



# Fremont Hub

EAT • PLAY • SHOP

 the eonic  
company®

 **KIMCO**  
REALTY





Fremont Hub is a **504,000 SF** regional power center centralized within the Bay Area. The shopping center is highlighted by a national and local mix of over **90 brand name stores** and shoppers favorites, including Safeway, Trader Joe's, Five Below, Michaels, Marshalls and Target. Fremont Hub also features more than 30 restaurants, soft goods and daily needs retailers.

The existing Tenants are experiencing **great sales volumes** which demonstrate the regional draw and appeal of the center.

Fremont has a large daytime **employment population of over 310,000** within three miles of the property and the city itself has over **220,000 residents**. In fact, the employment hub in Fremont has been ranked No. 1 in U.S. for technology start-up businesses per capita. For several years in a row, Fremont has also been voted one of the best cities to raise a family in the country, coming in at number 3 in 2018.

The location and shopping center make this a great destination for Tenants looking to expand in this market!



# SITE PLAN, EXISTING TENANTS & AVAILABILITIES



Available

| TENANT |                               | SQFT   | TENANT |                               | SQFT   |
|--------|-------------------------------|--------|--------|-------------------------------|--------|
| 1      | AT&T                          | 2,944  | 41     | Cold Stone Creamery           | 1,310  |
| 2      | Chili's                       | 6,096  | 42     | Available                     | 39,830 |
| 3      | Tenant                        | 7,742  | 43     | Available                     | 1,730  |
| 4      | California Bank & Trust       | 6,000  | 44     | Chai Shai                     | 1,055  |
| 5      | CVS                           | 26,584 | 45     | Available (Former Restaurant) | 955    |
| 6      | Ohana Hawaiian BBQ            | 1,057  | 46     | Available                     | 1,467  |
| 7      | Available                     | 1,506  | 47     | Signature Carpet One          | 4,833  |
| 8      | Dr. Guy G. Nazareno           | 1,902  | 48     | Available                     | 6,300  |
| 9      | Vama Designs Bridal Couture   | 1,700  | 49     | Lane Bryant                   | 8,400  |
| 10     | Available                     | 3,500  | 50     | Daiso Japan                   | 8,400  |
| 11     | Available (Former Nail Salon) | 1,300  | 51     | Ross Dress for Less           | 30,000 |
| 12     | Nothing Bundt Cakes           | 2,380  | 52     | Pacific Dental                | 3,069  |
| 13     | Available                     | 3,130  | 53     | CosmoProf                     | 2,500  |
| 14     | Available                     | 2,800  | 54     | Comcast and/or Xfinity        | 2,500  |
| 15     | Staples                       | 19,300 | 55     | Liberty Tax Services          | 695    |
| 16     | High Limit                    | 760    | 56     | Beads At Beads                | 1,028  |
| 17     | Beauty Bar by Vama            | 445    | 57     | Site for Sore Eyes            | 1,505  |
| 18     | Magic Clippers                | 433    | 58     | Pizza My Heart                | 2,560  |
| 19     | Posh Bagel                    | 2,090  | 59     | The Nawab's Kitchen           | 1,532  |
| 20     | Games of Fremont              | 3,349  | 60     | Verizon Wireless              | 1,374  |
| 21     | Available                     | 2,078  | 61     | Supercuts                     | 900    |
| 22     | Available                     | 1,522  | 62     | Vision First Eye Care         | 1,488  |
| 23     | Available                     | 2,000  | 63     | Provident Credit Care         | 2,073  |
| 24     | C2 Education Center           | 1,818  | 64     | Safeway                       | 54,741 |
| 25     | Available                     | 2,300  | 65     | Alterations To Go             | 850    |
| 26     | Lendmark Financial Services   | 1,500  | 66     | The UPS Store                 | 1,075  |
| 27     | ATP Acupuncture Clinic        | 977    | 67     | European Wax Center           | 1,200  |
| 28     | Half Price Books              | 8,781  | 68     | Subway                        | 1,280  |
| 29     | Mattress Firm                 | 4,900  | 69     | Michaels                      | 23,683 |
| 30     | Steve's Hallmark              | 4,200  | 70     | T-Mobile                      | 2,980  |
| 31     | Umi Sushi Hotpot Buffet       | 10,493 | 71     | LensCrafters                  | 3,960  |
| 32     | AutoZone                      | 25,000 | 72     | Jack's Brewing Company        | 4,600  |
| 33     | Marshalls                     | 30,028 | 73     | King Noodle                   | 3,300  |
| 34     | Available                     | 5,226  | 74     | Duet Tea                      | 1,499  |
| 35     | Old Navy                      | 14,999 | 75     | Popeyes Louisiana Kitchens    | 1,584  |
| 36     | Little Scissors               | 1,290  | 76     | Available                     | 3,050  |
| 37     | Five Below                    | 10,000 | 77     | Hub's Five & Ten              | 6,755  |
| 38     | Code Ninjas                   | 1,860  | 78     | GNC                           | 2,355  |
| 39     | Sankalp Taste of India        | 2,500  | 79     | Trader Joe's                  | 12,000 |
| 40     | Available (Former Restaurant) | 1,710  | 80     | PetSmart                      | 26,050 |



## SHOPPING

# 90+

BRAND NAME STORES  
& MANY MORE

## DINING

# 20+

CASUAL & SIT-DOWN  
RESTAURANTS

## ENTERTAINMENT

# 3

VENUES FOR YOU,  
YOUR FAMILY & FRIEND

# FREMONT HUB

**GLA:** 504,666 SF

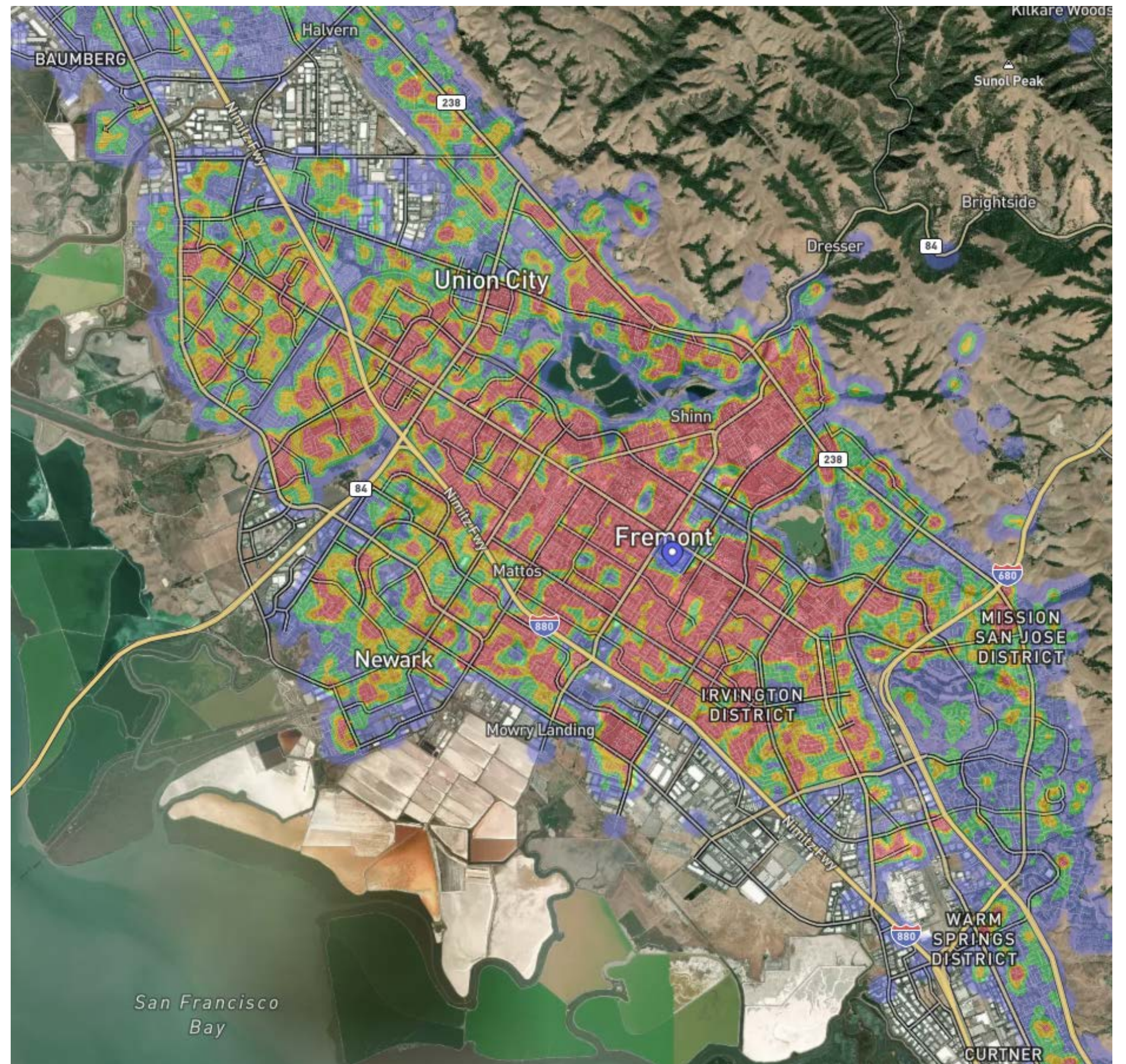
**ACRES:** 52

**PARKING SPACES:** 2,665

**PARKING RATIO:**  
5.3 per 1,000 SF

**MSA:** San Francisco-  
Oakland-Hayward (CA)

**ADDRESS:**  
39221 Fremont Hub,  
Fremont, CA 94538





Fremont Hub



five BELOW

ROSS  
DRESS FOR LESS



Marshalls

Michaels

CVS  
pharmacy

SAFEWAY

STAPLES

PartyCity

PETSMART

TRADER JOE'S

NORTHGATE SCTR

WALGREEN'S PLAZA

PERALTA CTR

FREMONT PLAZA

GETWAY PLAZA

TOWN FAIR SCTR

THE CROSSROADS

- Red Lobster
- Panda Express

CVS  
pharmacy

RETAIL AREA

GLENMOOR SCTR

MOWRY LANDING SCTR

- Bevmo
- Chick-fil-A

MOWRY E. SCTR

- Lucky
- Planet Fitness
- Wendy's
- Denny's

SUNDALE SCTR

- Dollar Tree
- Grocery Outlet

NEW PARK MALL

FITNESS

AMC



Burlington  
Coat Factory

THE GLOBE

Walmart

PACIFIC COMMONS

- Target
- Nordstrom Rack
- TJMaxx
- Dick's Sporting Goods
- Costco
- Total Wine
- Lowe's
- Joann Fabrics
- In-N-Out

MOWRY E. II SCTR

Walmart



TRADE AREA







# DEMOGRAPHICS



## POPULATION

|     |         |
|-----|---------|
| 1 M | 35,282  |
| 3 M | 184,292 |
| 5 M | 304,700 |



## DAYTIME POPULATION

|         |
|---------|
| 37,393  |
| 166,886 |
| 293,132 |



## MEDIAN AGE

|      |
|------|
| 36.2 |
| 38.6 |
| 38.9 |



## MEDIAN HOUSEHOLD INCOME

|     |           |
|-----|-----------|
| 1 M | \$143,151 |
| 3 M | \$162,996 |
| 5 M | \$171,647 |



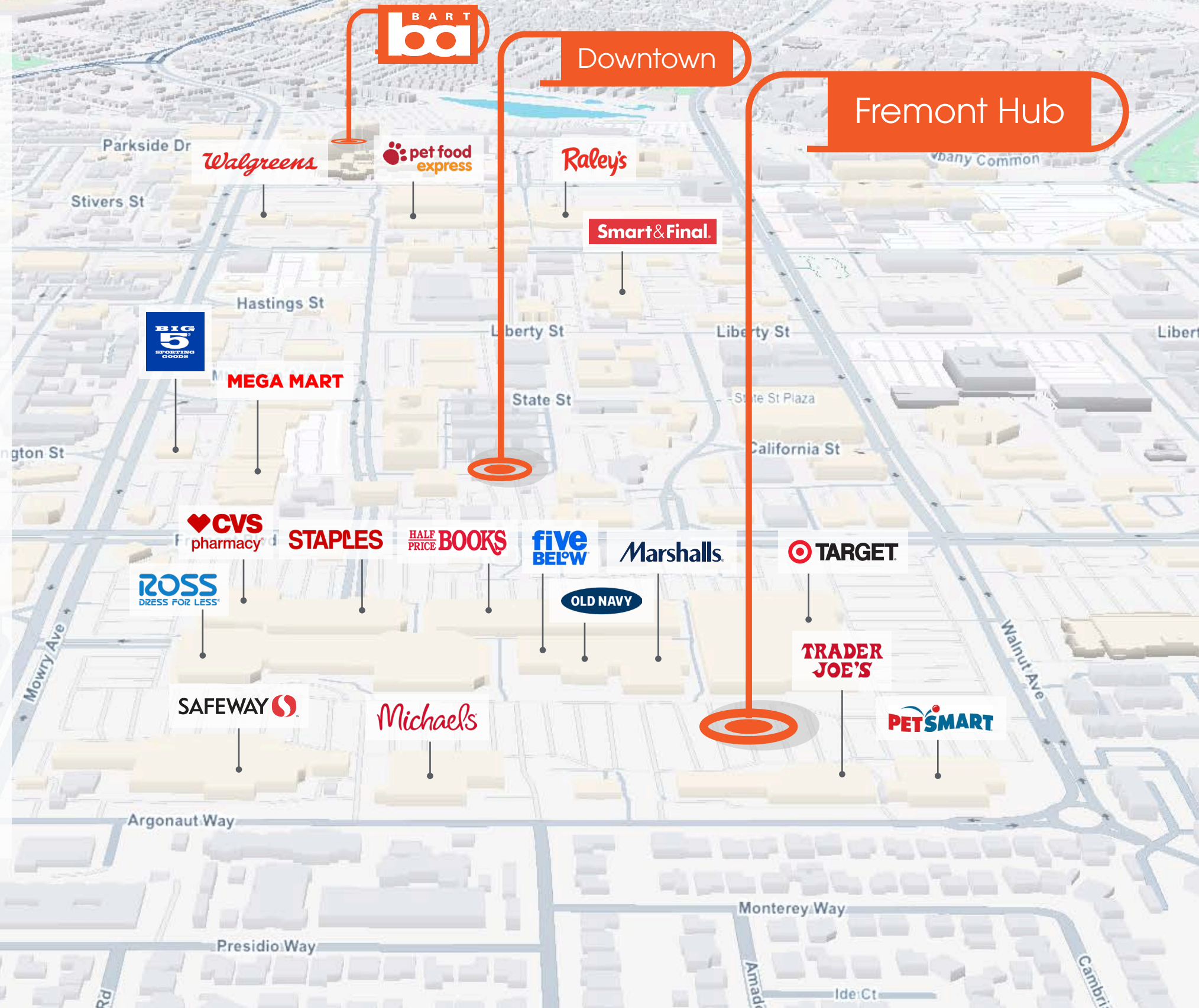
## MEDIAN DISPOSABLE INCOME

|           |
|-----------|
| \$110,616 |
| \$120,124 |
| \$125,371 |



## MEDIAN NET WORTH

|           |
|-----------|
| \$228,979 |
| \$486,586 |
| \$584,914 |









# INDUSTRY profile

- Known as a Bay Area leader in advanced manufacturing
- Home to growing cluster of over 40 clean tech companies such as Tesla, Imergy, Soraa, and Solar City
- Other major companies include: Lam Research, Delta, Seagate, Western Digital, and Thermo Fisher Scientific
- Growing industries and employment sectors include:
  - Power Storage, Building Systems
  - High-Tech and Information Technology
  - Electric Vehicles
  - Logistics, Warehousing, Goods Movement
  - Biotechnology and Life Sciences
  - Healthcare
- Ranked No. 1 in U.S. for technology start-up businesses per capita (21 for every 100,000 residents) according to SizeUp.com
- Received over \$1 billion of venture capital funding in recent years
- 540 million square feet of industrial space; 63% of all R&D inventory in the East Bay

FORTUNE 500 & MAJOR EMPLOYERS



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