



AUTO BUILDING LOCATED ON HIGHLY VISIBLE CORNER

42200 FREMONT BLVD | FREMONT, CA 94538

FOR LEASE

 **ALPHA**
REAL ESTATE ADVISORS

CONTENTS

- 3 EXECUTIVE SUMMARY
- 4 PROPERTY INFORMATION
- 5 INVESTMENT HIGHLIGHTS
- 6 TENANT OVERVIEW
- 7 PROPERTY PHOTOS
- 11 MARKET OVERVIEW
- 12 DISCLAIMERS

EXCLUSIVELY LISTED BY

SAM TALLMAN

ASSOCIATE VICE PRESIDENT

0 628.203.8580 C 408.314.5808

SAM@ALPHARE.COM

LIC #01935917

STEVE KALYK

PARTNER

0 628.203.8489 C 415.813.0019

STEVE@ALPHARE.COM

LIC #707125

- BROKER -

BRADEN CROCKETT

ALPHA REAL ESTATE ADVISORS

LIC # 1946071(CA)



ALPHARE.COM

EXECUTIVE SUMMARY

TIRE SHOP

42200 Fremont Blvd.
Fremont, CA 94538



GLA

4,694 SF

LOT SIZE

0.51 AC



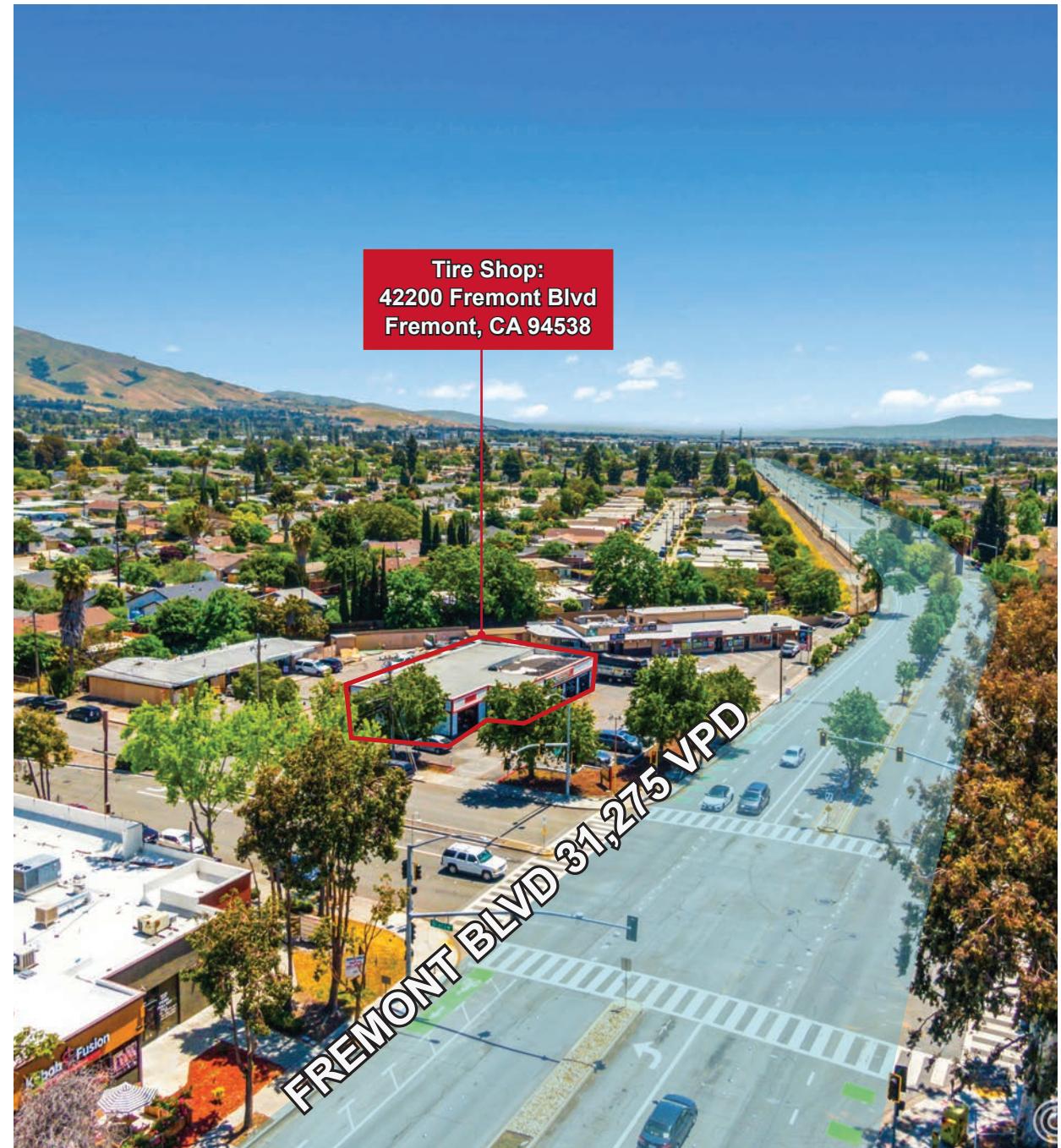
PROPERTY HIGHLIGHTS

- Prominent hard corner at signalized intersection.
- Excellent ingress/egress from both cross streets.
- Highly visible monument signage in place.
- Former tire shop – ideal for automotive, retail, or service uses.
- Centrally located in dense Fremont trade area.
- Surrounded by established neighborhoods and retail corridors.

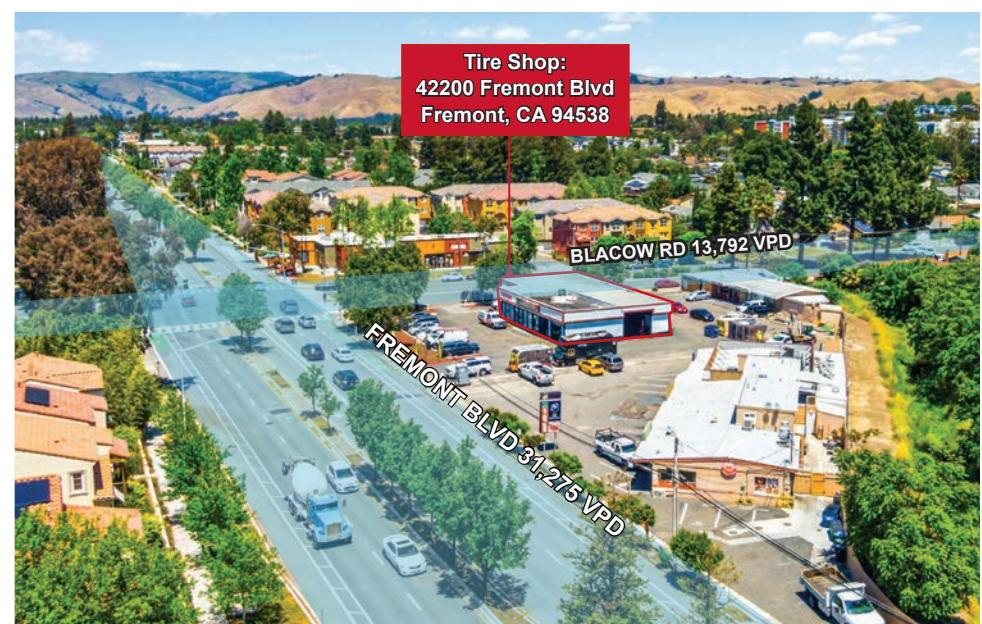
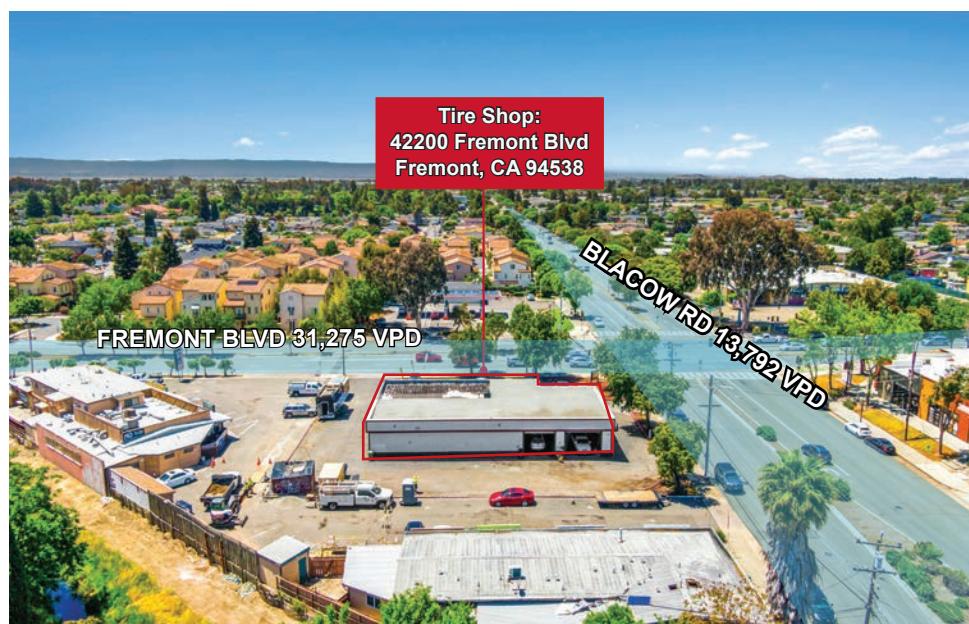
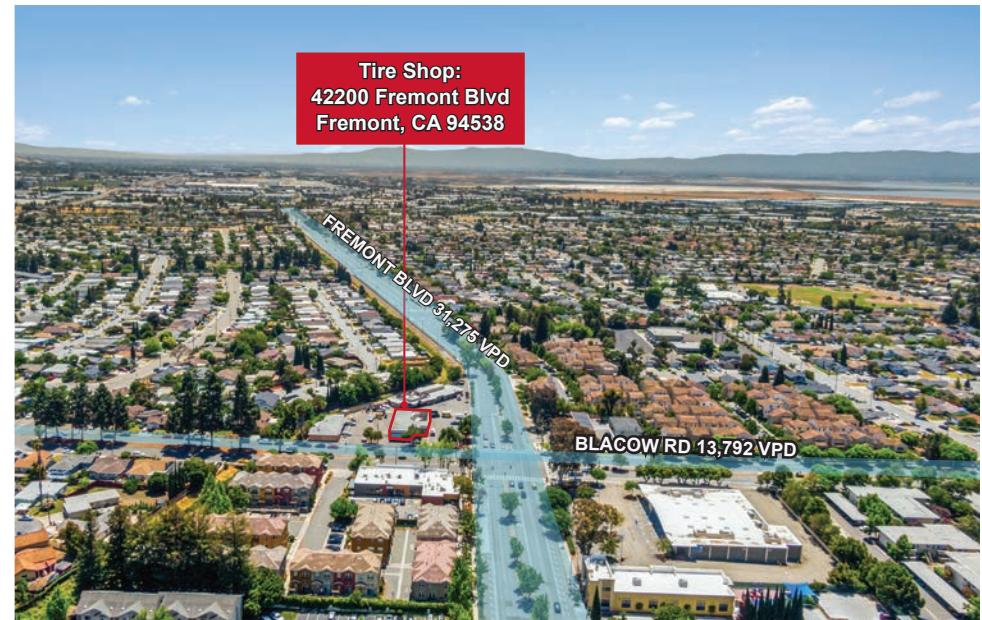
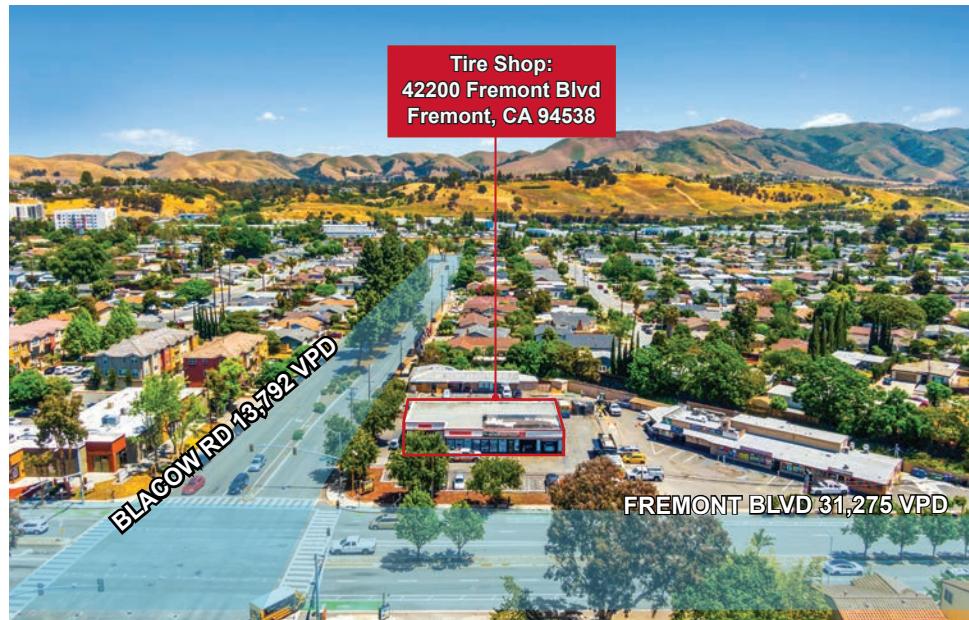
MAJOR EMPLOYERS

≈ EMPLOYEES

Tesla, Inc.	25,000
Lam Research	4,000
Washington Hospital	2,400
Kaiser Permanente	1,600
Synnex Corporation	1,400
Western Digital	1,100



PROPERTY PHOTOS



PROPERTY PHOTOS





AERIAL TENANT MAP



- AERIAL TENANT MAP - IMMEDIATE



AERIAL TENANT MAP - REGIONAL



NEW DEVELOPMENTS



FREMONT CENTRAL PARK COMMUNITY CENTER

The City of Fremont is moving forward with an ambitious plan to build a new, state-of-the-art Community Center at Central Park, replacing the aging Fremont Community Center and Teen Center. Strategically located adjacent to Lake Elizabeth and the Fremont Main Library, the proposed 11,800-square-foot facility is designed to serve as a modern hub for residents of all ages. It will feature flexible indoor spaces dedicated to fitness classes, visual and performing arts, STEM learning, and multipurpose community meetings. In addition, an "Outdoor Living Room" concept will offer shaded patios and seating areas, encouraging social interaction and casual gatherings in a natural setting. Construction is expected to begin in early 2026, with a projected completion date in 2027.

Future phases of the project, contingent on available funding, include plans for a 9,400-square-foot Event Hall complete with a commercial kitchen and ceremonial lawn—ideal for hosting weddings, banquets, and large-scale community events. A 13,500-square-foot Gymnasium and an outdoor amphitheater are also planned, creating even more recreational and cultural opportunities for the growing population. Once completed, the enhanced Community Center will provide a diverse array of year-round programming and solidify its role as a vital, inclusive gathering place at the heart of Fremont's civic and recreational life.



FREMONT HUB AND GATEWAY PLAZA:

Approved by the Fremont City Council in December 2023, the Fremont Hub Mixed-Use Redevelopment, led by Kimco Realty, represents one of the most transformative urban revitalization efforts in the city's downtown core. The plan calls for a vibrant, seven-story mixed-use building comprising 314 residential units situated above 15,170 square feet of new ground-floor retail, bringing much-needed housing and retail synergy to the area.

A separate two-story, 13,000-square-foot commercial building will rise at the prominent corner of Mowry Avenue and Fremont Boulevard—further enhancing visibility and destination appeal. A newly envisioned 0.75-acre public plaza will anchor the community with open space for gatherings, events, and walkable access to shops and amenities. The project promotes a pedestrian-friendly, transit-oriented environment and aligns with the city's Downtown Community Plan to bring housing, walkability, and vibrancy to Fremont's central corridor.

Also greenlit in late 2023, the Gateway Plaza Apartments project will deliver 206 new rental units within a five-story building located in the existing Gateway Plaza Shopping Center at 39300 Paseo Padre Parkway. The development is specifically designed to encourage high-density, urban living with most units under 700 square feet—ideal for young professionals, commuters, and service workers seeking modern living options with excellent access to retail and transit.

[CLICK HERE TO LEARN MORE ON FREMONT HUB AND GATEWAY PLAZA.](#)



Fremont, CA

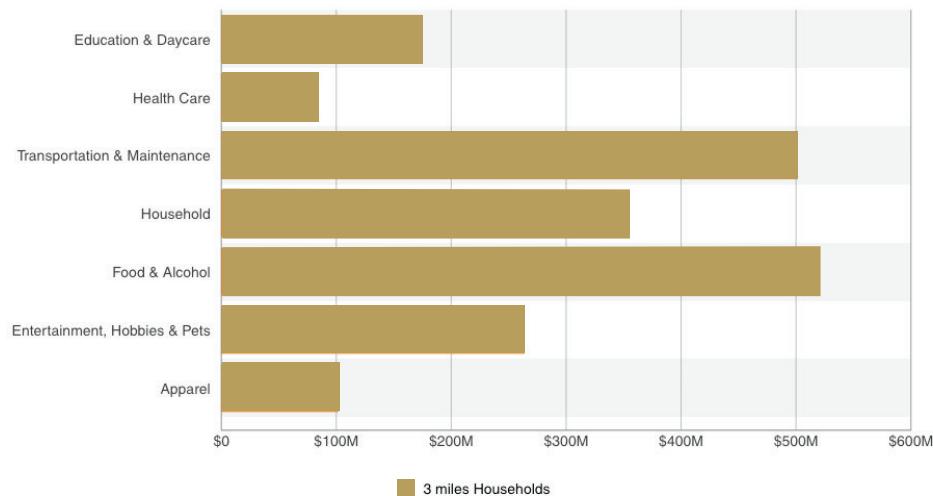
Fremont, California, located in the southeast Bay Area, is one of the region's most economically vibrant and strategically positioned cities. With a population exceeding 230,000, Fremont is the fourth-largest city in the Bay Area and continues to grow due to its strong employment base, business-friendly policies, and high quality of life. It offers a unique blend of innovation, residential stability, and infrastructure connectivity, making it a highly desirable place to live and do business.

Centrally located along the I-880 corridor with access to I-680, Highway 84 (Dumbarton Bridge), and Highway 237, Fremont provides seamless regional connectivity to Silicon Valley, Oakland, and the Peninsula. Its robust infrastructure and accessibility have made it a hub for advanced manufacturing, logistics, and clean tech, with major employers like Tesla, Lam Research, and Seagate driving economic activity and job growth. The city also boasts a highly educated population and a median household income over \$150,000, fueling demand for essential retail and service-based businesses. As a result, Fremont consistently ranks among the Bay Area's top cities for business retention, tenant stability, and long-term commercial real estate performance.

The subject property at 42200 Fremont Blvd is ideally situated along a high-traffic arterial with strong visibility and immediate access to dense residential neighborhoods and industrial users. Fremont Blvd serves as a key commercial corridor, home to a variety of automotive, industrial, and service-oriented businesses. The area supports steady demand for auto-related uses from commuters, logistics operators, and local residents. With limited retail and service competition in the immediate vicinity, the property is well-positioned for sustained performance and long-term value in one of the Bay Area's most resilient and sought-after markets.

DEMOGRAPHIC SUMMARY	1 MILE	3 MILES	5 MILES
2024 Population	25,316	132,500	223,929
2024 Households	7,669	43,251	72,315
Avg Household Income	\$161,751	\$177,991	\$174,947
Median Household Income	\$138,763	\$155,555	\$151,964
Total Specified Consumer Spending (\$)	\$345.8M	\$2.0B	\$3.4B

CONSUMER SPENDING



DISCLAIMERS & AGREEMENT

Alpha Real Estate Advisors LLC ("AREA") has been retained as the exclusive listing broker to arrange the sale of the property identified herein above (the "Property").

Purpose and Intent. This Offering Memorandum ("Memorandum") has been prepared by the undersigned real estate professional, is provided in the normal course of his/her business, and is intended to express only his/her recommended listing, selling, or purchase price or a rental or lease consideration for the Property. This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, the Property, and has not been made for the purpose of submission as evidence of value to a court or administrative body. The disclosures herein are intended to supersede all prior written and oral communications and understandings regarding the Memorandum. You are advised to carefully read this Memorandum and review it with your legal and tax advisors.

Information Provided As An Opinion: The information in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. This Memorandum does not contain all the information that you may need or desire to evaluate the Property. All information in this Memorandum and any other written or oral communication transmitted to you in the course of your evaluation of the Property is presented "as is" without representation or warranty, express or implied, of any kind by AREA, Owner/Seller, or either's respective subsidiaries, agents, affiliates, members, officers, and/or employees. AREA assumes no responsibility for this Memorandum, and hereby disclaims any and all liability for representations, expressed or implied, contained in, or for omissions from, this Memorandum. This Memorandum is subject to prior placement, errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, suitability determination, or endorsement as to the Property's value by AREA or Owner/Seller. This Memorandum contains certain documents, which are described in summary form and do not purport to be complete or accurate descriptions of, nor do they constitute a legal analysis of, the full documents involved. All such summaries are qualified in their entirety by reference to such documents. All references to acreage(s), square footage(s), and other measurements are approximations. Neither AREA nor Owner/Seller undertakes any responsibility or compulsion to update any of the information discussed herein. Any information and expressions of opinion herein contained are subject to change without notice. Neither the delivery of this Memorandum nor the purchase of the Property shall, under any circumstance(s), create an implication that there has been no change in the affairs of the Property since the date this Memorandum was created or provided to you.

By accepting this Memorandum, you agree that in determining the advisability of purchasing the Property, you shall not rely on this Memorandum or upon any other materials or information provided AREA or its brokers, but rather that you shall rely solely upon your own examination (including engineering and environmental inspections) and investigation of the Property at your own cost prior to purchasing the Property. An opportunity to inspect the Property will be made available to you upon written request. You acknowledge AREA is not acting as an attorney, tax advisor, surveyor, appraiser, structural engineer, and that you should consult such professionals.

This Memorandum is not to be used in connection with an offer to sell or the solicitation of an offer to buy in any jurisdiction in which such offer or solicitation is not authorized or in which the person making such offer or solicitation is not qualified to do so or to any person to whom it is unlawful to make such offer or solicitation. **ALL INFORMATION CONTAINED HEREIN IS A STATEMENT OF OPINION. ANY RELIANCE ON THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.**

Forward-Looking Statements and Financial Projections. All statements herein, other than statements of historical fact, are statements that could be deemed "forward-looking" statements with respect to the anticipated future performance of the Property, including any financial projections, statements regarding future economic conditions or performance, and statements of belief and of assumptions underlying any of the foregoing. These projections and statements are provided for general reference purposes only and may involve known and unknown risks and various assumptions subject to significant business, economic, and competitive uncertainties and contingencies beyond the control of AREA and/or Owner/Seller, and which therefore are subject to material change and/or variation. Accordingly, there can be no assurance that such projections or forward-looking statements will be realized. Potential purchasers of the Property are cautioned that the actual results, performance, and/or achievements may vary materially from anticipated results, performance, and/or achievements. No representations or warranties are made as to the accuracy or reasonableness of such assumptions or the projections of forward-looking statements based thereon. **YOU MAY NOT RELY UPON THE FINANCIAL PROJECTIONS, AS THEY ARE ILLUSTRATIVE ONLY.**

COVID-19 Pandemic. The World Health Organization has characterized the outbreak of COVID-19 that is currently affecting many parts of the world, including the United States and NC, as a pandemic (the "Pandemic"). The Pandemic has negatively affected travel, commerce, and financial markets globally. While the potential future impact of the Pandemic cannot be quantified at this time, it is expected that the continued outbreak of COVID-19 could have an adverse impact on property values, including the value of the Property.

Owner's/Seller's Reserved Rights. Owner/Seller expressly reserves the right, at its sole discretion, to reject any or all expressions of interest and/or to terminate discussions with any party at any time with or without notice and for any reason. Owner/Seller shall have no legal commitment or obligation to any recipient of this Memorandum unless a written agreement for the purchase of the Property has been executed, delivered, and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or affirmatively waived. The Owner/Seller reserves the right to move forward with an acceptable offer on the Property prior to the call for offers deadline.

Confidentiality: The Property is privately offered, and your receipt of this Memorandum serves to evidence your agreement that: (i) this Memorandum is subject to the Confidentiality and Non-Circumvention Agreement you previously executed with AREA, (ii) this Memorandum is furnished to you for the sole purpose of evaluating your interest in the Property, (iii) you will return the Memorandum if requested to do so by AREA, (iv) you will not use any part of this Memorandum in a manner detrimental to Owner/Seller or AREA, and (v) you will not reproduce or disclose any portion of this Memorandum to anyone without the prior written authorization of AREA. These terms and conditions apply to this Memorandum and all documents and other information provided in connection therewith.



EXCLUSIVELY LISTED BY

SAM TALLMAN

ASSOCIATE VICE PRESIDENT

O 628.203.8580 **C** 408.314.5808

SAM@ALPHARE.COM

LIC #01935917

STEVE KALYK

PARTNER

O 628.203.8489 **C** 415.813.0019

STEVE@ALPHARE.COM

LIC #707125

- BROKER -

BRADEN CROCKETT

ALPHA REAL ESTATE ADVISORS

LIC # 1946071(CA)