

ARTIST WALK

±1,123 SF Retail Available

RETAIL TOWN CENTER
MIXED-USE URBANISTIC RETAIL & RESIDENTIAL COMMUNITY



37100 - 37120 Fremont Boulevard, Fremont, CA 94536



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ARTIST WALK

Artist Walk is a thriving mixed-use community located on Fremont Boulevard, a main thoroughfare with visibility to approximately 53,500 cars daily at the Thornton Avenue intersection, offering excellent exposure and accessibility for retailers. A 1,123 SF retail unit is now available for lease and is move-in ready, ideal for a boutique retailer, nail salon, or service-based businesses such as a Real Estate office, Mortgage firm, Wealth Management, Taxes, and more. This prime location provides a proven opportunity for businesses looking to benefit from high traffic and a vibrant community environment.



SUMMARY

Artist Walk in Centerville District in Fremont, CA

- Address:** 37100 - 37120 Fremont Boulevard, Fremont, CA 94536
- Cross Streets:** Thornton Avenue and Bonde Way
- Retail:** 30,300 SF Ground Floor Retail
185 Apartment Units
- Available:** ±1,123 SF
- Rent:** \$2.75 PSF Per Month
- NNN:** \$1.52 PSF Per Month (2024 Estimate)
- Zoning:** Planned District for Centerville Marketplace
- Seeking:** Retail, Nail and Threading Salon, Cellular, or Professional Services
- YouTube** Suite 4B: https://youtu.be/d5g1f_m_dVg

OVERVIEW

Artist Walk is a mixed-use urbanistic retail and residential community in the heart of the Downtown Centerville in Fremont, California. Mirroring a “main street” in an urban downtown, Artist Walk welcomes an eclectic and family-friendly environment, offering fitness, dental, apparel, salon services and an array of restaurants. Lining about 800 linear feet along highly trafficked Fremont Boulevard, Artist Walk includes 30,300 SF of ground floor retail above 185 high end apartment units, adding 300+ full time residents to the immediate community.

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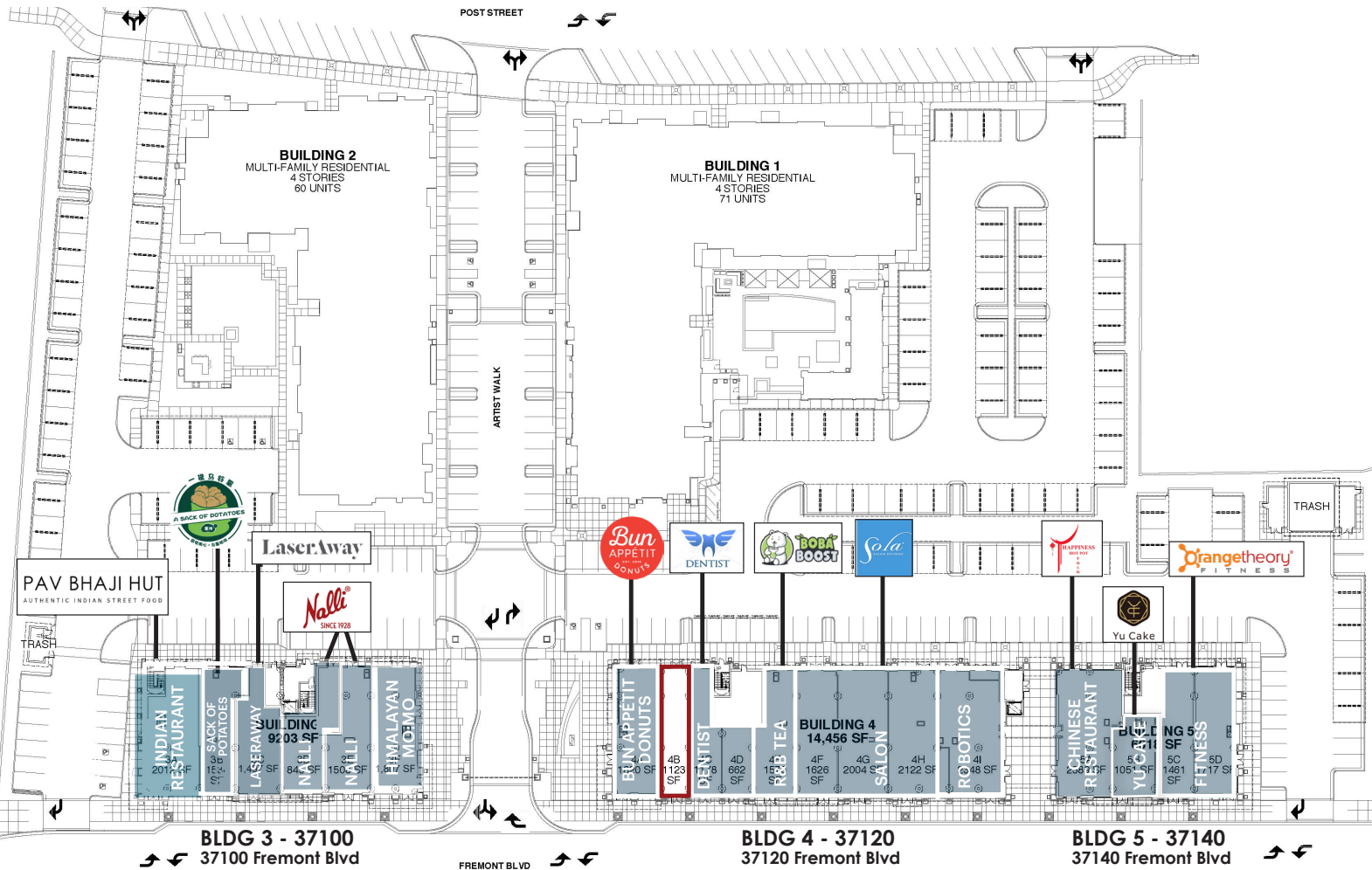
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RETAIL LEASING SITE PLAN

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Fremont, California | ±30,300 RETAIL, 185 APARTMENT UNITS



Suite	SF	Tenant
3A	2,012	Pav Bhaji Hut Indian Restaurant
3B	1,534	Sack of Potatoes
3C	1,497	LaserAway
3D 3E	2,353	Nalli Boutique
3F	1,807	Himalayan MO:MO and Kebob House
4A	1,820	Bun Appetit Donuts
4B	1,123	Available
4C 4D	2,084	Dentist
4E	1,333	R&B Tea
4F 4G 4H	5,752	Sola Salon
4I	2,348	Robotics
5A	2,389	Happiness Hot Pots
5B	1,051	Yu Cake (Coming Soon)
5C 5D	3,178	Orange Theory

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ARTIST WALK

ADDRESS 37140 Fremont Boulevard, Fremont, CA 94536
AVAILABLE Suite 4B (Labeled Suite C on Storefront Window)
SIZE ± 1,123 SF
You Tube Suite 4B Walk-Through Video: https://youtu.be/d5g1f_m_dVg



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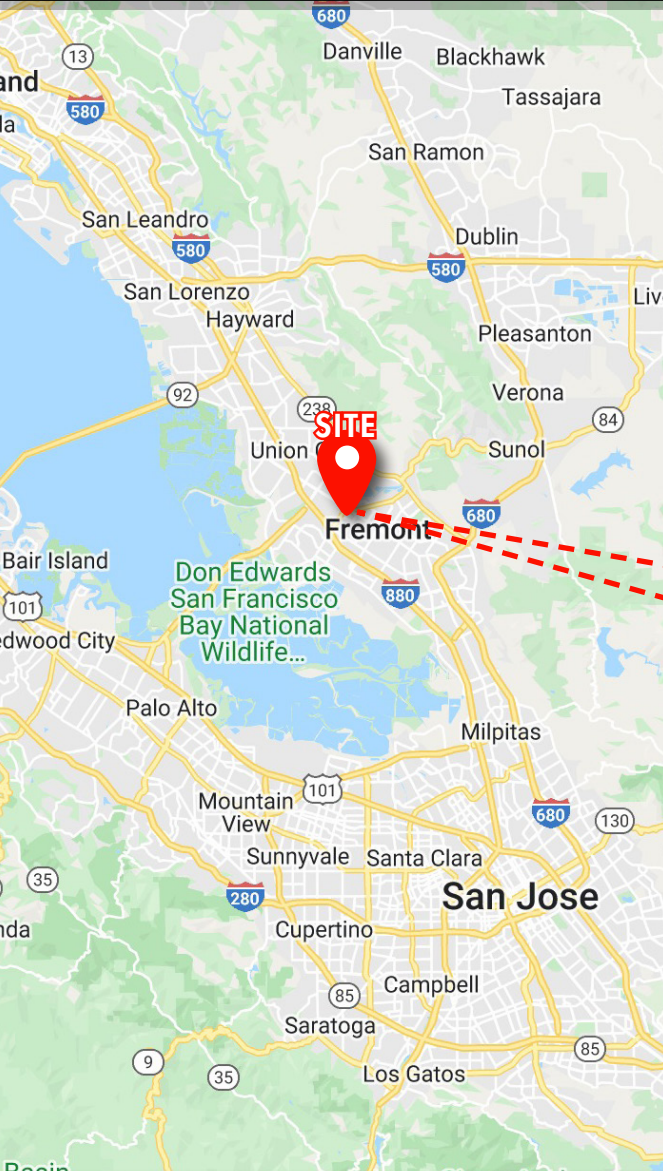
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LOCATION

Artist Walk is located a mile east of Interstate 880 (Nimitz Freeway) and a mile west of Interstate 680. The project has excellent visibility on Fremont Blvd., a main thoroughfare through town with a combined traffic count of approximately **53,500** vehicles each day. Centerville is positioned near multiple employment centers in the greater area of Fremont and regionally in Silicon Valley and Oakland, as well as only 2.5 miles from BART and a block from the ACE train depot that runs commuters to and from the Silicon Valley (675,000 riders/year).



TRAFFIC COUNTS	
Fremont Boulevard	25,500 ADT
Thornton Avenue	28,000 ADT
Peralta Boulevard	12,400 ADT

*Traffic Counts Source: Landvision Online 10/18/24

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ARTIST WALK

HIGHLIGHTS

- Retail Minded Mixed-Use Development & Town Center
- Highly Visible & Well Located on Major Arterial in Town
- 30,259 SF of Ground Floor Retail and 185 Apartment Units
- Built in Customer Base plus 27,000 Within 1 Mile Radius
- Boasting ±800 Linear feet of Retail & Restaurants along Fremont Blvd.
- Transit Oriented Development
 - ACE Train 300 Feet From Artist Walk
 - BART Fremont Station 2.4 Miles
 - Direct Access via Dumbarton Bridge to Silicon Valley
 - Blocks From I-880 & Hwy 84



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ESTIMATED POPULATION

1 MILE	3 MILES	5 MILES
29,020	204,228	317,753



ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
9,534	69,278	104,986



DAYTIME EMPLOYEES

1 MILE	3 MILES	5 MILES
4,090	53,510	112,180



POPULATION FAMILY

1 MILE	3 MILES	5 MILES
24,821	176,898	280,225



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$209,402	\$208,602	\$208,868



TOTAL HOUSEHOLD EXPENDITURE

1 MILE	3 MILES	5 MILES
\$1.18B	\$8.56B	\$13B



AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$2.16 M	\$2.27 M	\$2.32 M



FOOD AND BEVERAGES

1 MILE	3 MILES	5 MILES
\$1.69M	\$1.22B	\$1.85B

*Demographics Source: Sites USA REGIS Online 4/14/23

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