

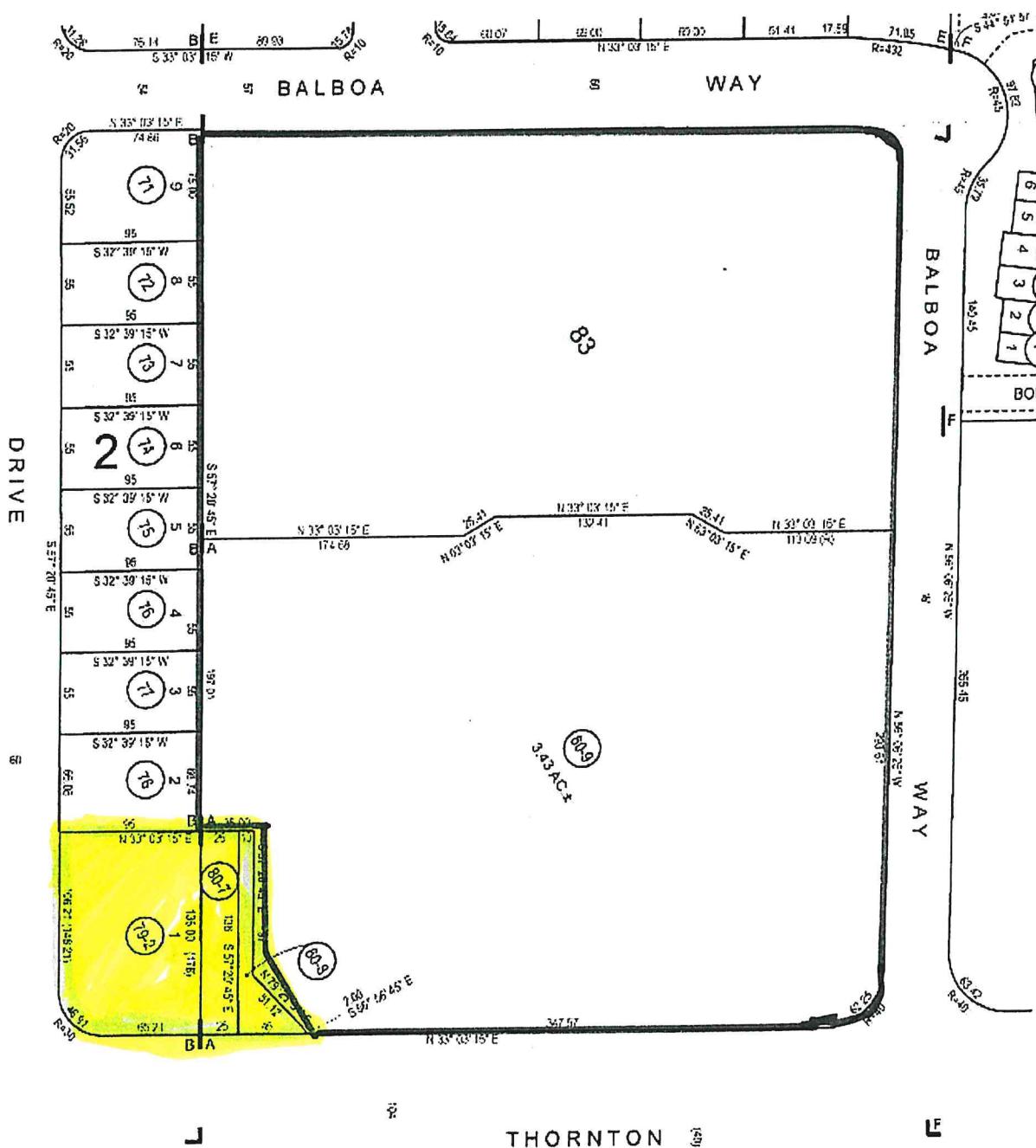
For Sale
Prime Commercial Corner
2945 Thornton Avenue
Fremont, CA 94536
+2,984 SF Commercial Building
+8,432 Lot Area (3 Parcels)
\$2,500,000



Contact Will Stuart
Call/Text 650-799-6179
Email: wsmilestone@gmail.com

- * 23,000 Traffic Count
- * Mixed Use Zoning
- * Mo-Mo Food Truck
- * Hard Signalized Corner
- * Blocks from Priority Development Area
- * Seller Financing Considered

The information set forth herein is deemed accurate but it is not guaranteed. Property is sold strictly "as is". References to square footage and dimensions are approximate only.




Fremont
Property Report

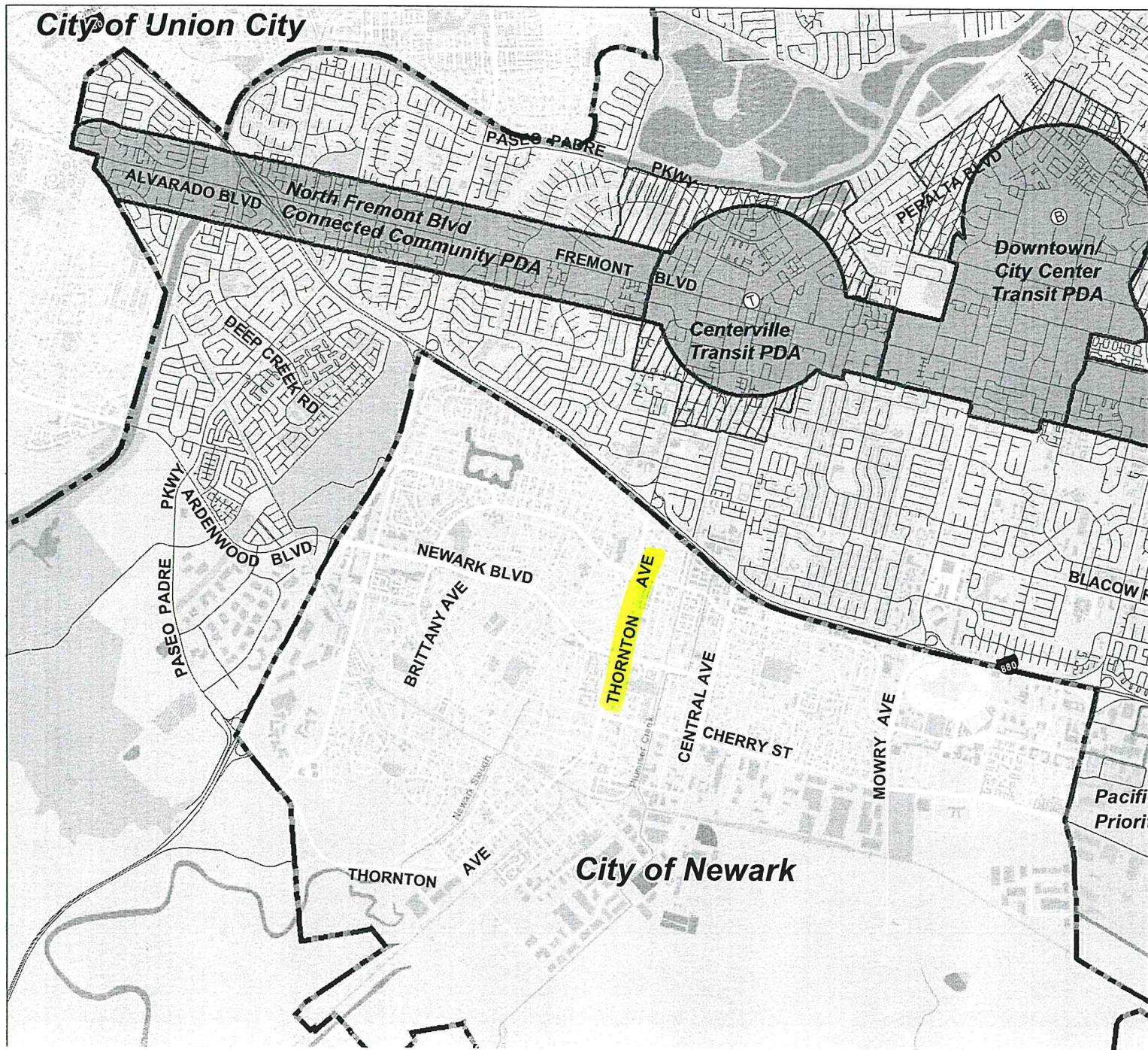
APN	501 008007902
Council District	2
ALCO APN	501-80-79-2
Alameda County Data	<u>Parcel</u> <u>Tax</u>
Zoning	MX
PUD	None
Landuse	Commercial - Mixed Use
Letter of Map Change(s)	
	None
Elevation Certificate(s)	
	None

[Clear Report](#)



Community Development Department- Planning Division
39550 Liberty Street P.O. Box 5006
Fremont, CA 94537-5006
www.fremont.gov/planning

Priority Development Areas



ZONING DISTRICTS: Brief summation

ZONING DISTRICT		PURPOSE OF DISTRICT	Development Standards	ZONING DISTRICT	PURPOSE OF DISTR
R-1	RESIDENTIAL, SINGLE FAMILY	To promote and maintain predominantly single-family home neighborhoods together with compatible accessory and supporting uses.	See Table 18.90.040 R-1 and R-2 District Development Standards	P	PLANNED DISTRICT To encourage and provide a means for effectuating desired redevelopment, rehabilitation and conservation in the city siting, mixed land uses, and/or varied dwelling types.
R-2	RESIDENTIAL, ONE & TWO FAMILY	To promote and maintain duplex/two-family home neighborhoods in order to increase housing opportunities for both ownership and rental homes.	See Table 18.90.040 R-1 and R-2 District Development Standards	PF	PUBLIC FACILITY To foster the orderly development of large-scale educational uses in the community and special approved uses on public land where the presence of said uses as a vital part of the community base of uses which may overburden community facilities and resources.
R-3	RESIDENTIAL, MULTI-FAMILY	To promote and encourage well planned, suitable, and appropriate multiple dwelling developments within low-medium and medium density land use designations as shown on the general plan land use map insofar as compatible with the intensity of existing and future land use.	See Table 18.90.050 and the <i>Multi-Family Design Guidelines (MFDG)</i>	S	INTERIM STUDY To permit temporary control of the development in an area being made to prevent any changes in land use which might be made to the area.
R-G	RESIDENTIAL, GARDEN APARTMENT	To maintain and provide for developments constructed prior to the adoption of the R-3 multifamily residential district on July 22, 2003.	See Table 18.90.070 R-G District Development Standards	WSI	WARM SPRINGS INNOVATION To implement the <i>Warm Springs/South Fremont Community Plan</i> and the creation of a vibrant, urban, mixed-use district in the South Fremont BART station.
CC	CITY CENTER	To protect and promote the public health, safety, comfort, convenience, and general welfare of the community and implement the intended residential densities and nonresidential intensities in the <i>General Plan and City Center Community Plan</i> .	See FMC 18.43 City Center Districts CC-TN, CC-UN, CC-UO	(H-I)	HILLSIDE OVERLAY To promote and encourage the orderly development of hillside areas.
C-G	COMMERCIAL, GENERAL	To accommodate a broader range of commercial uses than are permitted in the C-N District. In addition to allowing retail trade and general merchandising, the C-G District also permits offices, educational and instructional services, health-related services, personal services, group assembly, and other uses which are not oriented toward retail trade and general merchandising.	Development of properties in the commercial and mixed-use districts shall conform to the building and site standards set forth in Table 18.45.020.	(HOD)	HISTORICAL OVERLAY To identify the areas of the city which possess a unique character and to retain, enhance, promote and expand the cultural and historical environments of such areas through the adoption of standards and guidelines. These standards and guidelines shall be applied to the development of hillside areas.
C-N	COMMERCIAL NEIGHBORHOOD	To provide areas for convenience shopping primarily for residents of the neighborhood.		(I)	IRVINGTON OVERLAY To identify areas within central Irvington for which specific development guidelines have been prepared. Development shall conform to the <i>Irvington Design Guidelines</i> contained within Chap Plan
C-O	COMMERCIAL OFFICE	To provide an area wherein professional, financial, health care, and general commercial offices and limited personal services may develop outside of other commercial districts.		(Q)	QUARRY OVERLAY To provide for the establishment of districts which are conditionally suitable for quarries and to eliminate or minimize the adverse effects of quarrying by regulating their orderly operation, and to assure rehabilitation promptly upon completion of quarrying to a uses indicated on the general plan for the quarry and a
C-R	COMMERCIAL, REGIONAL	To provide locations for national retailers, large format retailers, hotels, auto sales and similar uses which serve the residents of the city and the region.		(GG)	GLENMOOR GARDENS, (MP) MISSION PALMS, (MR) MISSION RANCH OVERLAYS To identify areas subject to design guidelines and standards for the construction of single family homes in the Glenmoor and Mission Ranch neighborhoods.
TC-P	TOWN CENTER PEDESTRIAN	To provide areas for mixed retail, service, office, and residential uses in a pedestrian-oriented setting. Intended for areas which were initially developed before Fremont's incorporation, and which are characterized by small parcels, a mix of older and newer structures, and a mixed-use context.		(TOD)	TRANSIT ORIENTED DEVELOPMENT OVERLAY To create a compact, high intensity mix of residential, office, and retail uses that promote areas of the City that have a high pole near existing and future transit stations.
TC-T	TOWN CENTER TRANSITIONAL	To provide areas for mixed retail, service, office, and residential uses in a pedestrian-oriented setting. Intended for areas that are still transitioning from a suburban character to a walkable, mixed-use character.			
MX	MIXED USE	To accommodate commercial uses and secondarily to create opportunities for mixed-use development including ground floor retail and service uses and upper floor residential uses.			
D	DOWNTOWN	To implement the <i>Downtown Community Plan and Design Guidelines</i> , a comprehensive long-term planning document intended to facilitate the creation of a vibrant, urban, mixed-use district within the center of the city to provide distinctive retail opportunities, housing, offices, civic plazas, entertainment and cultural art venues, an art program, and consolidated city government offices.	See the <i>Downtown Community Plan and Design Guidelines</i> for details. D-CA, D-MD, D-E, D-CC		
I-G	INDUSTRIAL, GENERAL	To provide areas for general industrial, manufacturing, wholesale, and other related commercial and service uses needed by the city and the region.	See FMC 18.50.030, 18.50.040 Building and Site Standards, Performance Standards		
I-S	INDUSTRIAL, SERVICE	To provide locations for industrial uses which are generally oriented toward serving local businesses and residents and can operate in proximity to commercial and residential uses with a minimum of adverse effects.	See FMC 18.50.030, 18.50.040 Building and Site Standards, Performance Standards		
I-T	INDUSTRIAL, TECH	To provide areas devoted to research and development activities such as product development, engineering, sales and administration, as well as light manufacturing, and wholesale uses.	See FMC 18.50.030, 18.50.040 Building and Site Standards, Performance Standards		
OS	OPEN SPACE	To permit limited but reasonable use of open lands while protecting the public health, safety and welfare from the dangers of seismic hazards and unstable soils; preserve the topography of the city that shapes it and gives it its identity; allow land to be used for agricultural production in its natural or as near natural state as possible; coordinate with and carry out regional, county, and city open space plans; and where permitted, encourage the clustering of dwelling units in order to preserve and enhance the remainder of open space lands as a limited and valuable resource.	Varies See Table 18.55.110		