

SALE/LEASE

40861 FREMONT BLVD, FREMONT 94538

ALONG MAJOR THOROUGHFARE – FREMONT BLVD. IN THE IRVINGTON DISTRICT



Fernando Cuevas
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Newmark

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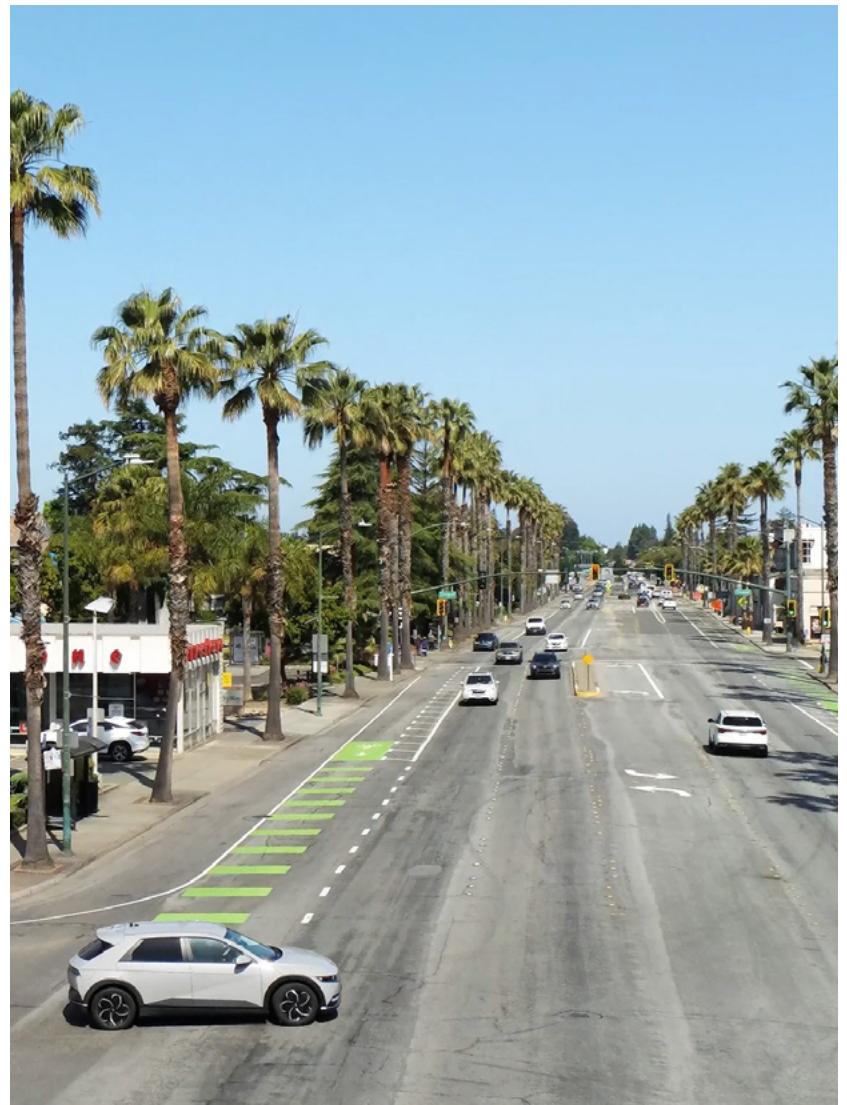
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40861 FREMONT BLVD

±9,782 SF
FREESTANDING BUILDING

PAGE 2

- Free standing
- Located on hard corner of major Thoroughfare in South Fremont
- Large Pylon sign
- 0.77 AC of Land with 9,782sf building
- Zoning Commercial Town Center with an overlay district of Transit Orientated Development (TOD)
- ADT: 33,388
- Abundance of parking. Currently 40 spaces (4/1,000)
- Sale/Lease/Redevelopment opportunity
- Public Transportation (Bus Stop) at site
- Please do not disturb tenant.
- APN #525-670-16-2



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- High identity, South Fremont Location
- Free Standing
- Multiple uses accepted
- Easy Access to freeways, shopping, etc.



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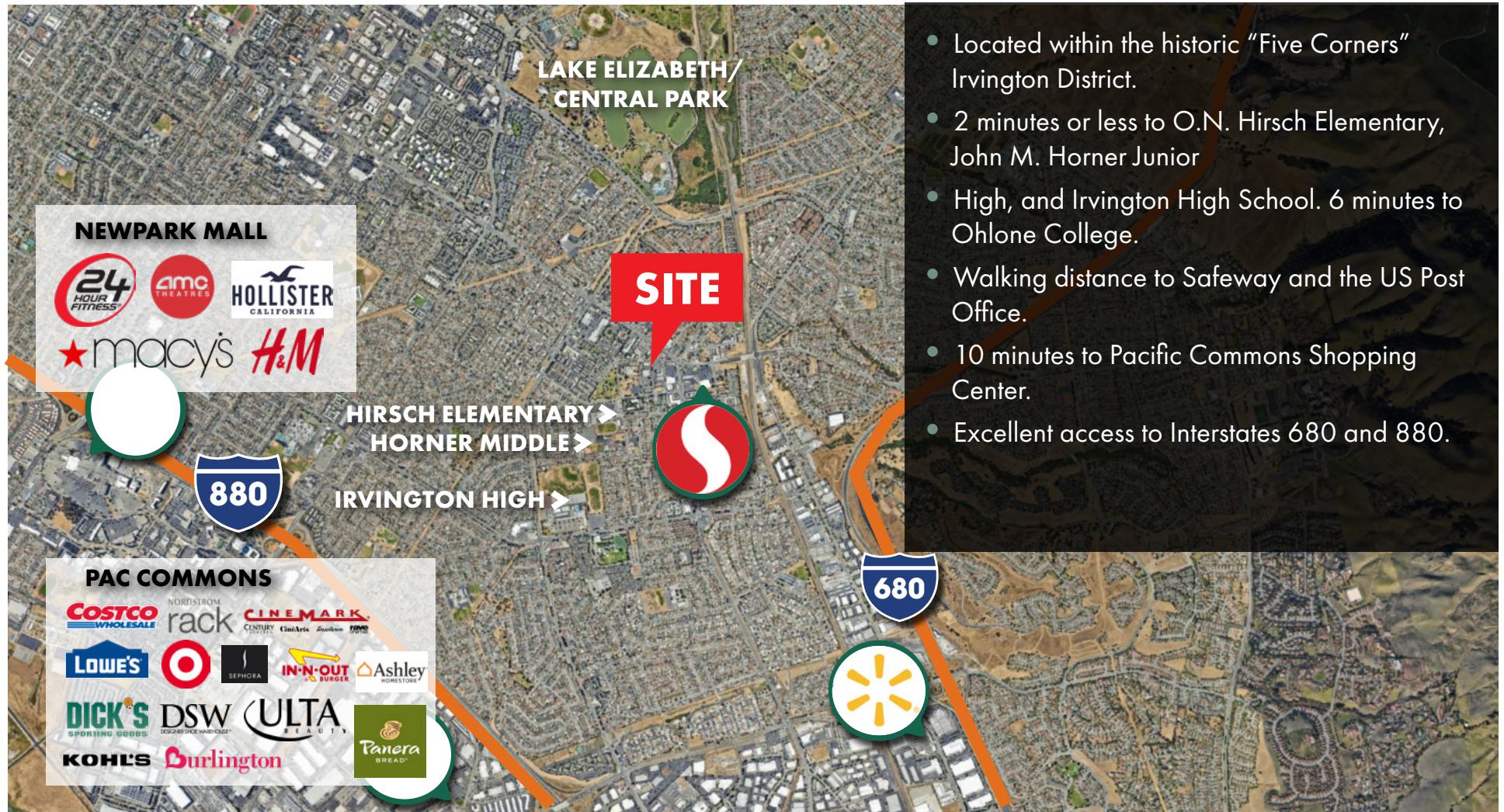
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- Located within the historic "Five Corners" Irvington District.
- 2 minutes or less to O.N. Hirsch Elementary, John M. Horner Junior
- High, and Irvington High School. 6 minutes to Ohlone College.
- Walking distance to Safeway and the US Post Office.
- 10 minutes to Pacific Commons Shopping Center.
- Excellent access to Interstates 680 and 880.

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- Population: 230,504
- Number of Households: 74,479
- Median Household Income: \$162,336
- Education: 64% of residents have a bachelor's degree or higher



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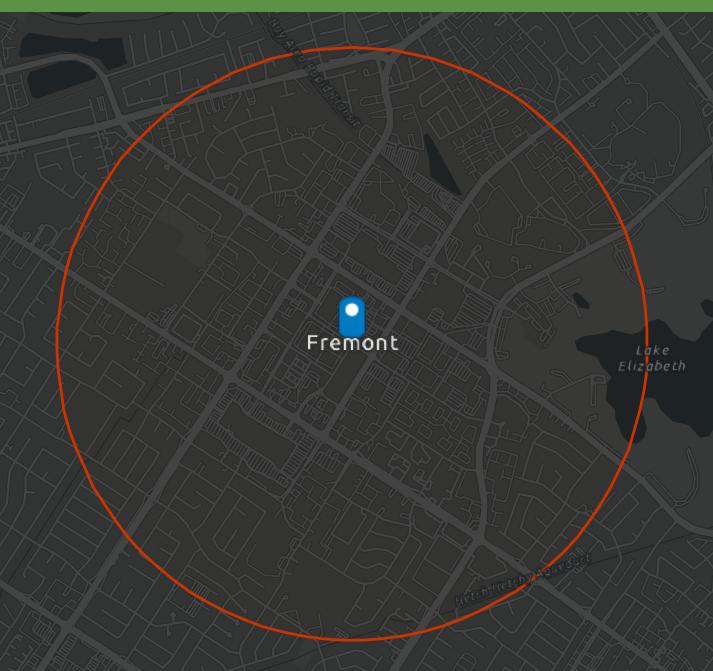
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DEMOGRAPHIC PROFILE

Fremont, California

Ring of 1 mile



Source: This infographic contains data provided by Esri (2024, 2029).

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EDUCATION



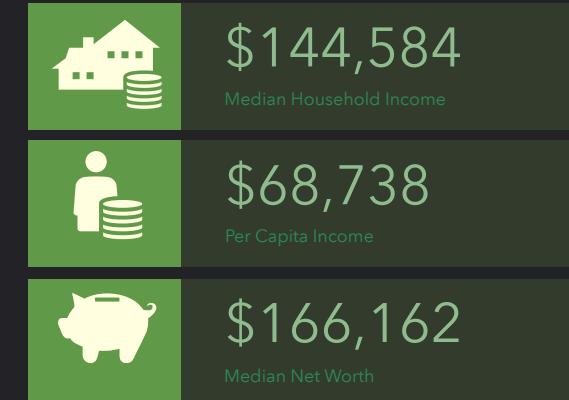
EMPLOYMENT



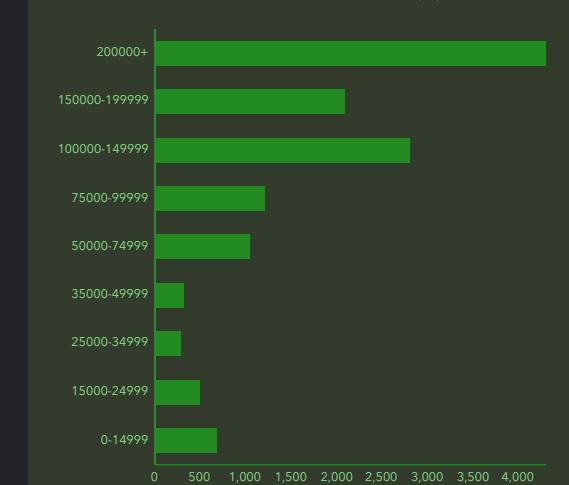
KEY FACTS



INCOME



HOUSEHOLD INCOME (\$)



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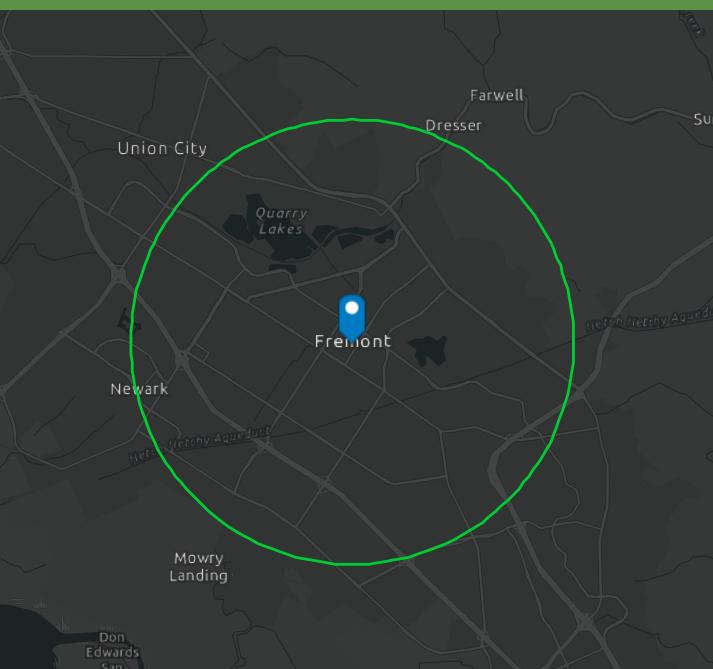
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FREESTANDING BUILDING

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DEMOGRAPHIC PROFILE

Fremont, California

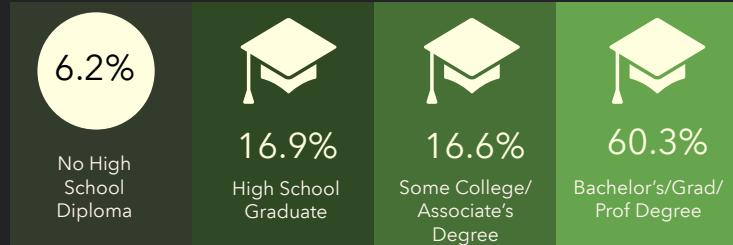
Ring of 3 miles



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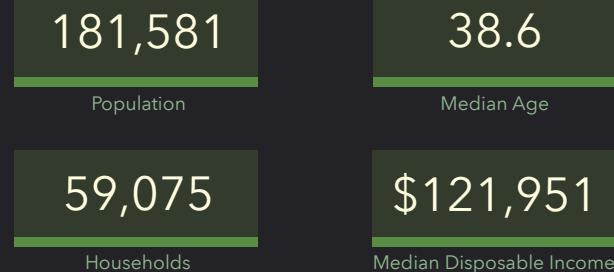
EDUCATION



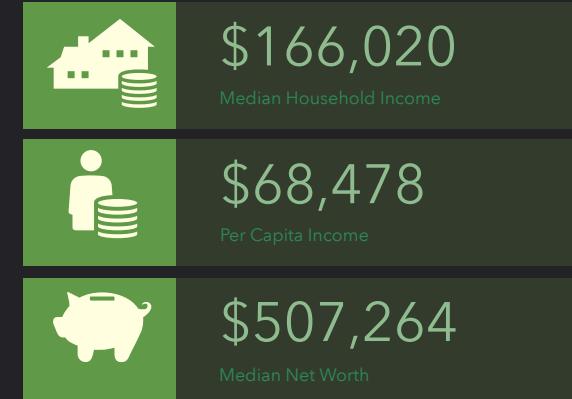
EMPLOYMENT



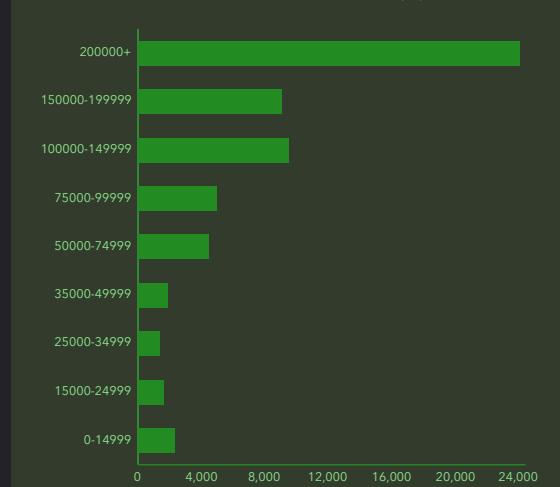
KEY FACTS



INCOME



HOUSEHOLD INCOME (\$)



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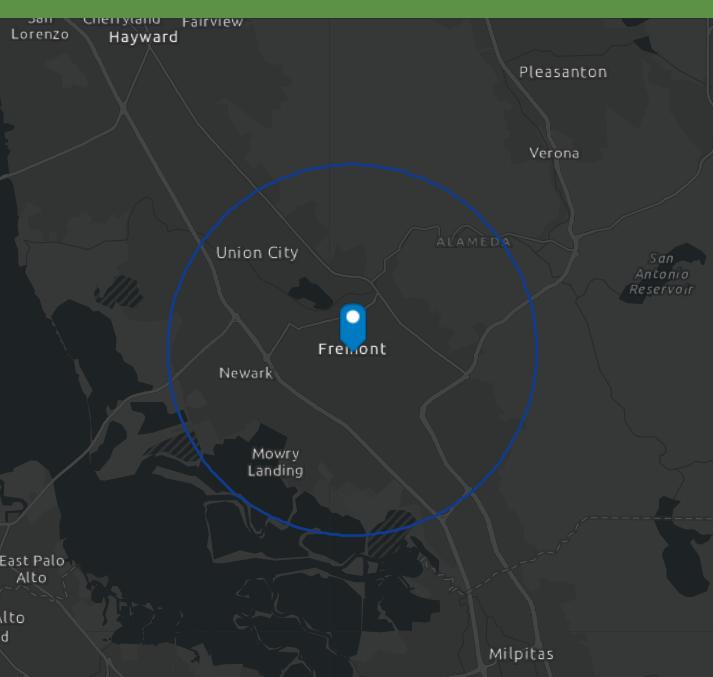
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DEMOGRAPHIC PROFILE

Fremont, California

Ring of 5 miles



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EDUCATION

6.9%



16.6%
No High School Diploma



16.7%
Some College/
Associate's Degree



59.8%
Bachelor's/Grad/
Prof Degree

INCOME

\$171,505

Median Household Income



\$69,270

Per Capita Income



\$580,624

Median Net Worth

EMPLOYMENT



White Collar

75.9%



Blue Collar

12.8%



Services

11.2%

3.9%

Unemployment Rate

KEY FACTS

303,040

Population

38.9

Median Age

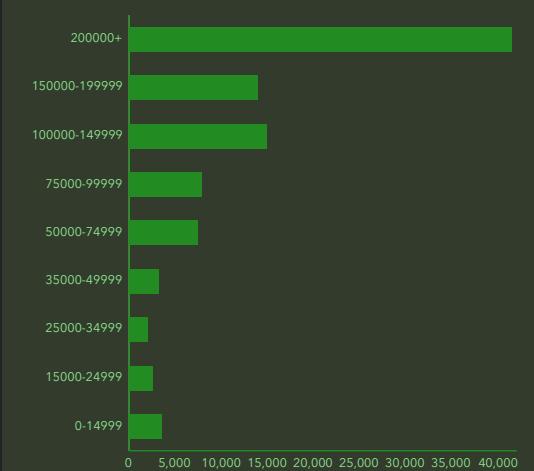
96,915

Households

\$125,212

Median Disposable Income

HOUSEHOLD INCOME (\$)



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