

HopeTHRIFT  
a valued partner

Walgreens

41500 Blacow Road  
±18,616 SF

Blacow Road | 21,107 ADT

Grimmer Boulevard | 22,351 ADT

Ground Lease Opportunity

Corner Parcel of Land ±18,616 SF

41500 Blacow Road | Fremont, CA



Accelerating success.

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41500 Blacow Road | Fremont, CA

# Property Highlights



41500 Blacow Road  
±18,616 SF

Blacow Road | 21,107 ADT

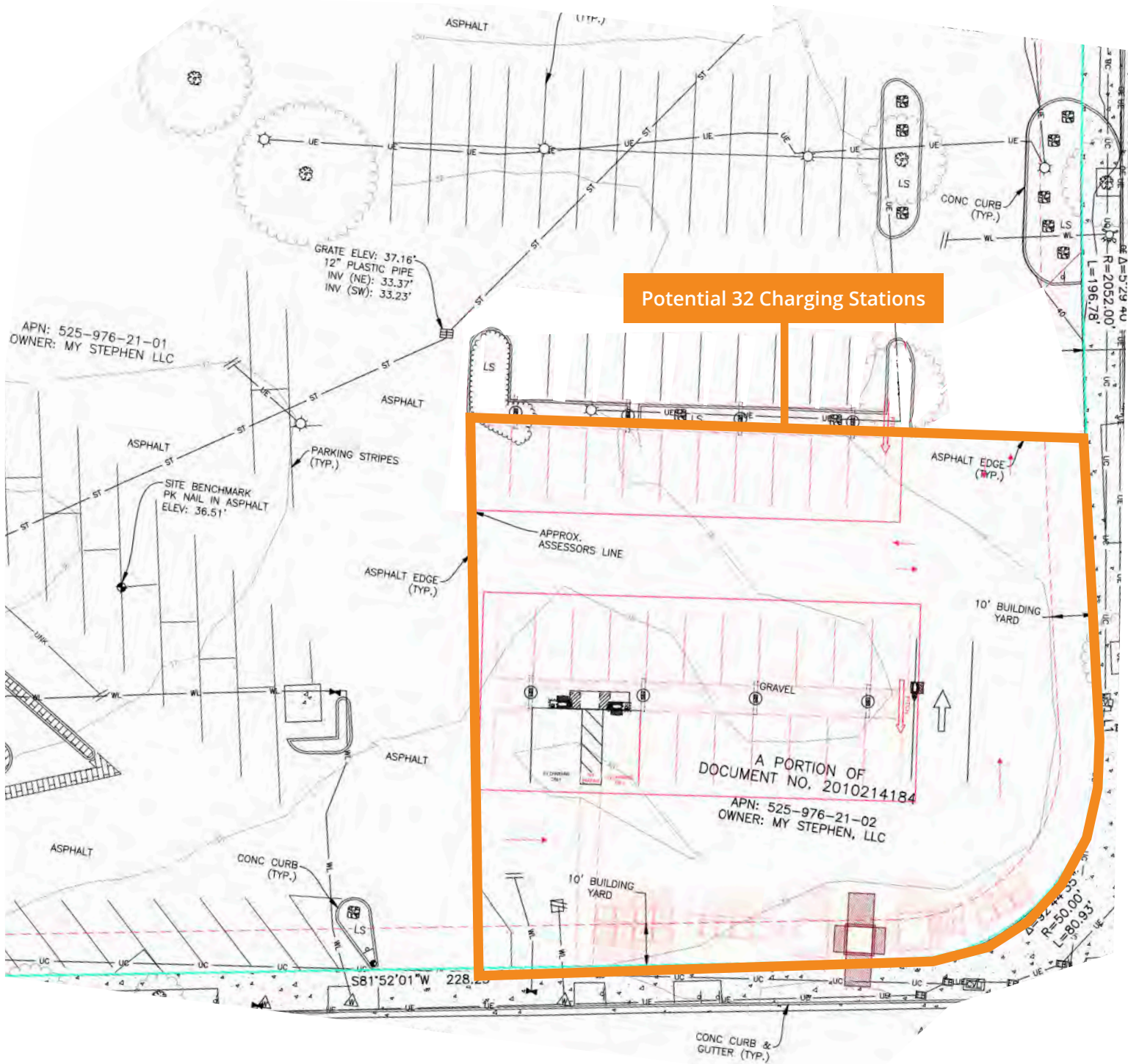
Grimmer Boulevard | 22,351 ADT



## 41500 Blacow Road

- **Ground Lease Opportunity:** Corner parcel of land ±18,616 SF, ideal for 32 charging stations or mini markets
- **Traffic Counts:** Blacow Rd. 21,107 ADT/ Grimmer Blvd. 22,351 ADT
- **Zoned For:** Restaurants, grocery stores, fitness and recreation, sports instruction, adult daycare, childcare, general retail & more (some uses require a zoning clearance)
- **Zoned MX | [View Zoning Details](#) »**

# Charging Stations



41500 Blacow Road | Fremont, CA

# Location Overview

## Potential Charging Stations



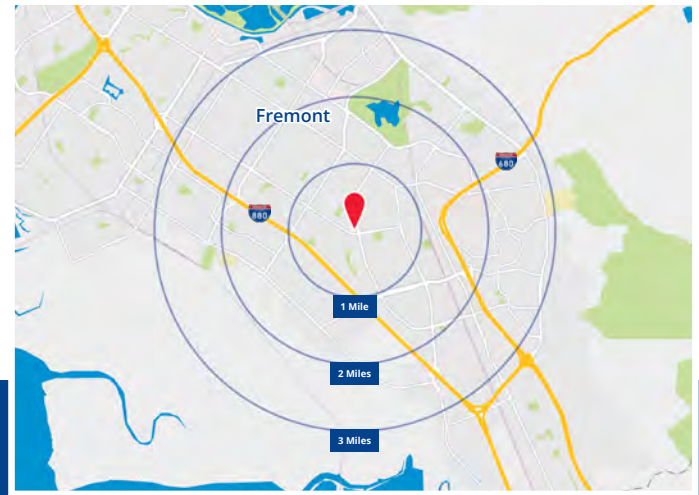
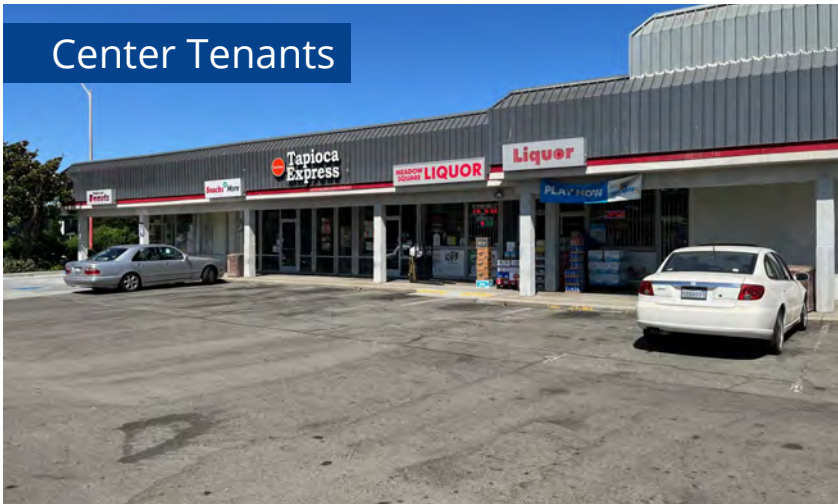
## Center Tenants



## Center Tenants



## Center Tenants



## Demographics *3 mile radius*



142,688  
Total Population



164,599  
Daytime  
population



11.9%  
Population Change  
Since 2010



\$157,270  
Median household  
income



\$115,613  
Median disposable  
income



46,847  
Current total  
households