

THE★SHOPS

AT WASHINGTON WEST

2690 MOWRY AVENUE, FREMONT, CALIFORNIA



AVAILABLE
4,927 SF

retail
reimagined

 the econic
company®

PROJECT HIGHLIGHTS

- MAIN AND MAIN POSITION IN FREMONT TRADE AREA
- ANCHORED BY HIGH-VOLUME WALGREENS
- STRONG NATIONAL CO-TENANCY
- ACROSS FROM WHOLE FOODS
- ADJACENT TO WASHINGTON HOSPITAL
- HIGH TRAFFIC COUNTS
- WALKING DISTANCE TO WARM SPRINGS BART STATION



SITE PLAN



Tenant	SF
Walgreens	15,120 sf
Panera	5,308
Pokirun	1,397
Urgent Care	3646
AVAILABLE	4,927
The Bar Method	3,822
Salon	990
1st United Credit Union	1,710
Stretch Lab	1,750
Strizzi's	3,167
Chipotle	2,800
Peet's	1,800

LOCAL AMENITIES



DEMOGRAPHICS

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	36,186	177,633	302,025
DAYTIME POPULATION	20,202	56,718	122,245
AVERAGE HH INCOME	\$177,986	\$190,393	\$196,718

TRAFFIC COUNTS

PASEO PADRE PARKWAY AT MOWRY AVENUE	30,695 ADT
MOWRY AVENUE AT PASEO PADRE PARKWAY	36,050 ADT



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FOR MORE INFORMATION, CONTACT



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