

37376 MISSION BLVD

Marcus & Millichap

FREMONT, CA 94536



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PROPERTY SUMMARY

ADDRESS 37376 Mission Blvd,
Fremont, CA 94536

LISTING PRICE \$3,500,000

PARCEL NUMBER 504-85-5-17

LOT SIZE 121,968 SF (2.8 AC)



ZONING

#	GENERAL PLAN LAND USE DESIGNATION	SIZE (SF)	PERCENT
1	Commercial - General	24,748	20.0%
2	Open Space - Hill Face	41,638	33.6%
3	Open Space - Hill Face	34,120	27.6%
4	Residential - Hillside, < 2.3 or < 8.7 DU/AC	13,043	10.5%
5	Residential - Hillside, < 2.3 or < 8.7 DU/AC	10,237	8.3%
TOTAL		123,787	100%
APN		507-85-5-17	





EMPLOYER MAP



MARKET OVERVIEW

OAKLAND

The Oakland/East Bay metro is on the eastern side of the San Francisco Bay and encompasses 1,470 square miles across Alameda and Contra Costa counties. Oakland shares the rest of the Bay Area's Mediterranean climate and hilly terrain. Regionally lower housing costs and quick access across the Bay lure many San Francisco workers to the East Bay. While less population-dense than San Francisco, the East Bay is nevertheless closer to the high end of American metros. U.C. Berkeley's enrollment of over 45,000 students contributes to a youthful community and a need for housing and part-time work. The Port of Oakland is a major economic driver here, as 2 million to 2.3 million TEUs passing through annually. The area also continues to be an epicenter for redevelopment and conversion projects, especially in older portions of Oakland and Hayward. These efforts are drawing businesses and residents.

METRO HIGHLIGHTS



WORLD-CLASS INSTITUTIONS

Students have access to more than a dozen colleges and universities in the East Bay, including the University of California, Berkeley. Other research institutions have since congregated around Berkeley.



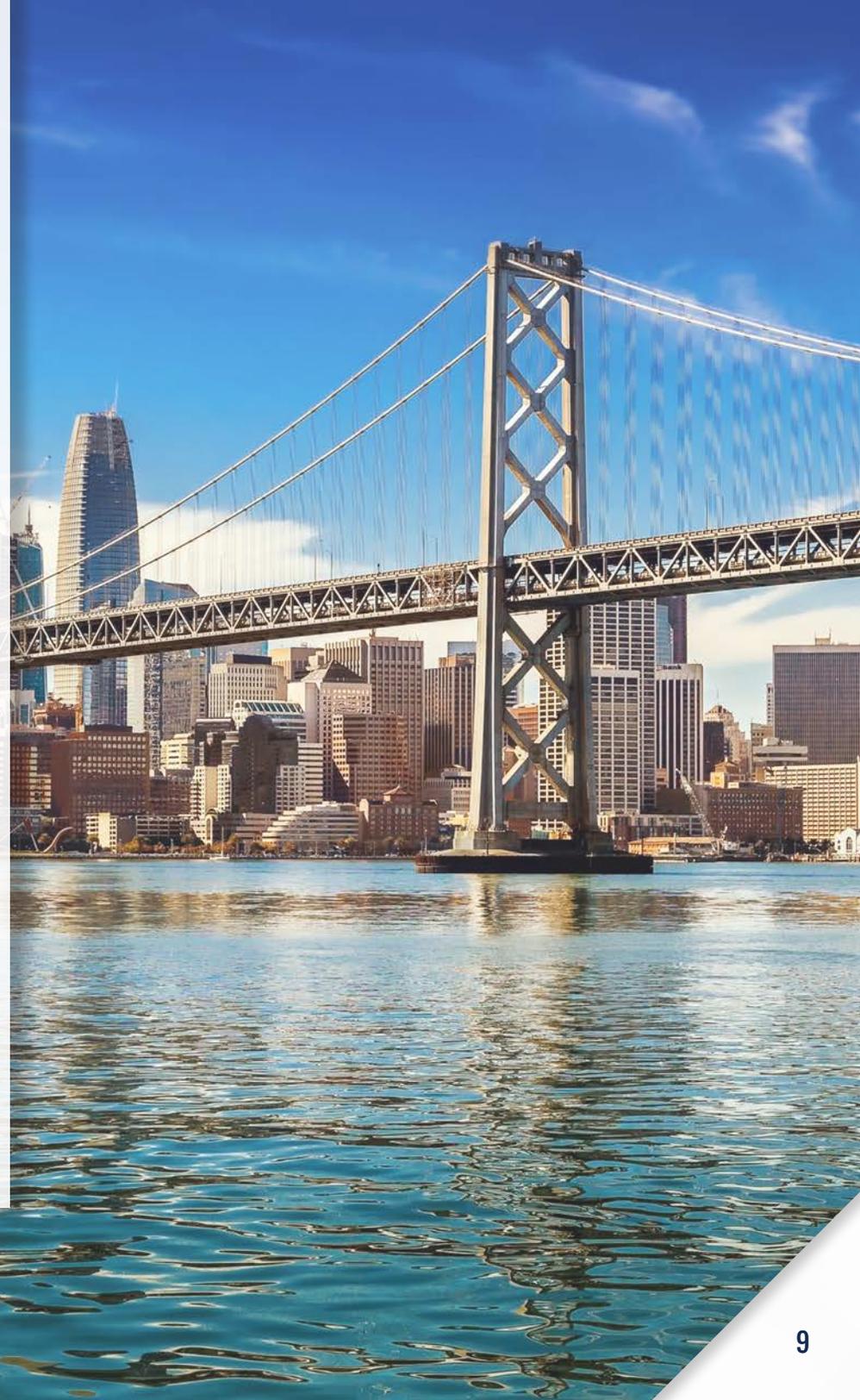
ROBUST PUBLIC TRANSIT

Oakland is connected to neighboring cities by the Bay Area Rapid Transit system, facilitating commuting and shopping in San Francisco and San Jose.



ELEVATED HOUSEHOLD INCOME

A skilled labor pool and sizable higher-paying industries support a median household income that is over \$60,000 above the United States level, in turn supporting demand for restaurants and services.



DEMOGRAPHIC DATA

ECONOMY

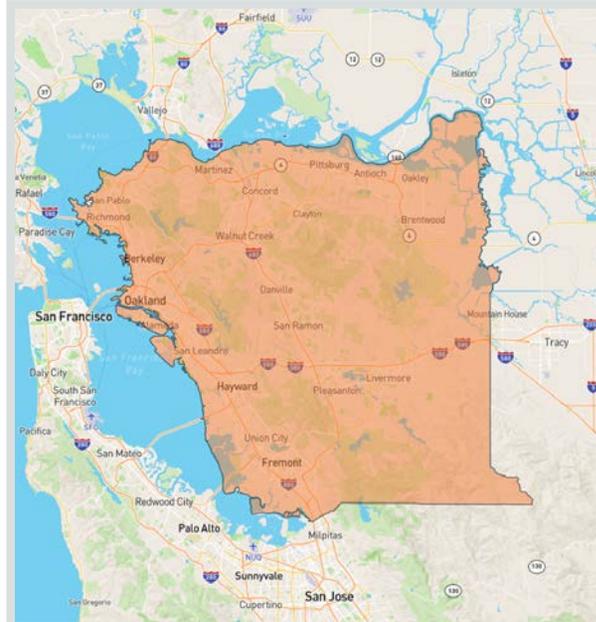
- Major employers come from a wide array of industries: education, health care, financial services, telecommunications, technology and biotech. High-tech businesses currently employ tens of thousands of workers in the East Bay.
- The metro is a Bay Area transportation hub, containing Oakland International Airport, Bay Area Rapid Transit, two major rail lines and the Port of Oakland.
- Construction is restrained by the mountainous terrain to the east and the Bay itself to the west, supporting property values.



* Forecast

MAJOR AREA EMPLOYERS

- Kaiser Permanente
- Oakland Unified School District
- City of Oakland
- Bay Area Rapid Transit (BART)
- Southwest Airlines
- UCSF Benioff Children's Hospitals
- Sutter Health
- East Bay Municipal Utility District
- University of California, Berkeley
- State of California



SHARE OF 2025 TOTAL EMPLOYMENT



Note: Figures are rounded to nearest whole percentage point

DEMOGRAPHIC DATA

DEMOGRAPHICS

- The population will expand by about 46,000 residents during the next five years, resulting in the formation of more than 17,000 households.
- The homeownership rate of 58 percent is below the U.S. average, supporting a large renter pool.
- Roughly 49 percent of the population ages 25 and older have attained a bachelor's degree, with nearly 20 percent also holding a graduate or professional degree.

QUALITY OF LIFE

In the East Bay, residents and visitors enjoy cultural and recreational activities, including the symphony, an award-winning zoo, the Paramount Theatre, the Oakland Museum of California and numerous parks. In 2024, the City Council adopted the Downtown Oakland Specific Plan, aiming to create 29,000 new housing units, expand public services, and preserve and renovate historic buildings. Some of Oakland's most recognizable landmarks include the Ronald V. Dellums Federal Building and Preservation Park, where several generations of classic Bay Area houses have been maintained. Some of these buildings were made in the Queen Anne style associated with gold rush-era San Francisco and Seattle.

SPORTS

Soccer | **USL** | Oakland Roots SC



EDUCATION

- University of California, Berkeley
- Saint Mary's College of California
- California State University, East Bay
 - College of Alameda



ARTS & ENTERTAINMENT

- Oakland Museum of California
 - Oakland Zoo
- Chabot Space & Science Center
- Museum of Art and Digital Entertainment



QUICK FACTS



POPULATION

2.8M

Growth 2025-2029*
1.6%



HOUSEHOLDS

1M

Growth 2025-2029*
1.6%



MEDIAN AGE

40

U.S. Median:
39



MEDIAN HOUSEHOLD INCOME

\$136,000

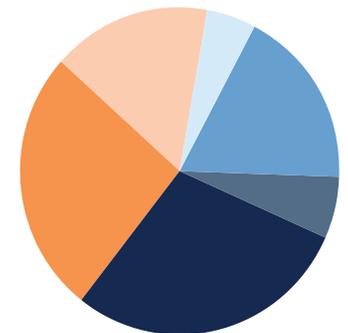
U.S. Median:
\$76,000

* Forecast

2025

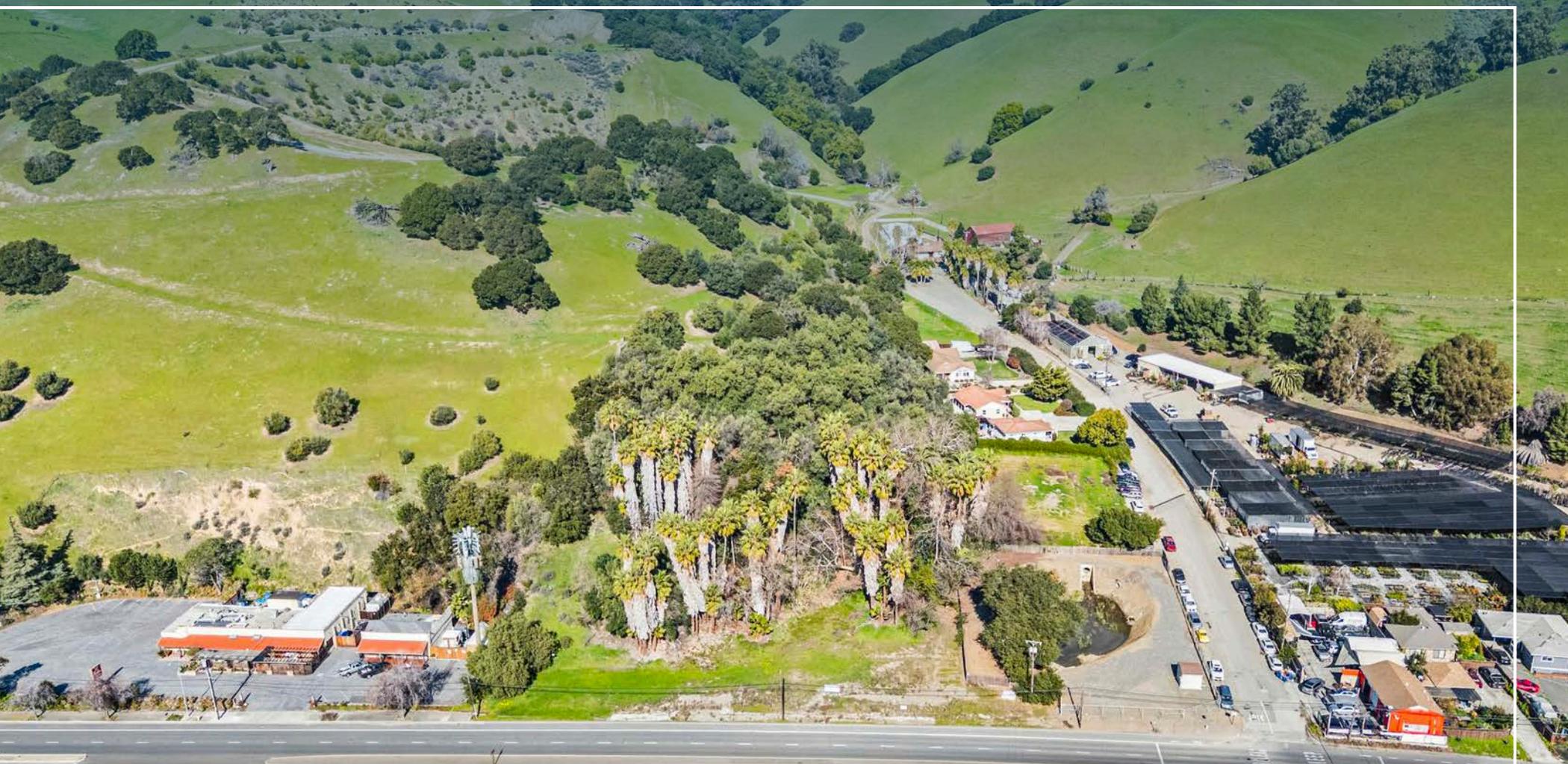
Population by Age

5%	0-4 years
18%	5-19 years
6%	20-24 years
29%	25-44 years
26%	45-64 years
16%	65+ years



* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau



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