

HEALTHCARE / RETAIL SPACE

FOR LEASE

40961 Grimmer Blvd
Fremont, CA



PRICE
\$2.95/SF NNN
(\$0.30/SF)



AVAILABLE SIZE
±1,400 SF



YEAR BUILT
1975 / 2011



USE
Built out for
dental



LAYOUT
4 Operatories



LOCATION
Close to amenities

THE IVY GROUP

Commercial Properties, Above & Beyond

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CA DRE #01784630

PRIME DENTAL/HEALTHCARE SPACE FOR LEASE – FREMONT, CA

The Ivy Group is proud to present a rare turnkey opportunity for healthcare professionals. Purpose-built for a dental practice, this modern suite features:

- » Welcoming reception area
- » Private restrooms for staff and patients
- » Dedicated consultation office
- » Four fully equipped operatories
- » Abundant onsite parking

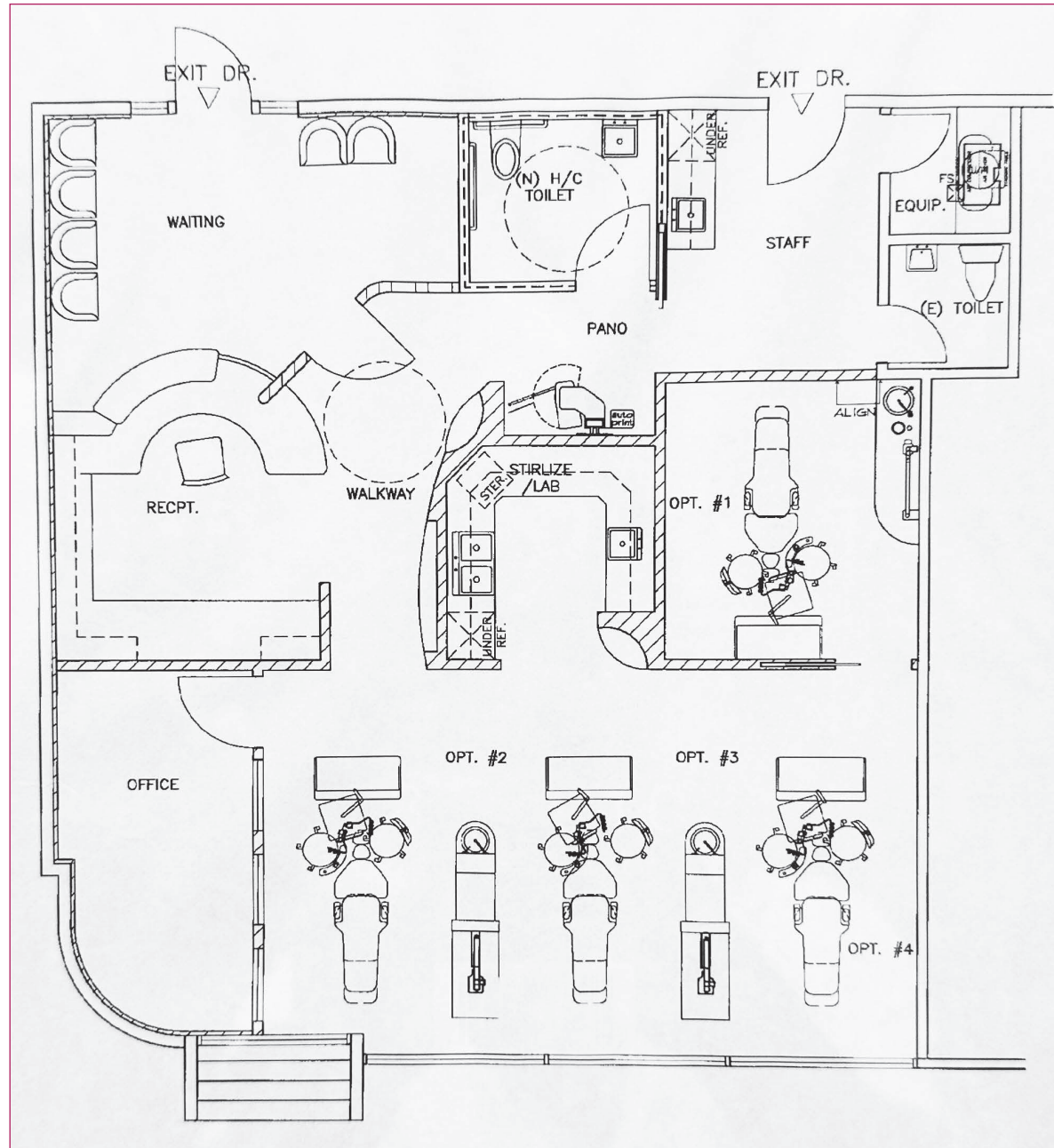
With excellent visibility along Grimmer Blvd, this location offers unmatched convenience for patients and staff alike.

While ideal for dental professionals, the flexible buildout easily accommodates a wide range of healthcare specialties—from medical clinics to wellness practices.

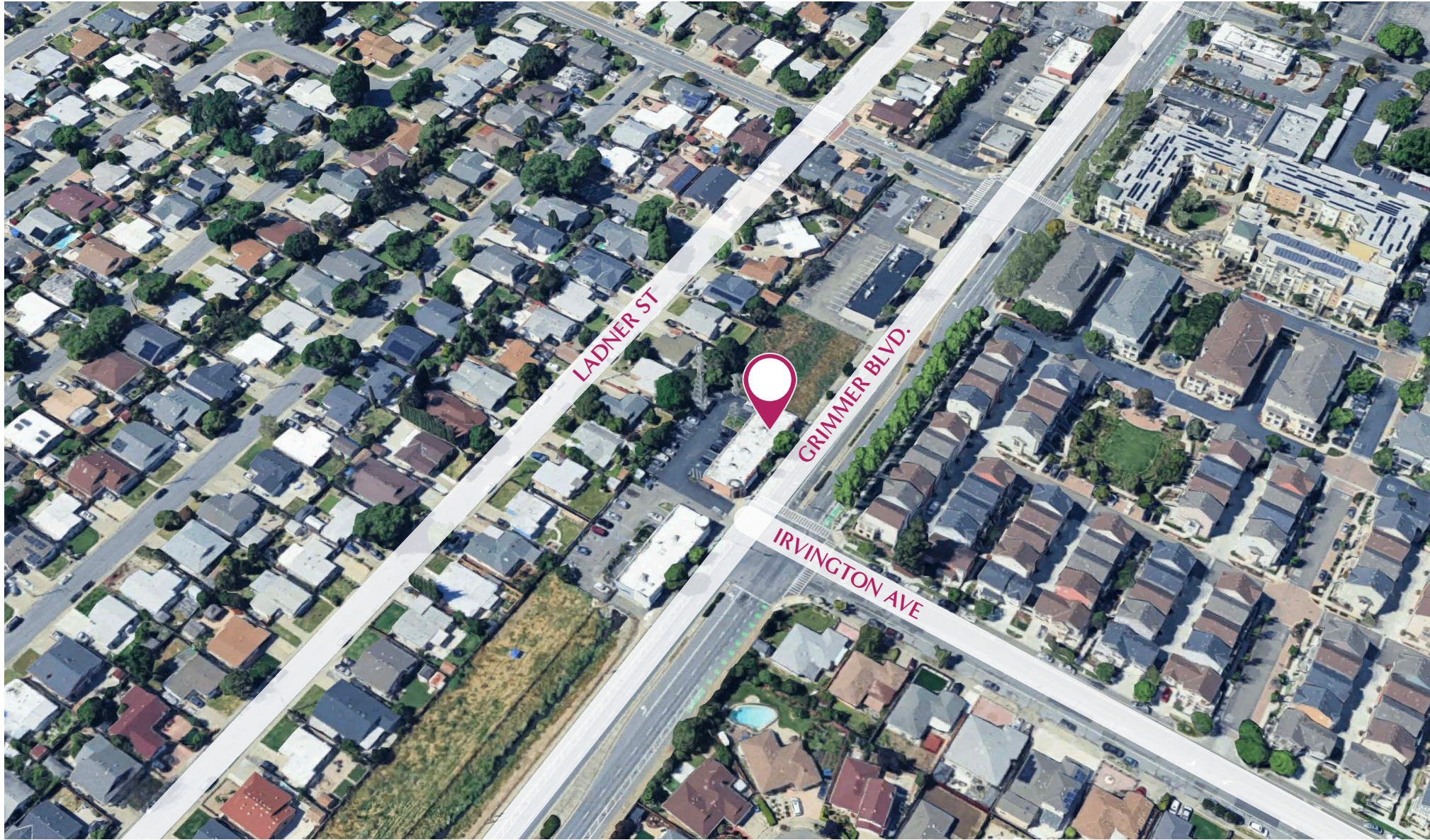
Position your practice for success in one of Fremont's most visible and accessible locations.

Building Size	±1,400 SF
Lot Size	± 15,587 SF (± 0.358 acres)
Layout	100% Office
Zoning	Commercial General (CG)
Year Built	1975 / Remodeled 2008
Power	200 A, 120/240 V, 3 Ø
Use	Dental, healthcare, or related retail uses
Parking	Abundant onsite parking
Ceiling Height	10 FT
APN	525-1120-51











LOCATION OVERVIEW

RETAIL/HEALTHCARE SPACE
FOR LEASE

Fremont is a city in Alameda County, California. Located in the East Bay region of the Bay Area, Fremont has a population of 230,504 as of 2020, making it the fourth most populous city in the Bay Area, behind San Jose, San Francisco, and Oakland. It is the closest East Bay city to the high tech Silicon Valley network of businesses, and has a strong tech industry presence. Companies headquartered in Fremont include Antec Inc, Corsair Gaming, Electronics for Imaging, Ikanos Communications, Lam Research, Fremont Bank, Nielsen Norman Group, Oplink Communications, SYNnex, S3 Graphics, Tailored Brands and DCKAP.

Fremont is served by Interstate 880 (Nimitz Freeway) and Interstate 680 (Sinclair Freeway). The two freeways are connected in the Warm Springs district via Mission Boulevard which is SR 262. In addition, Fremont is served by SR 84 and the segment of Mission Boulevard which is SR 238. Regional rail transportation is provided by Fremont BART Station, Warm Springs BART Station, and the Altamont Corridor Express (ACE).



LARGEST EMPLOYERS

#	Employer	# of Employees
1	Tesla, Inc.	22,000
2	Lam Research	3,000
3	Washington Hospital	2,400
4	Kaiser Permanente	1,600
5	Synnex	1,350
6	Western Digital	1,100
7	City of Fremont	1,100
8	Fremont Unified School District	800
9	Boehringer Ingelheim	800
10	Sutter Health	775

GRIMMER

WILSON PET HOSPITAL
PARKING IN REAR

CONTACT EXCLUSIVE AGENT
FOR DETAILS AND TOUR

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975 Corporate Way | Fremont, CA 94539

Acquisition | Disposition | Leasing