

SALE/LEASE

40861 FREMONT BLVD, FREMONT 94538

ALONG MAJOR THOROUGHFARE – FREMONT BLVD. IN THE IRVINGTON DISTRICT



STREET FRONT, FREE STANDING

Fernando Cuebas
Senior Director | Retail

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Forrest Gherlone
Newmark

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40861 FREMONT BLVD

±9,782 SF
FREESTANDING BUILDING

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



- Fremont is conveniently located with easy access to many transportation options to take residents across the Bay Area and beyond from Interstates 680 and 880; to rail transport lines, including Altamont Commuter Express (ACE), Amtrak Capitol Corridor, and the Bay Area Rapid Transit (BART) system; to airports and ports including San Jose Airport, Oakland Airport, San Francisco Airport, and the Port of Oakland.
- Residents are attracted to Fremont for its nationally-recognized, high-ranking public schools, our 1,224 acres of well-kept parks, and our many recreational amenities, including beautiful Lake Elizabeth in Central Park, Ardenwood Historic Farm, Niles Canyon Railway, and Mission San Jose (California's 14th mission).
- Fremont is home to a broad variety of innovative companies including over 1,200 high tech, life science, and clean technology firms. In fact, with over 900 advanced manufacturing companies in Fremont, 35% of jobs are related to manufacturing.
- Fremont is also home to 500 eateries/restaurants and over 3,600 small businesses.
- Fremont's broad range of quality, affordable commercial real estate as well as its access to an educated, talented workforce make it an attractive home for any industry, including household names such as Seagate, Tesla, and Meta.

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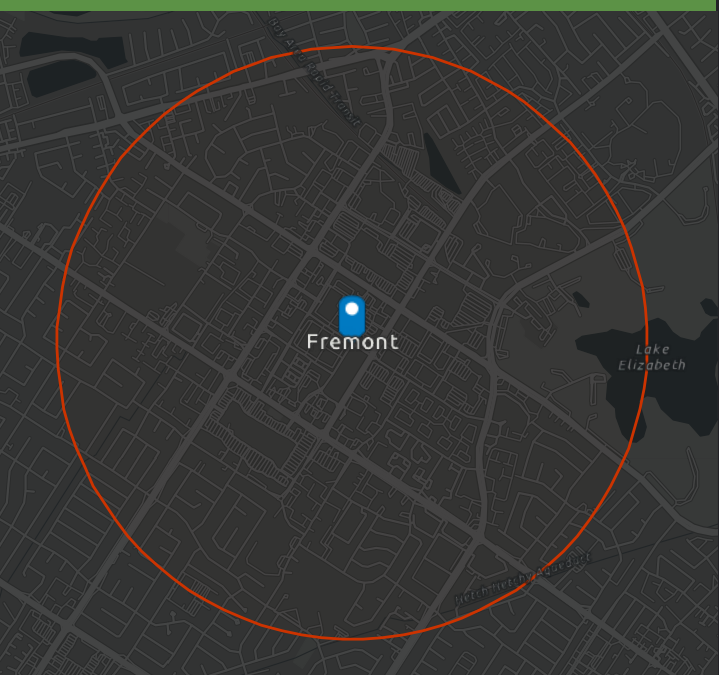
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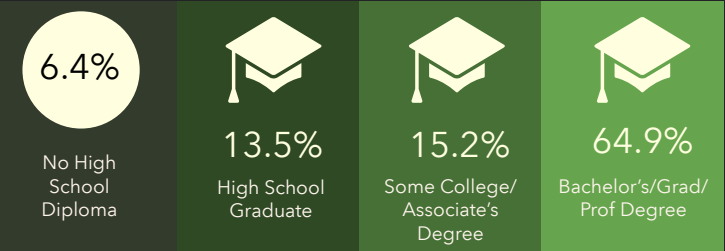
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DEMOGRAPHIC PROFILE

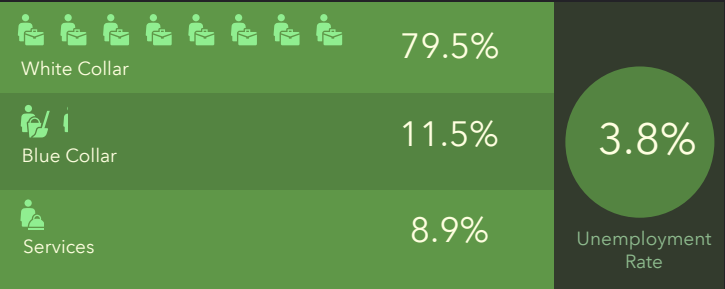
Fremont, California
Ring of 1 mile



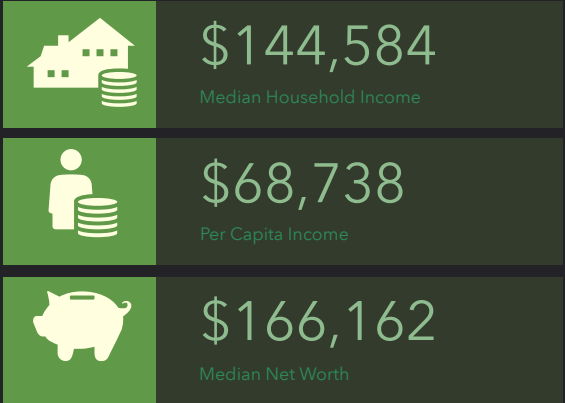
EDUCATION



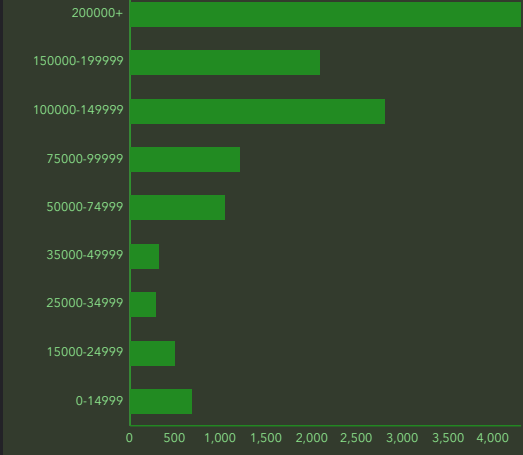
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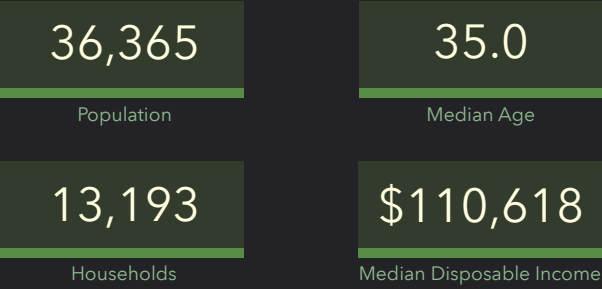
INCOME



HOUSEHOLD INCOME (\$)



KEY FACTS



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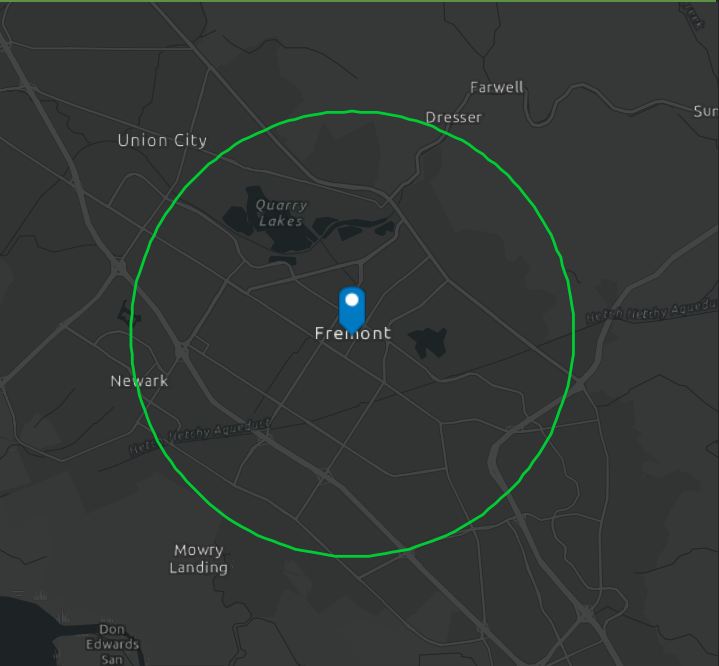
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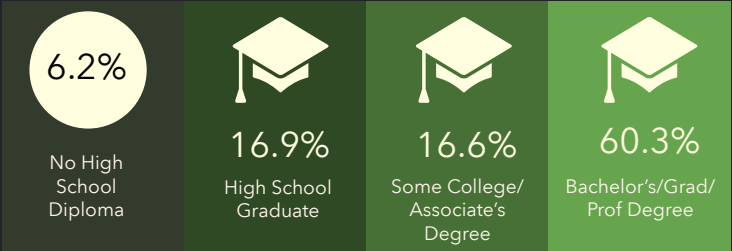
DEMOGRAPHIC PROFILE

Fremont, California
Ring of 3 miles

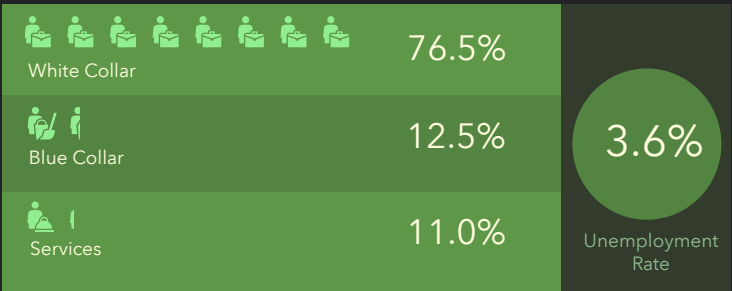


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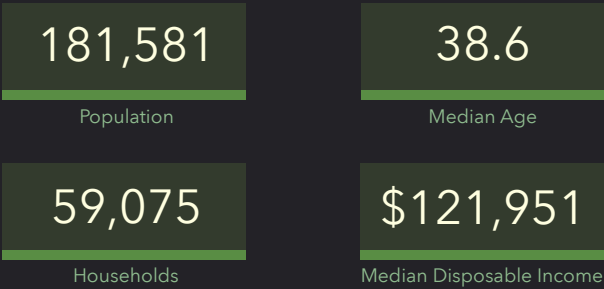
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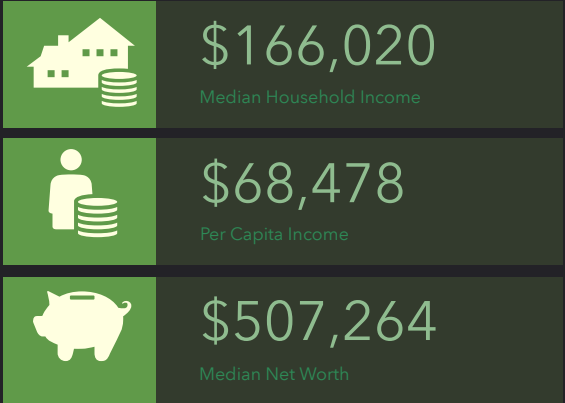
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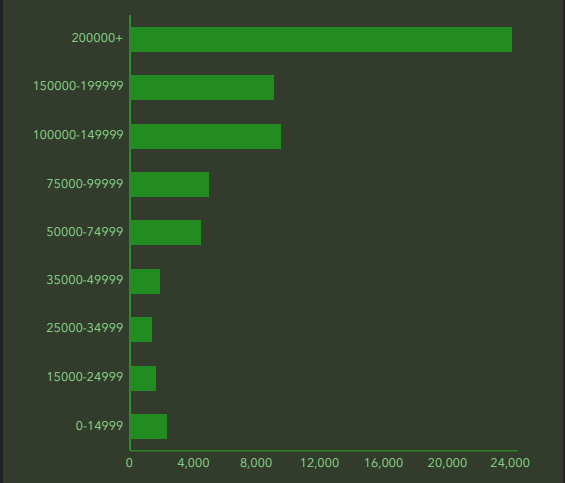
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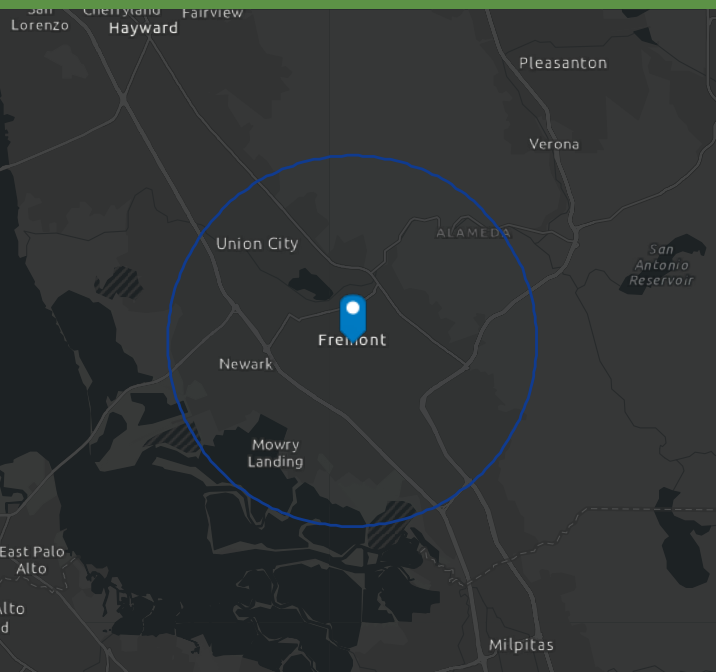
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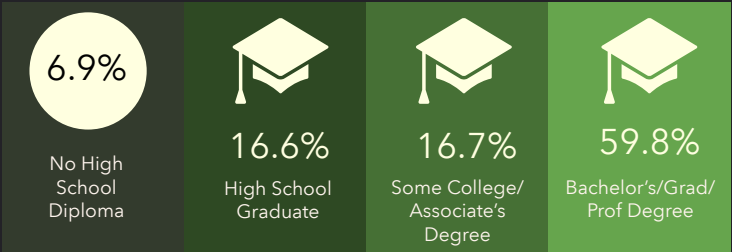
DEMOGRAPHIC PROFILE

Fremont, California
Ring of 5 miles

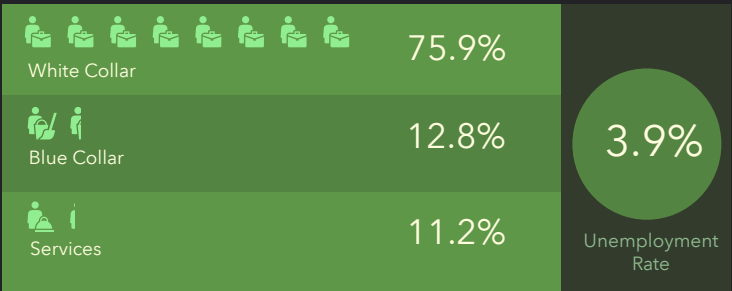


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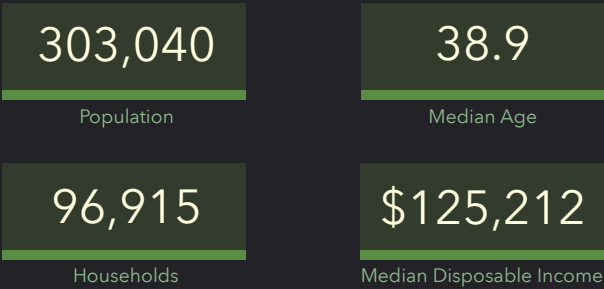
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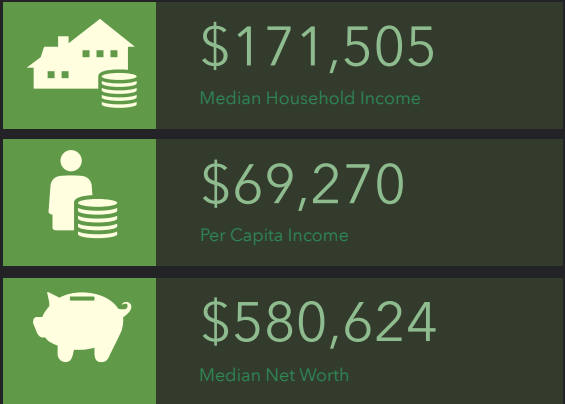
EMPLOYMENT



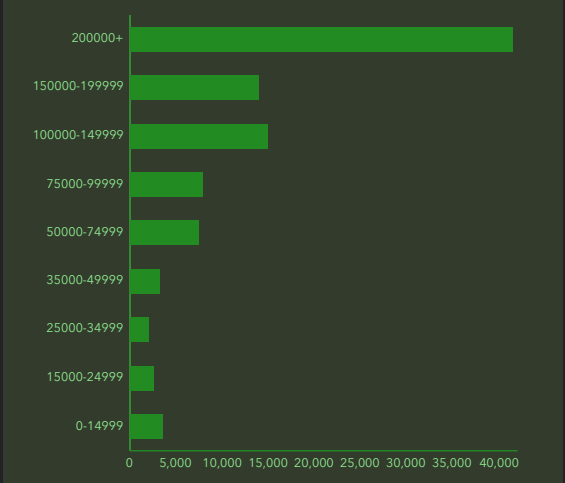
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