

# THE SHOPS

AT WASHINGTON WEST

2690 Mowry Avenue, Fremont, California



AVAILABLE  
4,927 SF

&

AVAILABLE 6/30/27  
3,167 SF  
2nd Gen Restaurant

retail  
reimagined

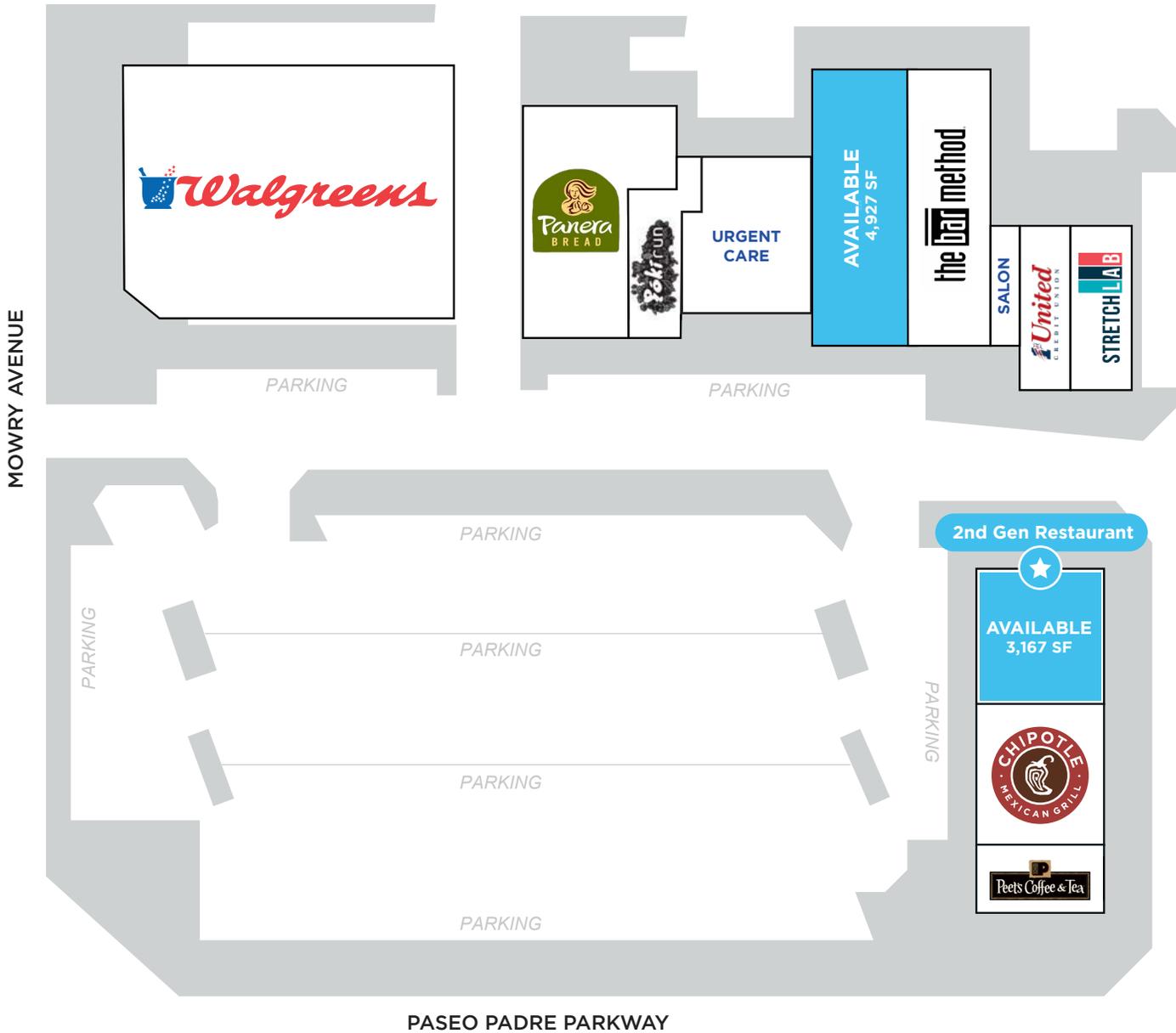
 the econic  
company®

# Project Highlights

- Second Generation Restaurant Opportunity
- Main and Main Position in Fremont Trade Area
- Anchored by High-Volume Walgreens
- Strong National Co-Tenancy
- Across from Whole Foods
- Adjacent to Washington Hospital
- High Traffic Counts
- Walking Distance to Warm Springs Bart Station



# Site Plan



Tenant	SF
Walgreens	15,120 sf
Panera	5,308
Pokirun	1,397
Urgent Care	3646
<b>AVAILABLE</b>	<b>4,927</b>
The Bar Method	3,822
Salon	990
1st United Credit Union	1,710
Stretch Lab	1,750
<b>AVAILABLE</b>	<b>3,167</b>
Chipotle	2,800
Peet's	1,800

# Local Amenities



# Demographics

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	36,186	177,633	302,025
Daytime Population	20,202	56,718	122,245
Average HH Income	\$177,986	\$190,393	\$196,718

## TRAFFIC COUNTS

Paseo Padre Parkway at Mowry Avenue	30,695 ADT
Mowry Avenue at Paseo Padre Parkway	36,050 ADT



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FOR MORE INFORMATION, CONTACT



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**retail** *reimagined*

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