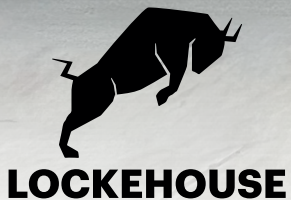


39370

Civic Center Dr.

FREMONT, CA



CHROMATA
RETAIL

MEGHAN BASSO | (925) 488-4143 | meghan@lockehouse.com | #01880016

TATIANA GUZMAN | (925) 783-2480 | tatiana@chromatare.com | #02111438



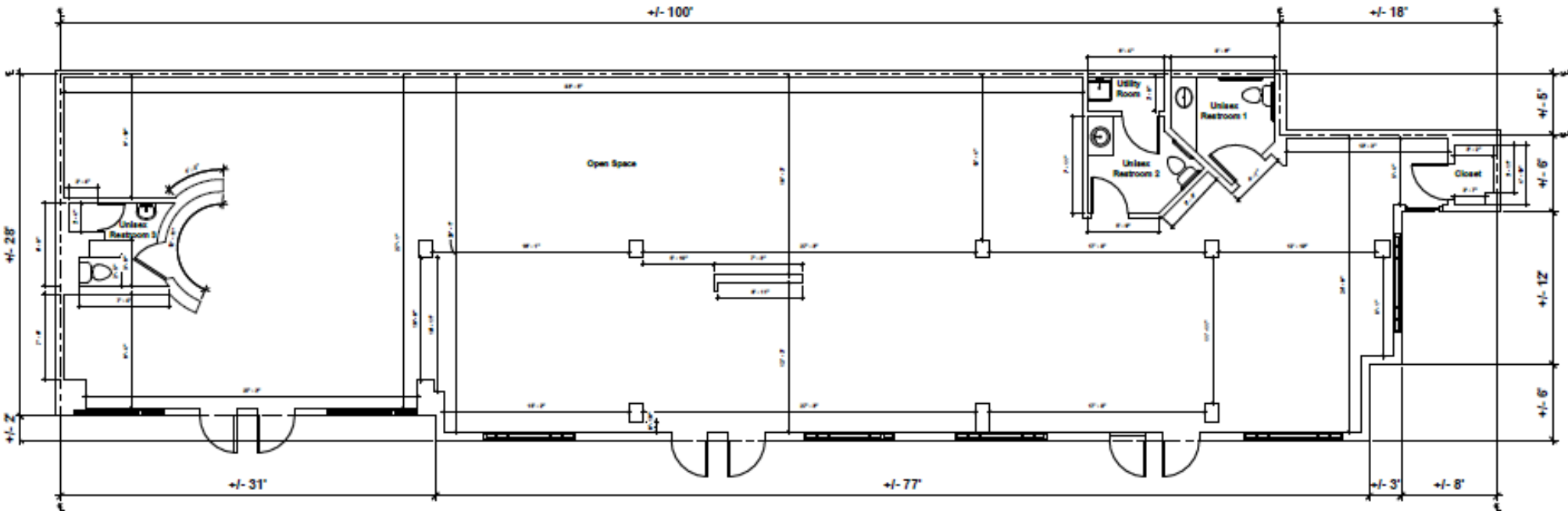
SUMMARY

ADDRESS	39370 Civic Center Dr., Fremont, CA 94538
COUNTY	Alameda County
AVAILABLE	Suite: 39380 B - 3,212 SF
RENT	Call to Inquire

HIGHLIGHTS

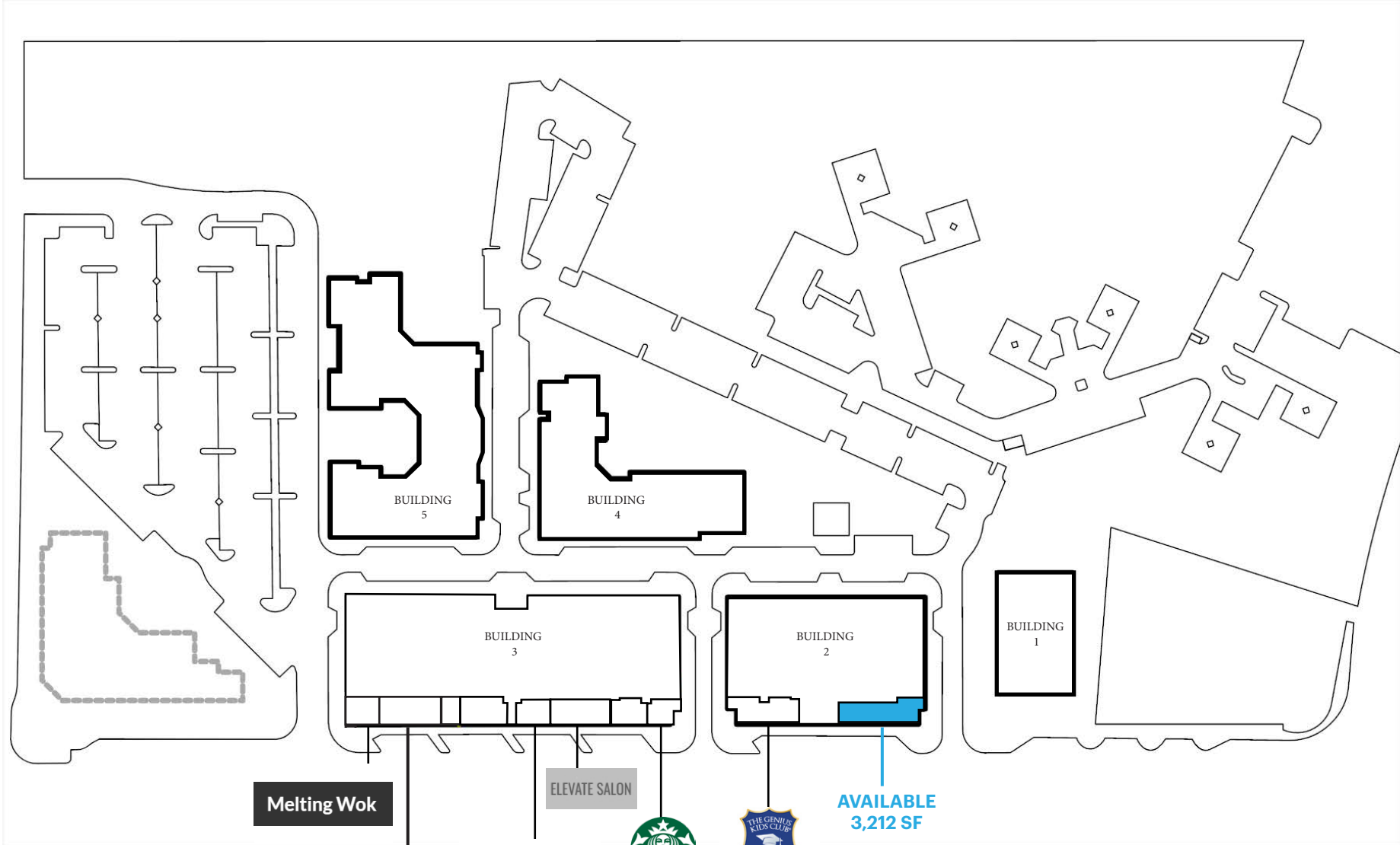
- Retail Space Available on Ground-Floor of Multi-Family Development with 322 Apartment Units
- Former Med-Spa, End Cap Space
- TIA Available
- Across the Street from Kaiser Permanente Fremont Medical Center and Located within a Prominent Medical Hub
- Strong Demographics with an Average Household Income of \$163,000+ within 3 Miles
- Proximity to Fremont BART
- Ample Parking for Both Customers and Employees
- Surrounded by Residential Complexes, Offices, and Medical Campuses to Ensure Steady Flow of Potential Customers

REAR



FRONT





Melting Wok

ELEVATE SALON

AVAILABLE
3,212 SF

ZA Nails Spa



Sourdough & Co
Sandwiches • Soups • Salads
(Coming Soon)

MARKET AERIAL

FREMONT PLAZA









GATEWAY PLAZA

WALNUT PLAZA

CAPITOL SQUARE

FREMONT HUB SHOPPING MALL

THE CROSSROADS SHOPPING CENTER

MOWRY AVE. - 26,321 ADT

PASEO GRANDE PKWY. - 11,859 ADT

CIVIC CENTER DR. - 6,158 ADT

FREMONT BLVD. - 16,309 ADT

WALNUT AVE. - 11,366 ADT

*Traffic Counts Source: Sites USA Regis 2/2/24



39370

Civic Center Dr.

FREMONT, CA

MEGHAN BASSO
(925) 488-4143
meghan@lockehouse.com
License #01880016

TATIANA GUZMAN
(925) 783-2480
tatiana@chromatare.com
License #02111438

CHROMATA
RETAIL



LOCKEHOUSE

2099 Mt. Diablo Boulevard, Suite 206, Walnut Creek, CA 94596 | 750 N. San Vicente Boulevard, Los Angeles, CA 90069 | 616 E. Cota Street, Santa Barbara, CA 93103 | WWW.LOCKEHOUSE.COM

Pg 1 Photo source: Equity Apartments