOUSING	3,940	45,222	51,582
RENTER OCCUPIED HOUSING	1,647	24,260	34,250
MEDIAN AGE	39.3	37.8	38.9
MEDIAN HH INCOME	\$174,768	\$165,738	\$173,315
AVERAGE HH INCOME	\$214,740	\$207,742	\$214,928

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