



COMPASS
COMMERCIAL

LAND FOR SALE

OFFERING MEMORANDUM
46399 Fremont Blvd, CA 94538

JALILI
COMMERCIAL GROUP

LAND FOR SALE (INDUSTRIAL TECH)

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Sam Jalili
Executive Vice President
License: CA 02053100
408.316.2157
sam.jalili@compass.com

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OFFERING SUMMARY

Asking Price
\$10,700,000.00



HIGHLIGHTS

- High Visibility Location
- Flexibility of Commercial Uses
- Neighboring Hotel
- Close proximity to High Tech Offices
- Growing Economic Hub in the Area
- Huge Development Potential

Address	46399 Fremont Blvd
City/State/Zip	Fremont, CA 94538
APN	519-0850-125-05
Building Size	NA
Lot Size	± 3.12 Acres
Year Built	NA
Zoning	Industrial Tech(I-T)



46399 Fremont Blvd is a 3.12-acre parcel offering immense development potential. Previously entitled as a convention center, the property offers various development opportunities. Its prominent location along Fremont Boulevard enhances visibility and accessibility, making it ideal for high-traffic businesses. Additionally, the proximity to major transportation hubs and Silicon Valley increases its appeal, attracting tech companies, hospitality ventures, and other commercial enterprises. This flexibility in potential uses makes the property a valuable opportunity for developers in a dynamic and growing region.

± 3.12 Acres



Fremont Blvd

Fremont Blvd

Fremont Blvd

 Lot Location



Office Space

Fremont Blvd

Fremont Blvd

SPRINGHILL SUITES
MARRIOTT

Lot Location



SPRINGHILL SUITES
BY MARRIOTT

Development Overview:

- 148 keys; 5 Floors
- Building size: 128, 807 SF
- Lot: 2.93 AC
- Built in Aug 2021







Subject Property



Bay Club



Location



Location



Location



Zoning: Industrial Tech (I-T)

Permitted (“P”) uses are allowed subject to conformance to standards or conditions of this title.

Agriculture:

- Urban Agriculture (Low impact)

Automotive and Transportation:

- Electrical vehicle and motorized bicycle sales and services
- Freight transportation arrangement
- Packing and crating
- Transportation, transit and ground passenger and scenic and sightseeing, land without storage of vehicles
- Transportation, trucking facilities not associated with a warehousing facility

Industrial Uses and Services:

- Construction without a corporate yard
- Information (e.g., newspaper and book publishing, software publishing, motion picture and sound recording studios, radio and television broadcasting, and data processing and hosting) excluding telecommunication facilities
- Warehousing, general (including e-commerce and e-catalog retailers) excluding mini-warehouses for household goods¹ and warehousing for firearms or refrigerated warehousing and storage

Industrial- Manufacturing:

- Alternative energy products and related components and services (e.g., batteries, energy storage and LEDs)
- Apparel
- Biological products with biosafety level 1 or 2
- Computer and electronic products
- Electrical equipment, appliance and components (excluding therefrom battery manufacturing)
- Machine shops
- Fabricated metal products not elsewhere listed in this table, excluding weapons and ammunition manufacturing
- Bread and bakery product manufacturing and confectionery manufacturing
- Furniture and related products
- Leather and allied products Without leather and hide tanning and finishing
- Machinery
- Medical equipment and supplies
- Miscellaneous, other not elsewhere listed in this table, excluding tobacco pipes
- Assembly of bicycles from purchased parts
- Glass and glass products
- paper

Industrial Research and development:

- Testing laboratories, including physical, chemical, and analytical
- Medical and diagnostic laboratories
- Scientific research and development services², including physical, engineering, and life sciences and systems (e.g., electronics, biotechnology, nanotechnology, chemistry, physics) with biosafety level

Offices:

- Advertising, public relations, and related services except on-site outdoor advertising
- Architectural, engineering, and related services
- Corporate and regional managing offices
- Specialized design services (e.g., interior design services, industrial design services, and graphic design services)

Retail and Whole Sale

- Retail sales of goods that are manufactured, or assembled on site, excluding uses classified as “restricted retail” below
- Wholesale trade of goods that are manufactured, or assembled on site

- Business support services, including commercial art, computer and data processing, mailboxes and postal services, mailing and reproduction, messenger services, photography, and similar services without a corporate yard
- Caterers excluding banquet halls
- Consumer goods rental, general rental centers, and commercial and industrial machinery and equipment rental and leasing without a corporation yard
- Dry cleaning and laundry services Without on-site dry cleaning
- Facilities support services (e.g., janitorial, maintenance, reception, etc.), except correctional facilities and jails Without a corporation yard
- Investigative and security services, including locksmiths
- Services to dwellings (e.g., carpet cleaning, janitorial, landscape and pest control) Without a corporation yard

Miscellaneous uses:

- Any other use that the zoning administrator finds is similar in nature, function and operation to: Permitted uses allowed within this district

Zoning: Industrial Tech (I-T)

Conditional (“C”) uses may be permitted with a conditional use permit, provided all other requirements of this title are met.

ASSEMBLY, ENTERTAINMENT, AND RECREATION:

- Banquet halls
- Exhibition and conference halls not associated with full service hotels
- Gaming or computing devices, more than 5 gaming devices
- Assembly uses not listed elsewhere (e.g., cultural institutions, library, museum, religious facilities, etc.)
- Fitness and recreational sports centers, and indoor commercial recreation, including billiard hall, bowling alley, gymnasium, indoor tennis, swimming, etc.
- Parks, public
- Nightclubs and dance clubs and discotheques; provided, that no more than 2 of these facilities shall be permitted within the industrially designated lands of the city

INDUSTRIAL USES AND SERVICES:

- Warehousing and storage, firearms

INDUSTRIAL – MANUFACTURING:

- Chemical (excluding pharmaceutical and medicine)

Residential

- Emergency shelter except when located within a special flood hazard area

RETAIL AND WHOLESALE:

- Involving storage or handling of firearms

SERVICES:

- Hotels, limited and full service¹ including conference
- Public or quasi-public use¹, not including: corporation/contractor/fleet/service yards and warehouses or any use specifically listed in this table as a permitted, zoning administrator or prohibited use

MISCELLANEOUS USES:

- Any other use that the zoning administrator finds is similar in nature, function and operation to: Conditional uses within the district

ZONING / ALLOWED USES

OVERVIEW

Zoning: Industrial Tech (I-T)

Zoning administrator (“Z”) uses may be permitted with a zoning administrator permit, provided all other requirements of this title are met.

<p>AGRICULTURE:</p> <ul style="list-style-type: none"> • Agriculture including roadside stands, in conjunction with an agricultural use, and agricultural nurseries, except the raising of animals or fowl for commercial purposes • Urban agriculture, high-impact 	<p>HEALTHCARE AND SOCIAL ASSISTANCE:</p> <ul style="list-style-type: none"> • Daycare, child When conducted as an integral part of a main building or on a proximate site/campus and where the parent(s) or guardian(s) of children using such facility remain on site, or on proximate site 	<ul style="list-style-type: none"> • Jewelry and silverware, candles², crayons² and pencil leads • Transportation Equipment, Motor vehicle, and motor vehicle body and trailer, and motor vehicle parts • Transportation equipment not elsewhere listed in this table, excluding guided missiles 	<ul style="list-style-type: none"> • Maker space, Miscellaneous, other (e.g., musical instruments, sporting goods, toys and games, signs, office supplies, etc.) Jewelry and silverware, candles², crayons² and pencil leads 	<p>SERVICES:</p> <ul style="list-style-type: none"> • Business support services², including commercial art, computer and data processing, mailboxes and postal services, mailing and reproduction, messenger services, photography, and similar services With a corporation yard • Consumer goods rental, general rental centers, and commercial and industrial machinery and equipment rental and leasing² with a corporation yard • Facilities support services (e.g., janitorial, maintenance, reception, etc.), except correctional facilities and jails With a corporation yard • Pet care services and veterinary
<p>AUTOMOTIVE AND TRANSPORTATION:</p> <ul style="list-style-type: none"> • Automobile dealers and motor vehicle merchant wholesalers (new and used), when use is indoors and sales are by appointment or auction only • Car washes, car detailing, and gasoline service stations • With storage of vehicles in a corporation yard 	<p>INDUSTRIAL USES AND SERVICES:</p> <ul style="list-style-type: none"> • Corporation yard-service yard-fleet yard and contractor’s storage yard¹ (permanent facilities) • Mini-warehouses for household goods • Warehousing and storage, refrigerated 	<ul style="list-style-type: none"> • Plastics and rubber products • Printing and related support activities • Wood products not elsewhere listed in this table 	<p>RESIDENTIAL:</p> <ul style="list-style-type: none"> • Emergency shelter except when located within a special flood hazard area 	<ul style="list-style-type: none"> • For automotive parts and accessories stores and tire dealers, see automotive and transportation section Other building material dealers (e.g., electrical supply stores, kitchen cabinet stores, fencing dealers, lumber yards, floor covering stores for wood or ceramic tile only, plumbing supply stores, garage door dealers, prefabricated building dealers and glass stores) • Retail sales for commercial nurseries¹ and large-scale items or a limited line of goods (e.g., appliances, industrial machinery, home or business supply stores), excluding uses classified as “restricted retail” below • Involving refrigerated warehousing • Involving storage or handling of hazardous materials
<p>EATING AND DRINKING:</p> <ul style="list-style-type: none"> • Drinking Place, In conjunction with beverage manufacturing • Eating place with or without alcoholic beverages 	<p>INDUSTRIAL – MANUFACTURING:</p> <ul style="list-style-type: none"> • Breweries, distilleries, soft drinks, bottled water, wineries • Biological products with biosafety level 3 	<p>INDUSTRIAL – RESEARCH AND DEVELOPMENT</p> <ul style="list-style-type: none"> • Scientific research and development services, including physical, engineering, and life sciences and systems (e.g., electronics, biotechnology, nanotechnology, chemistry, physics)with biosafety level 3(BSL 3) 	<p>RETAIL AND WHOLESALE:</p>	<p>UTILITIES:</p> <ul style="list-style-type: none"> • Electric power transmission, control and distribution • Natural gas distribution • Sewage treatment facilities • Water supply and irrigation systems
<p>EDUCATIONAL SERVICES:</p> <ul style="list-style-type: none"> • Colleges, universities and professional schools and junior colleges • Other schools and instruction (Ex include instruction for: dance, exam preparation, language, music, photography, sports and recreation, and tutoring For adults only • Technical and trade schools and business schools and computer and management training 	<ul style="list-style-type: none"> • Fabricated metal products Coating, engraving, heat treating, and allied activities, forging, stamping and fabricated structural metal • Food products not elsewhere listed in this table (e.g., spices, roasted nuts, flour mixes and doughs) • Maker space, Miscellaneous, other(e.g., musical instruments, sporting goods, toys and games, signs, office supplies, etc.) 	<p>OFFICES:</p> <ul style="list-style-type: none"> • co-working space • Employment services • Management, scientific, and technical consulting services • Caretakers quarters • Food products not elsewhere listed in this table (e.g., spices, roasted nuts, flour mixes and doughs) 		<p>MISCELLANEOUS USES:</p> <ul style="list-style-type: none"> • Any other use that the zoning administrator finds is similar in nature, function and operation to: Zoning administrator uses within the district

Zoning: Industrial Tech (I-T)

Accessory (“A”) uses are allowed when subordinate to or part of a principal use on the same lot and serve as a use incidental to such principal use.

ASSEMBLY, ENTERTAINMENT, AND RECREATION:

- Gaming or computing devices 1 – 5 gaming devices

ACCESSORY USES:

- Electric charging stations
- Employee eating places and other incidental services for employees when conducted as an integral part of a main building
- Mobile vending vehicle/cart

All Zoning Data was found here:

[CLICK HERE](#)

POSSIBLE USE

DEVELOPMENT OVERVIEW

**FREMONT CONVENTION
CENTER**

FLOOR PLAN/ RENDERINGS

CUP Approved

EXTERIOR WALK-THROUGH

VIRTUAL EXTERIOR TOUR:

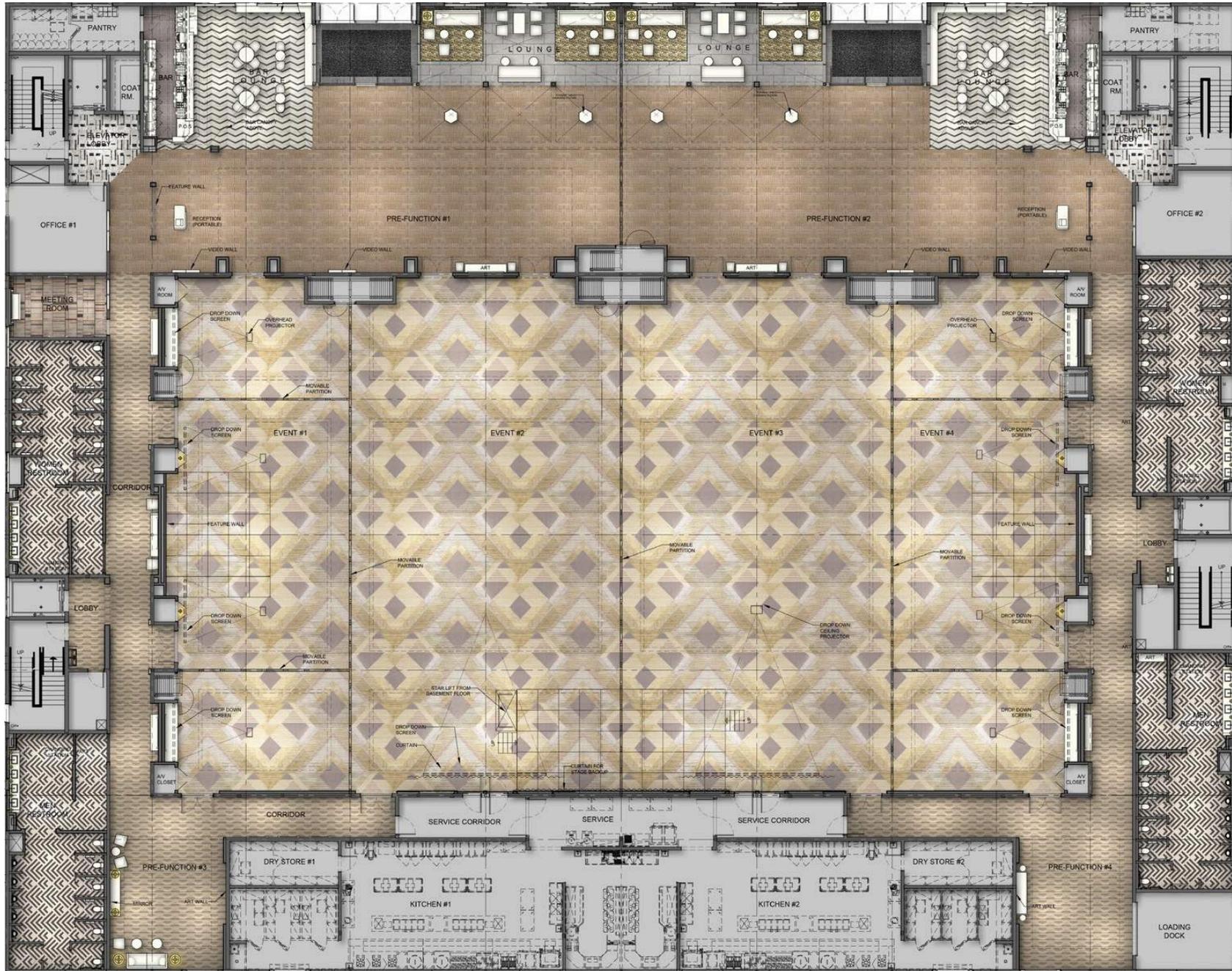
[CLICK HERE](#)

Video Note

Roof top wedding venue is shown in Exterior Walk- Through.

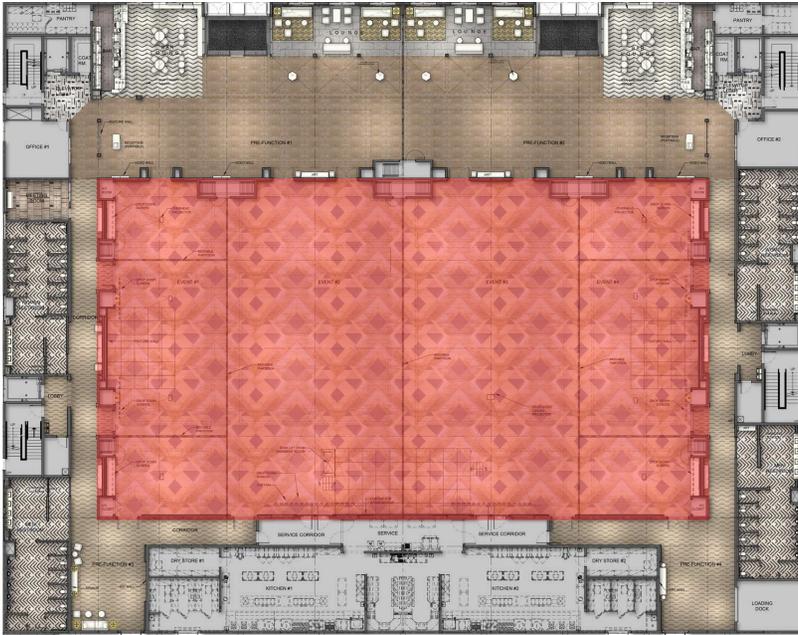
GROUND FLOORPLAN

PLAN OVERVIEW



BALL ROOM

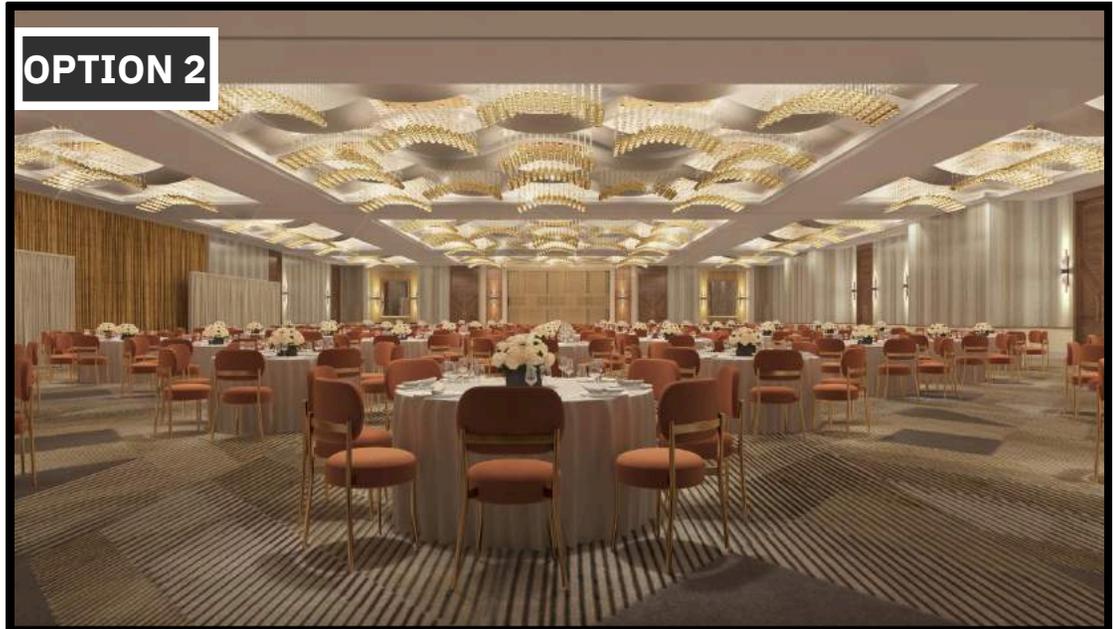
GROUND FLOOR LAYOUT

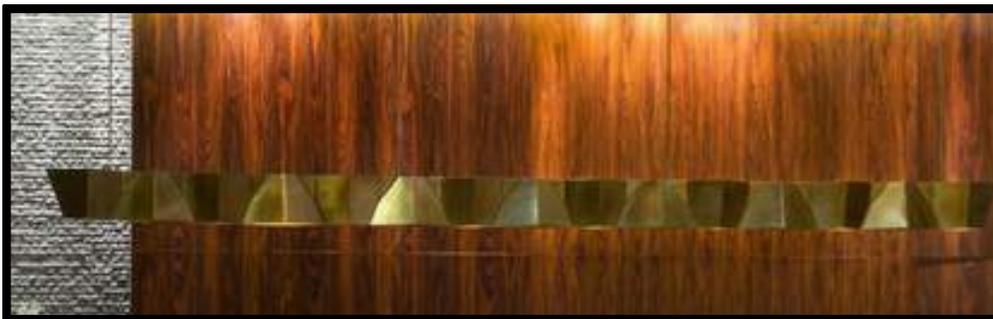
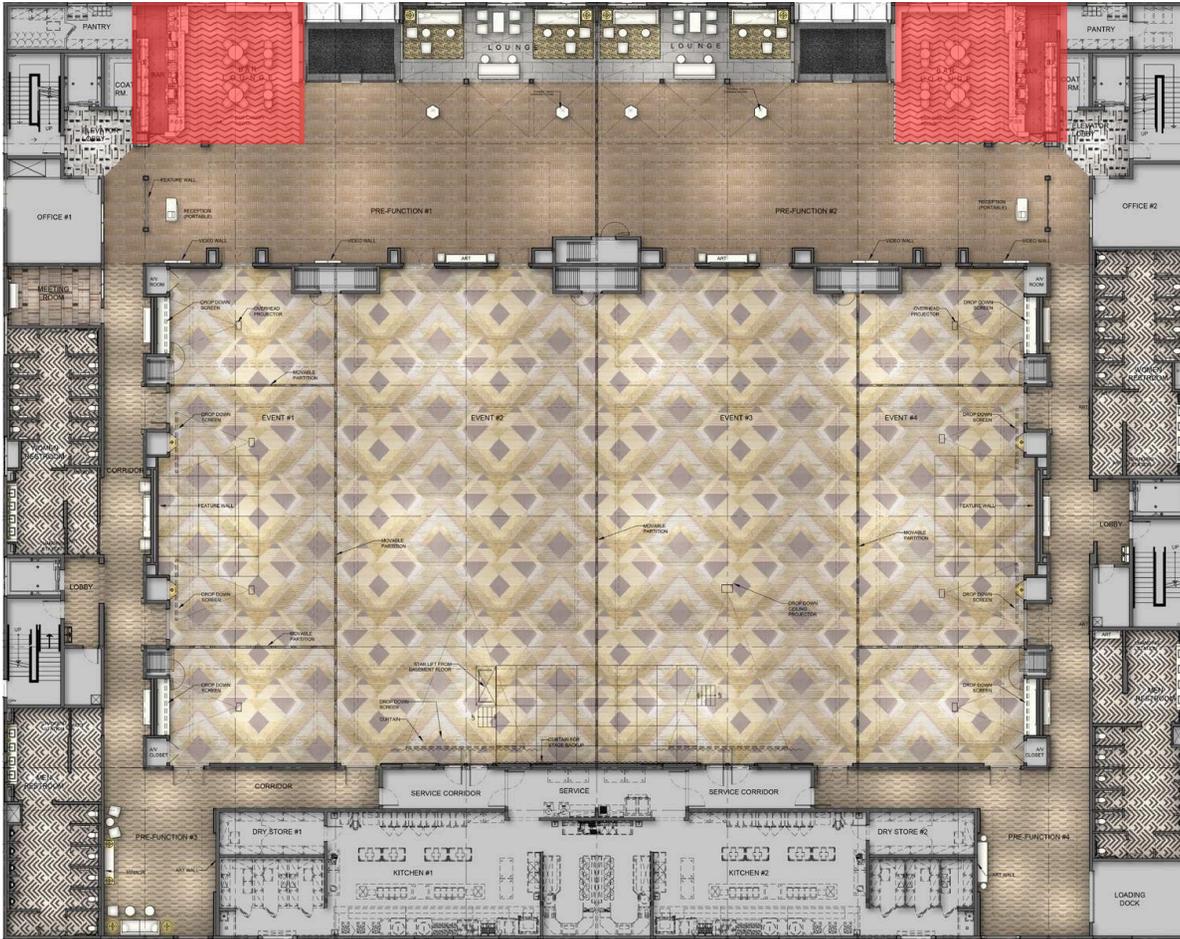


OPTION 1



OPTION 2





LOBBY LOUNGE

GROUND FLOOR LAYOUT



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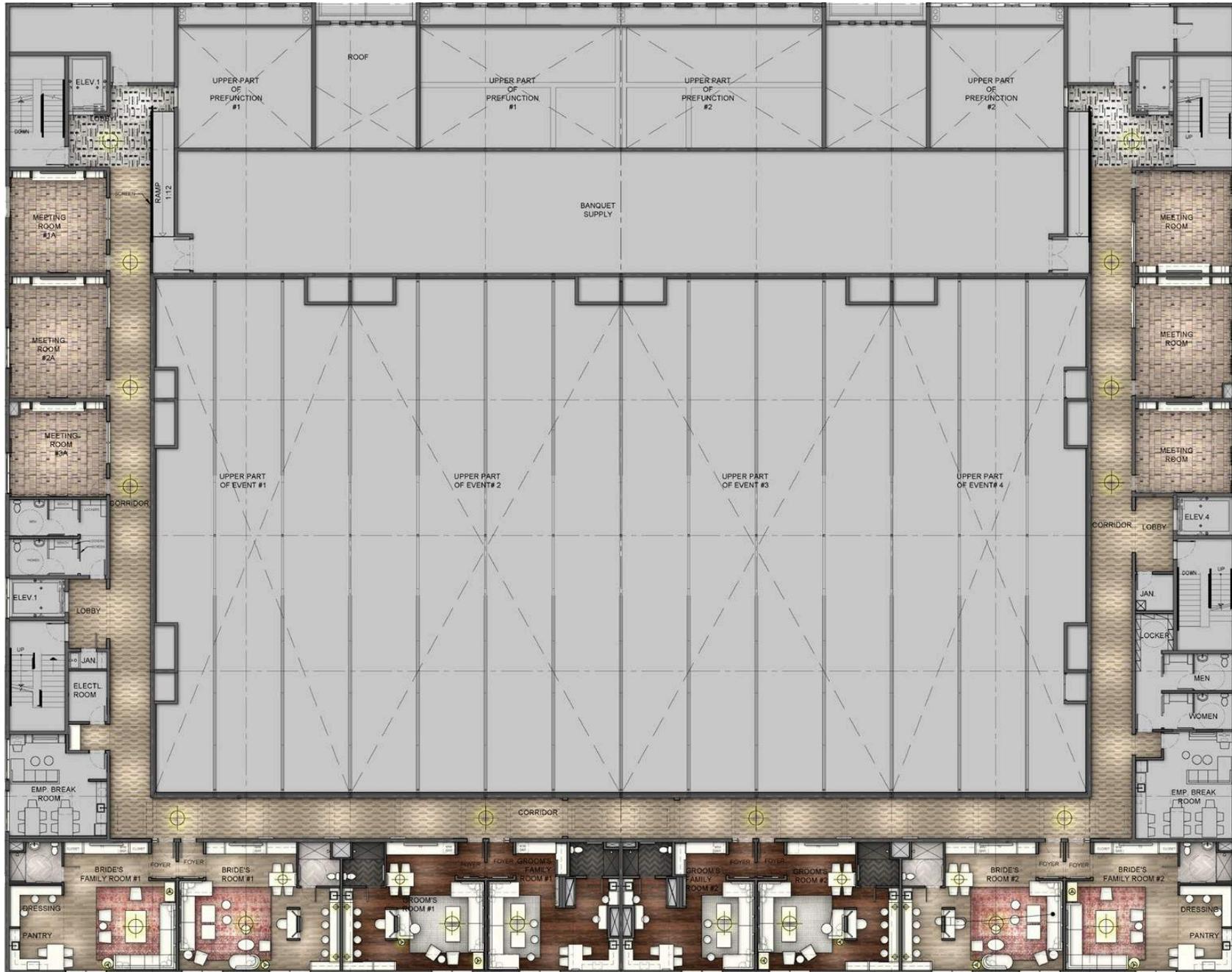
CORRIDORS

GROUND FLOOR LAYOUT



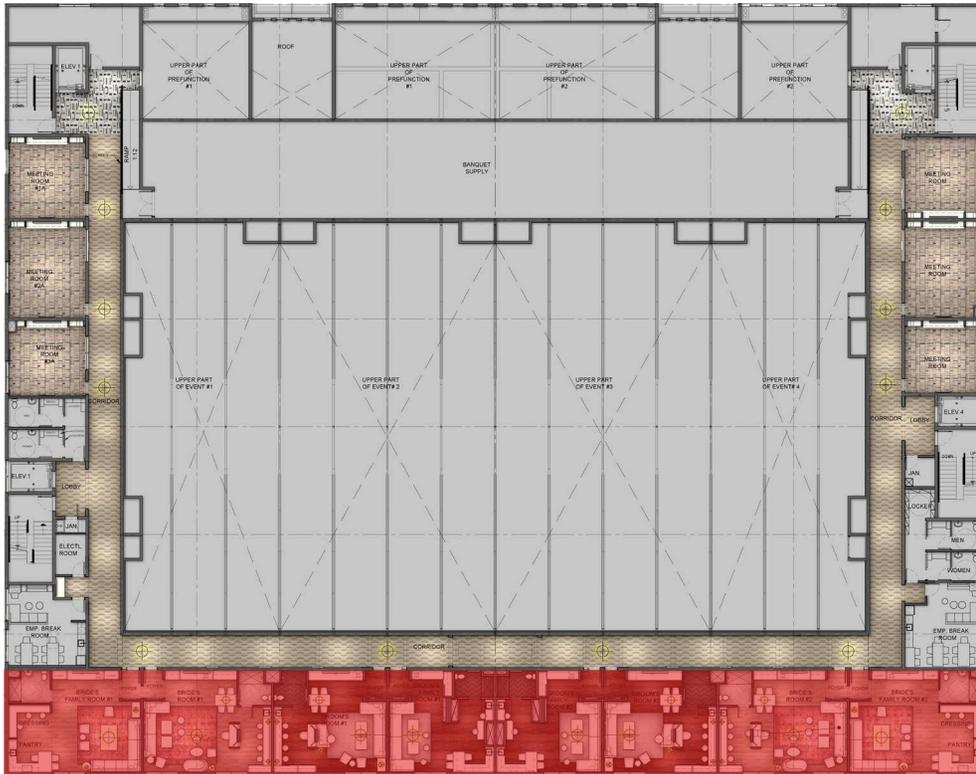
SECOND FLOOR PLAN

PLAN OVERVIEW



BRIDE/GROOM'S ROOMS

2ND FLOOR LAYOUT



BRIDE / BRIDE FAMILY ROOMS

2ND FLOOR LAYOUT



GROOM/GROOM'S FAMILY ROOMS

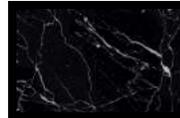
2ND FLOOR LAYOUT



GROOM'S ROOM

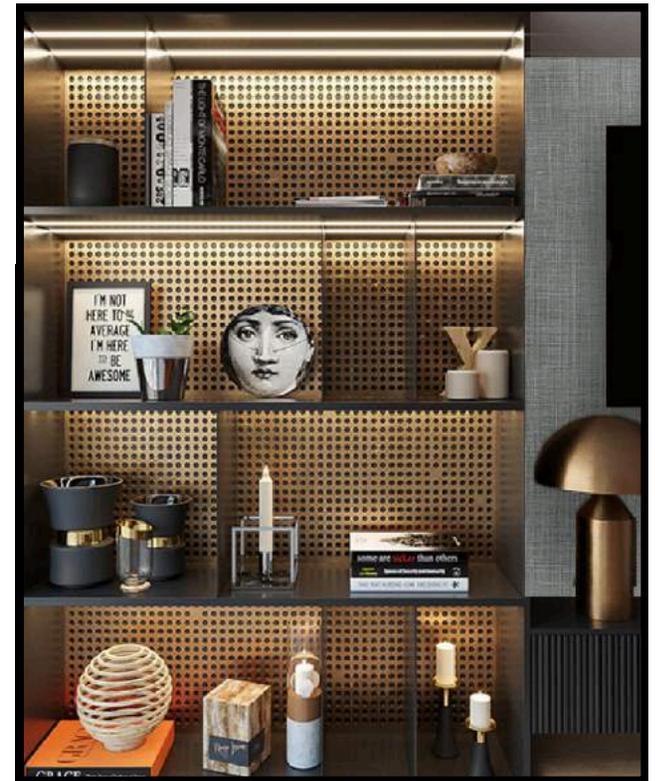


GROOM'S FAMILY ROOM



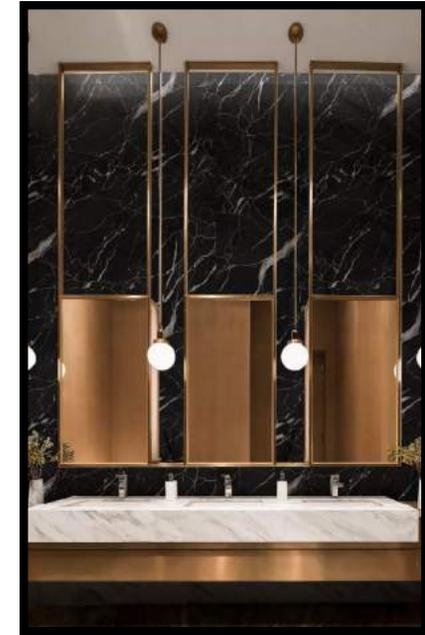
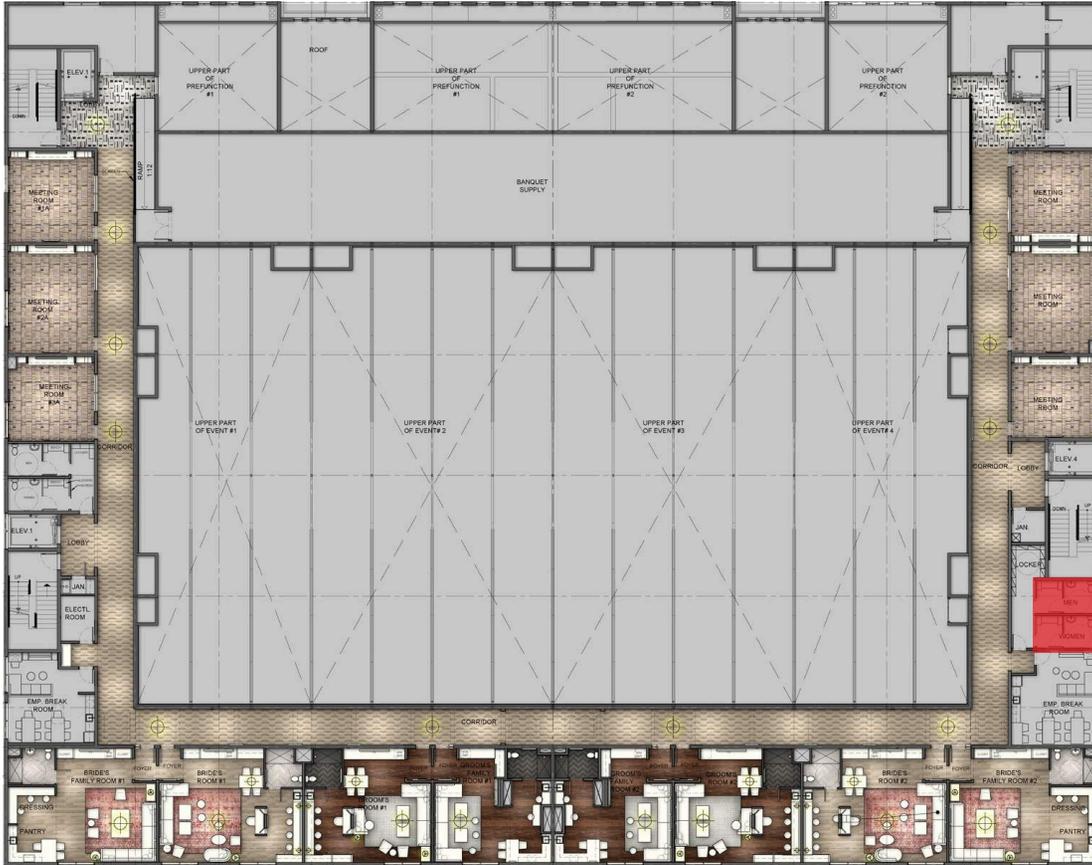
MEETING ROOMS

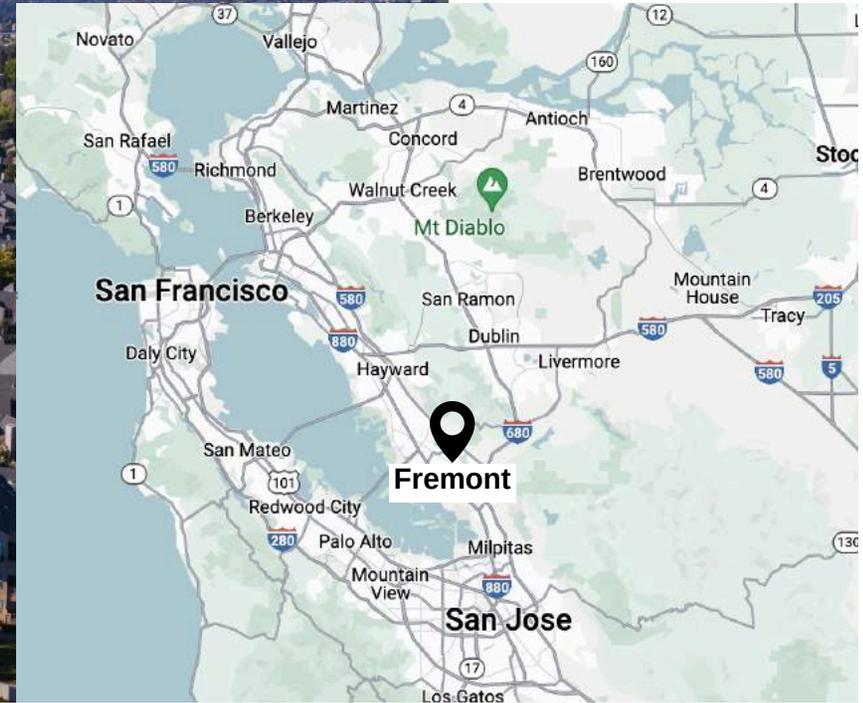
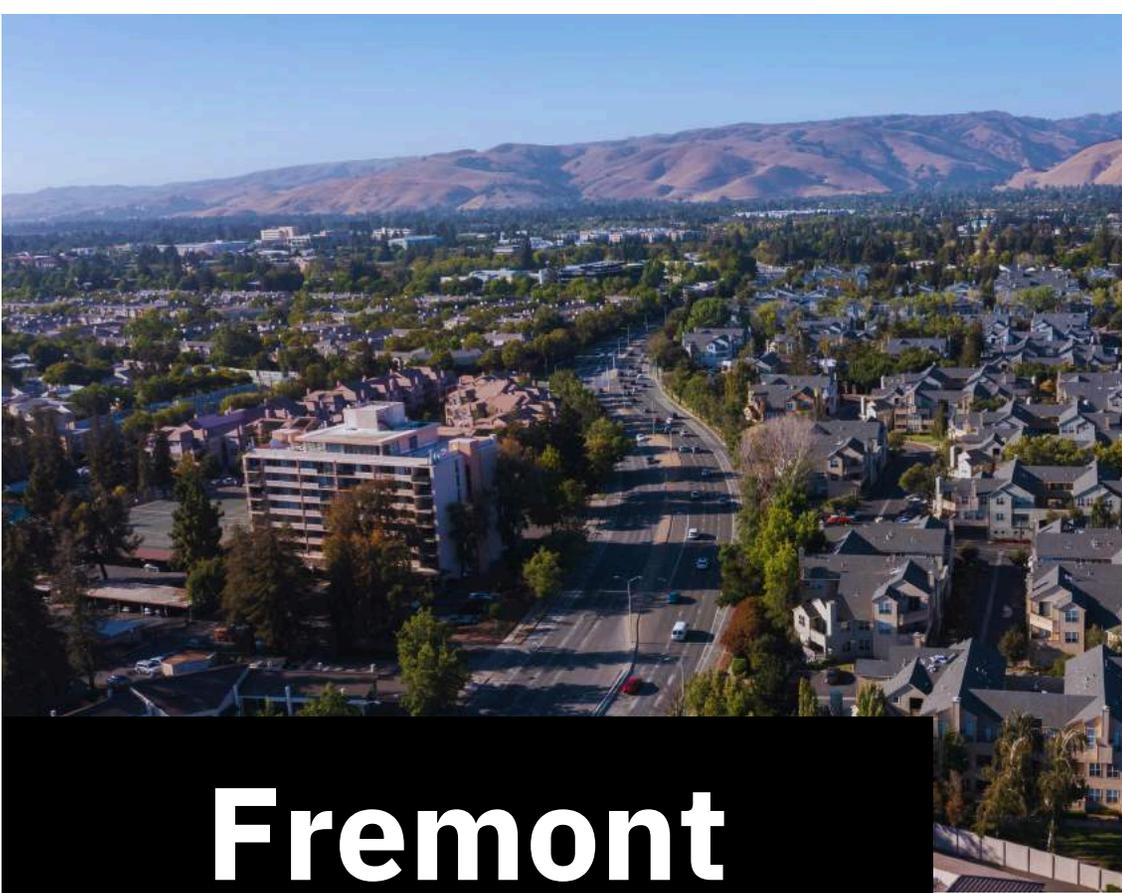
2ND FLOOR LAYOUT



PUBLIC RESTROOMS

2ND FLOOR LAYOUT



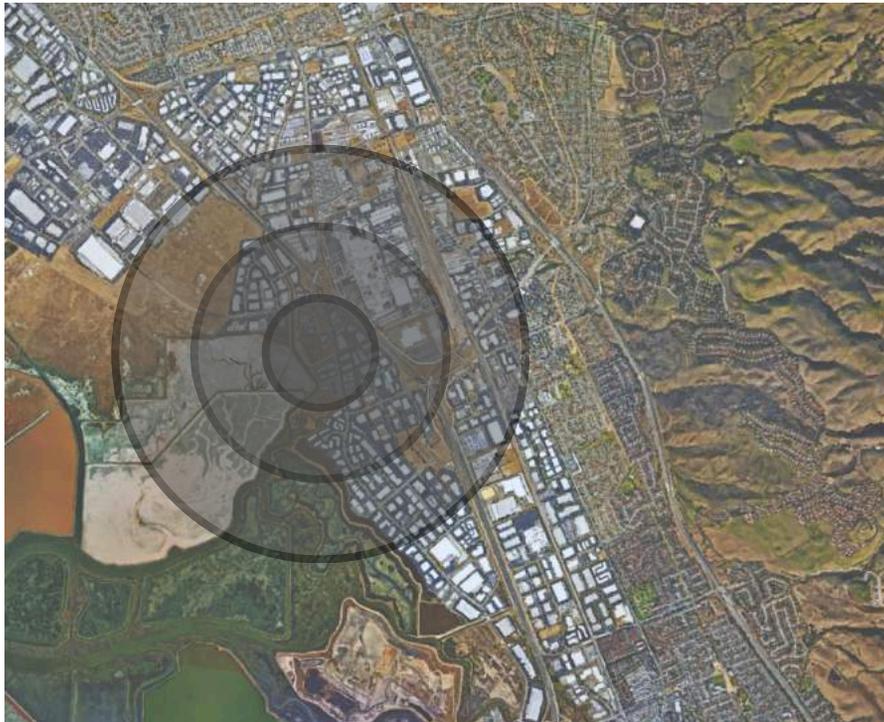


Fremont

Fremont, located in the San Francisco Bay Area of California, is a diverse and vibrant city known for its blend of suburban tranquility and urban amenities. With a population of over 230,000 residents, Fremont is the fourth most populous city in the Bay Area. It boasts a rich cultural tapestry, reflected in its neighborhoods like Niles, Centerville, and Mission San Jose, each offering distinct historical significance and charm.

Economically, Fremont is a hub of technology and innovation, hosting major corporations such as Tesla, Lam Research, and Western Digital. This has positioned the city as a key player in Silicon Valley's tech ecosystem, drawing professionals and entrepreneurs seeking opportunities in cutting-edge industries. The city also prioritizes sustainability, with initiatives focused on renewable energy and environmental conservation.

Fremont's appeal extends beyond its economic and cultural facets. Its picturesque landscapes, including Lake Elizabeth and the Mission Peak Regional Preserve, provide ample opportunities for outdoor recreation and relaxation. Additionally, the city is known for its excellent public schools, making it an attractive destination for families. Overall, Fremont stands as a dynamic city that blends historical charm with modern innovation, offering a high quality of life amidst the bustling Bay Area backdrop.



DEMOGRAPHICS

Population	2 Mile	5 Miles	10 Miles
2000	15,563	158,348	701,771
2010	16,894	165,437	753,459
2023	20,769	178,407	828,176
Household Income	5 mile 2023 households	5 mile 2028 households	
< \$25K	5,495	5,631	
\$25K- 50K	4,061	3,958	
\$50K- 75K	4,367	4,018	
\$75K- 100K	4,251	3,923	
\$100K - 125K	6,235	5,974	
\$125K - 150K	5,266	5,152	
\$150K- 200K	8,837	8,739	
\$200K+	18,418	18,883	

Collection Street	Cross Street	VPD	Distance from Property
Fremont Blvd	Landing Rd N	13,089	0.09 mi
880	-	227,408	0.26 mi
I- 880	Cushing Rd NW	202,922	0.28 mi
Cushing Pkwy	Fremont Blvd E	14,952	0.32 mi
Landing Pkwy	W Warren Ave S	2,051	0.34 mi
Nimitz Freeway	-	211,827	0.42 mi
Warren Ave	Kato Rd E	66,683	0.72 mi

Consumer Spending	5 Mile Households
Education & Daycare	\$237,638,984.00
Health Care	\$113,114,060.00
Transportation & Maintenance	\$692,691,475.00
Household	\$485,732,794.00
Food & Alcohol Entertainment,	\$682,208,692.00
Hobbies & Pets	\$357,961,306.00
Apparel	\$134,069,883.00







Sam Jalili
Executive Vice President
License: CA 02053100



Theodore Wong
Vice President
License: CA 02016737
NV S.0196630



Tom Gibbons
VP of Operations



Tae Hwang
Senior Associate
License: CA 02185861



Madison Crimi-DeMichele
Senior Associate
License: CA 02102723



Aparna Sayana
Senior Associate
License: CA 01387613



Kristina Castillo
Associate
License: CA 02135168



Rich De Villa
Associate
License: CA 01332891



Fara Sobhani
Senior Associate
License: CA 01358271



Rai Lee
Associate
License: CA 02118177



Robert Sharrock
Senior Associate
License: CA 01963433



Suzanna Martinez
Associate
License: CA 01979175



Jacob Lantis
Apprentice

Sam Jalili

Executive Vice President

License: CA 02053100

408.316.2157

sam.jalili@compass.com

LAND SALES

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