

FREMONT, CA | MEDICAL CLINIC OR HOTEL CONVERSION OPPORTUNITY

34793

ARDENTECH COURT



# Property Highlights

34793

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## ADDRESS

34793 Ardentech Court  
Fremont, CA 94555

## CURRENT USE

Student  
Housing

## PARCEL SIZE

5.19 Acres

## NUMBER OF BUILDINGS

1 Building

## NUMBER OF STORIES

3 Stories

## YEAR BUILT

2005

## NUMBER OF UNITS

163 Units

## GROSS BUILDING AREA

83,996 SF

## ZONING

P-81-15NN  
Ardenwood Planned District

## PARKING SPACES

295 Spaces  
including 8 disabled spaces

## Existing Building





# Medical Clinic Conversion

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## POTENTIAL USES:

- Medical Office
- Pediatric Hospital
- Outpatient Clinic
- Inpatient Rehab
- Behavioral Health Facility
- Skilled Nursing
- Assisted Living/Medical Care

# Medical Clinic Conversion



## MEDICAL CLINIC INFO

Parcel Size [Acres]: **5.19**

Parcel Size [SF] **226,076**

Year built: **2005**

Number of Stories: **3**

Gross Building Area: **83,996 SF**

Number of Units/Rooms: **163**

Room Sizes [SF] **TBD**

Current Use: **Student Housing**

Zoning Designation: **P-81-15NN Ardenwood Planned District**

Parking: **295 (Including 8 Handicapped Spaces)**



MEDICAL CLINIC CONVERSION

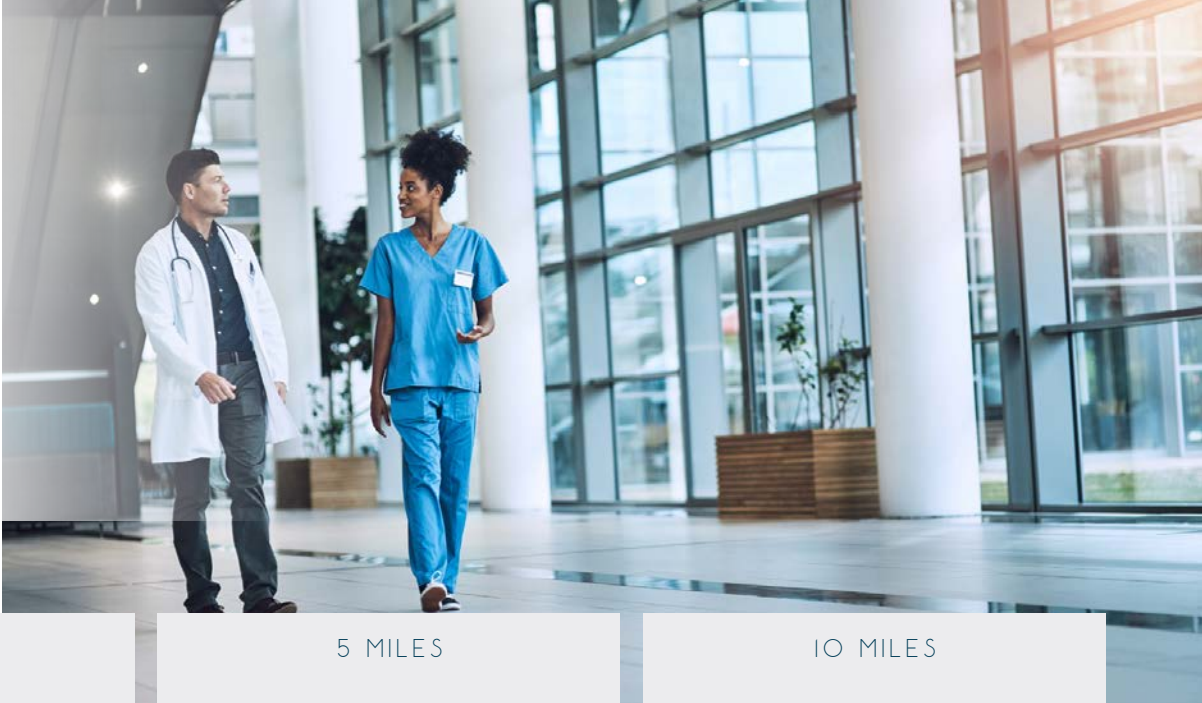
# Proximity to Major Hospitals

IDEAL FOR EAST BAY EXPANSION





# Key Demographics



POPULATION

3 MILES

142,819

5 MILES

274,869

10 MILES

736,781

MEDIAN HOUSEHOLD  
INCOME

3 MILES

\$153,881

5 MILES

\$148,285

10 MILES

\$133,452

AVERAGE HOUSEHOLD  
INCOME

3 MILES

\$186,7161

5 MILES

\$180,724

10 MILES

\$179,237



# Hotel Conversion

## UNIT MIX

|                                | UNIT AREA     | UNIT COUNT       |
|--------------------------------|---------------|------------------|
| <b>Guest Room - Standard</b>   | <b>338 SF</b> | <b>143</b>       |
| Unit A2 King                   | 346 SF        | 116              |
| Unit A3 King                   | 390 SF        | 7                |
| Unit A1 Queen                  | 271 SF        | 20               |
| <b>Guest Room - King Suite</b> | <b>713 SF</b> | <b>13</b>        |
| Unit B1 Suite                  | 693 SF        | 8                |
| Unit B1 Suite                  | 693 SF        | 3                |
| Unit B1 Suite                  | 820 SF        | 2                |
| <b>Total / Average</b>         | <b>369 SF</b> | <b>156 Units</b> |





# Hotel Conversion



## AREA BREAKDOWN

|                      | AMENITY         | CIRCULATION      | KEYS             | BOH             | TOTAL            |
|----------------------|-----------------|------------------|------------------|-----------------|------------------|
| <b>Building Area</b> | <b>6,978 SF</b> | <b>16,029 SF</b> | <b>57,601 SF</b> | <b>3,084 SF</b> | <b>83,691 SF</b> |
| Level 1              | 6,978 SF        | 5,400 SF         | 15,961 SF        | 1,786 SF        | 30,124 SF        |
| Level 2              | -               | 5,314 SF         | 20,820 SF        | 649 SF          | 26,784 SF        |
| Level 3              | -               | 5,314 SF         | 20,820 SF        | 649 SF          | 26,784 SF        |
| <b>Total</b>         | <b>6,978 SF</b> | <b>16,029 SF</b> | <b>57,601 SF</b> | <b>3,084 SF</b> | <b>83,691 SF</b> |





# Hotel Conversion



STANDARD KING ROOM

STANDARD KING ROOM



KING SUITE

## HOTEL CONVERSION

# Key Demographics



554,500  
POPULATION GROWTH

Since 2012, the largest  
increase in history



116,959  
NEW HOUSING UNITS

Since 2012, 1 per 4 people



242,300  
NET JOB GAINS

Since 2011



97,767  
NEW RESIDENTIAL STARTS

Since 2012

## TOP TEN TECH EMPLOYERS



40,000  
Silicon Valley  
Employees



25,000  
Silicon Valley  
Employees



17,000  
Silicon Valley  
Employees



13,000  
Silicon Valley  
Employees



12,740  
Silicon Valley  
Employees



7,143  
Silicon Valley  
Employees



6,500  
Silicon Valley  
Employees



5,870  
Silicon Valley  
Employees



5,542  
Silicon Valley  
Employees



5,000  
Silicon Valley  
Employees

## TRANSPORTATION

- Convenient to 3 International Airports - Less than 30 min to all 3 main Bay Area International Airports
- 4.3 Miles to Centerville/ Fremont Amtrack Station

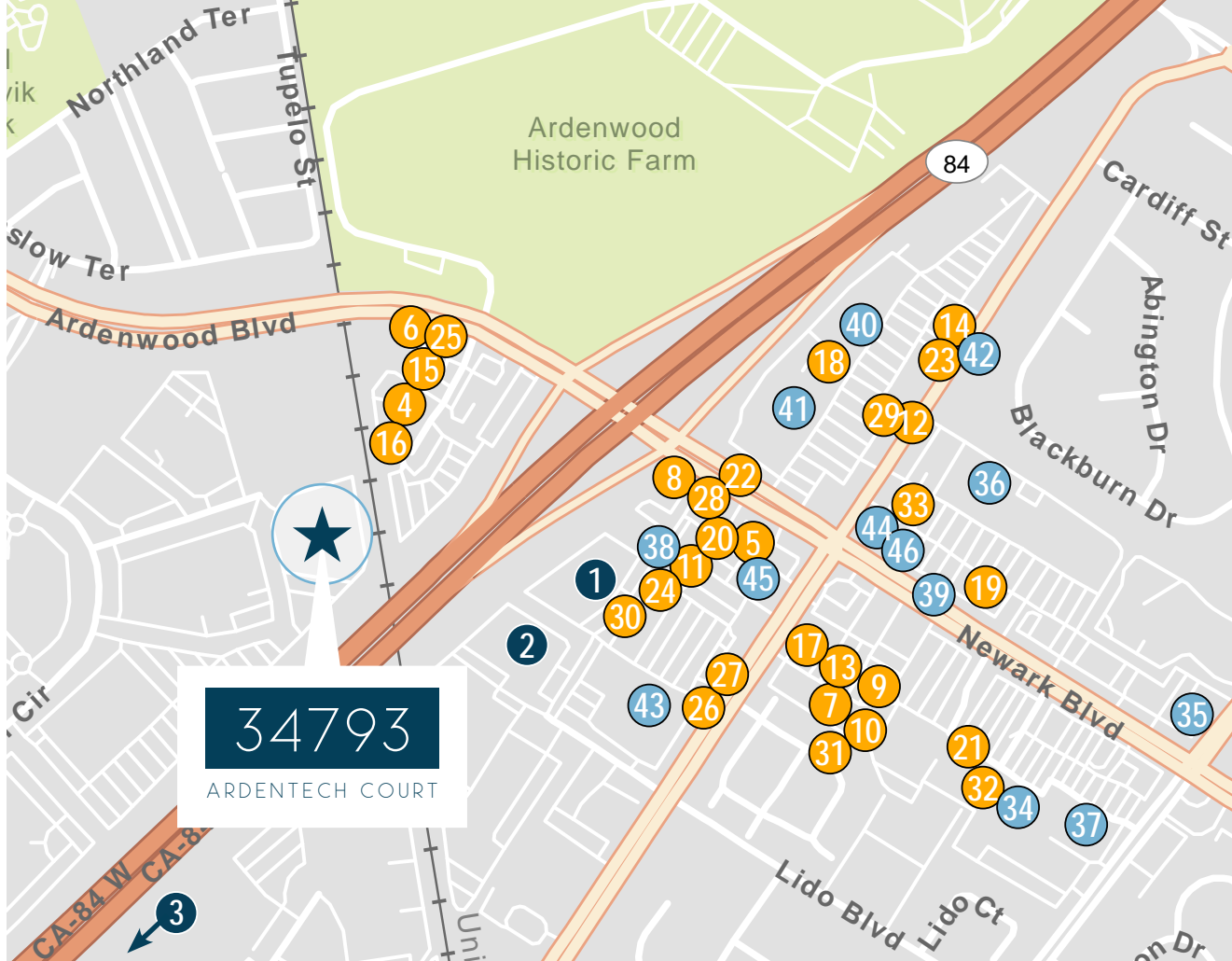


# Corporate Neighbors





# Nearby Amenities



## HOTELS

- 1 Courtyard Newark Silicon Valley
- 2 Residence Inn Newark Silicon Valley
- 3 Aloft Silicon Valley

## RESTAURANTS

- 4 BunBao
- 5 Burger King
- 6 Chatpatta Corner
- 7 Chef Cho
- 8 Chipotle
- 9 Chopsticks Pho & Grill
- 10 CoCurry Thai Cuisine
- 11 Crabby Crabby
- 12 Dino's Grill
- 13 Himalayan Chef Events & Catering
- 14 IHOP
- 15 Jack in the Box

- 16 King of Thai Noodles House
- 17 Los Gallos Taqueria
- 18 Mr. Pickle's Sandwich Shop
- 19 Mumbai Chowk
- 20 Naan Pizza
- 21 Newark Buffet
- 22 O' Sushi
- 23 Panda Express
- 24 Pho Nation
- 25 Pizza Italia
- 26 Samraat Curry Hut
- 27 Subway
- 28 Tasty Pot
- 29 Urban Kitchen
- 30 Venus Cafe
- 31 Vons Chicken Newark
- 32 Wakatobi
- 33 Wingstop

## SHOPPING

- 34 99 Ranch
- 35 O'reilly Auto
- 36 CVS Pharmacy
- 37 Dollar Tree
- 38 Masako's Music Studio
- 39 Newark Smoke Shop & Metro PCS
- 40 Ross Dress for Less
- 41 Safeway
- 42 Soccerkrazie
- 43 Sprouts
- 44 T-Mobile
- 45 UPS Store
- 46 Autozone



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## Mark Moser

Vice Chairman

LIC #1052881

+1 650 619 9446

mark.moser@cushwake.com

## Scott Kinder

Executive Managing Director

LIC #00775111

+1 408 568 1555

scott.kinder@cushwake.com



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