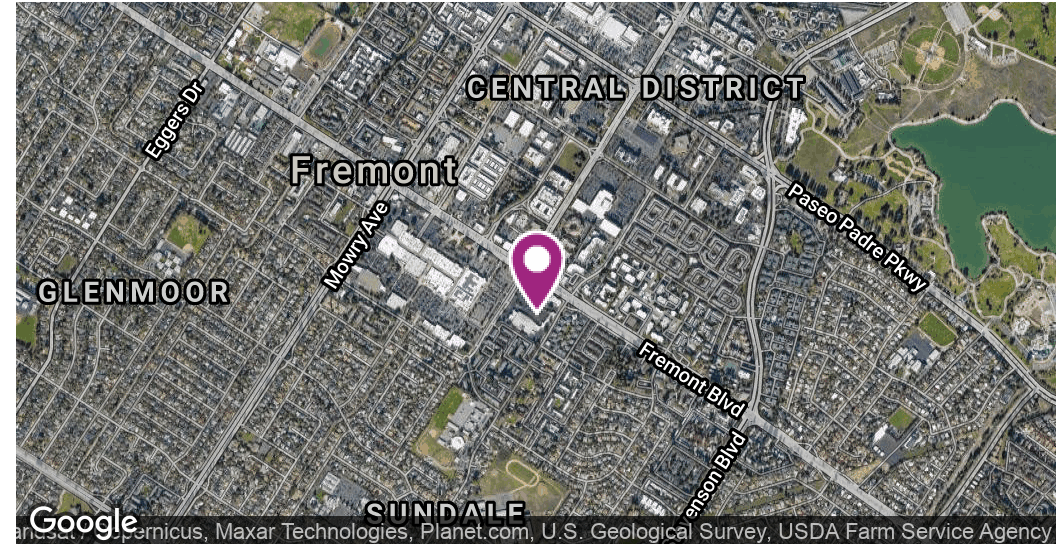


# CROSSROADS SHOPPING CENTER

39405 Fremont Boulevard, Fremont, CA 94538

FOR LEASE



## OFFERING SUMMARY

Lease Rate:	\$2.95 - \$3.25/SF/month (NNN)
Building Size:	36,576 SF
Available SF:	1,200 - 2,016 SF
Lot Size:	12.5 Acres
Year Built:	1984
Zoning:	CC-UN, City Center - Urban Neighborhood
Traffic Count:	47,042

## PROPERTY OVERVIEW

1,200 sf available  
1,485 sf available  
2,016 sf available

## LOCATION OVERVIEW

Crossroads is a neighborhood shopping center anchored by a Food Maxx supermarket and Red Lobster restaurant. The property is comprised of four single-story wood/stucco buildings totaling 36,576 square feet of rentable space situated on approximately 3.17 acres. The center features a dynamic mix of specialty stores and restaurants.

## PROPERTY HIGHLIGHTS

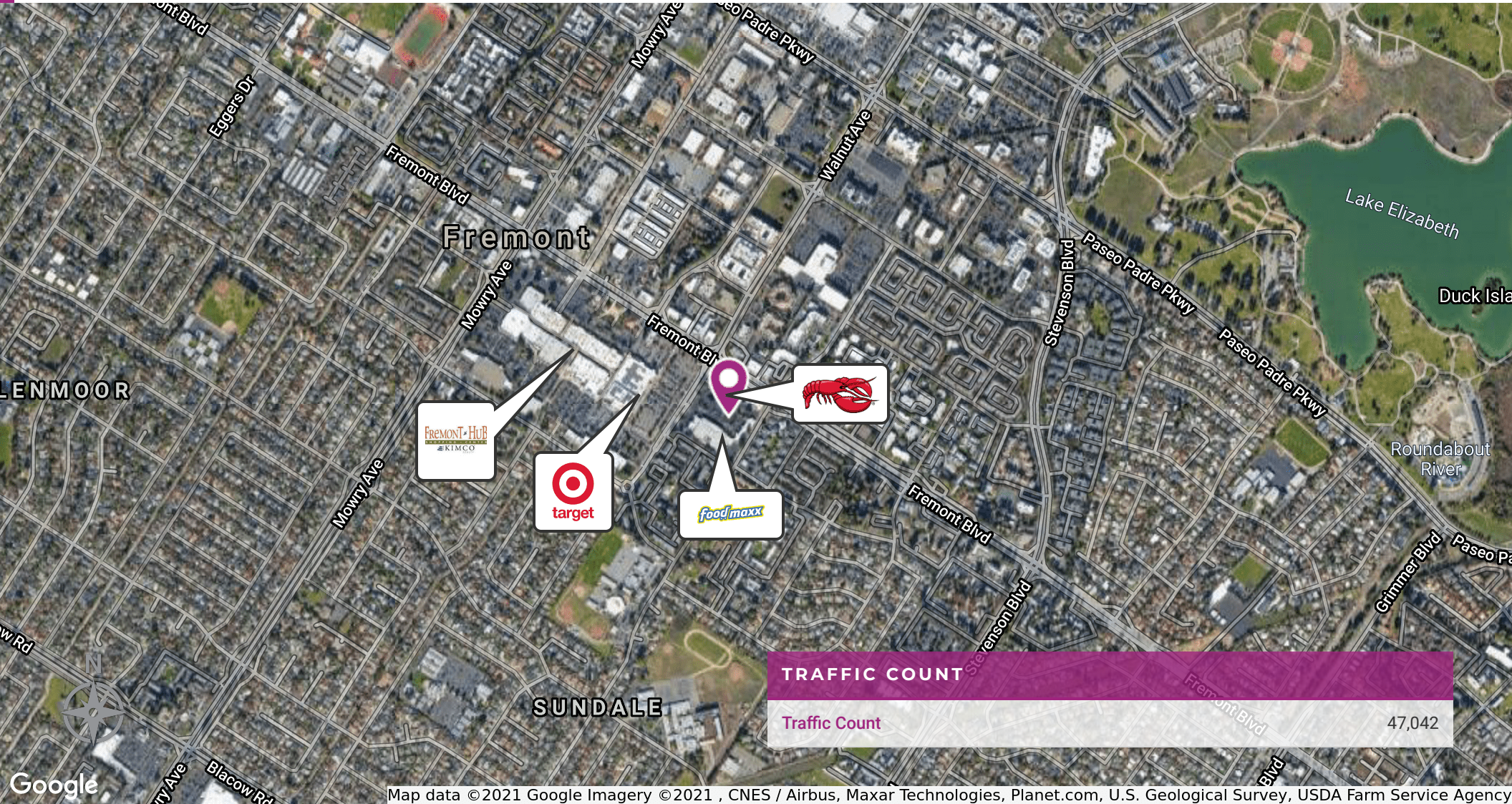
- Dynamic grocery anchored shopping center
- Essential retailers
- High traffic volumes

MAY NOVAK  
650.888-2201  
may@centersdynamic.com

# CROSSROADS SHOPPING CENTER

39405 Fremont Boulevard, Fremont, CA 94538

FOR LEASE



MAY NOVAK  
650.888-2201  
may@centersdynamic.com

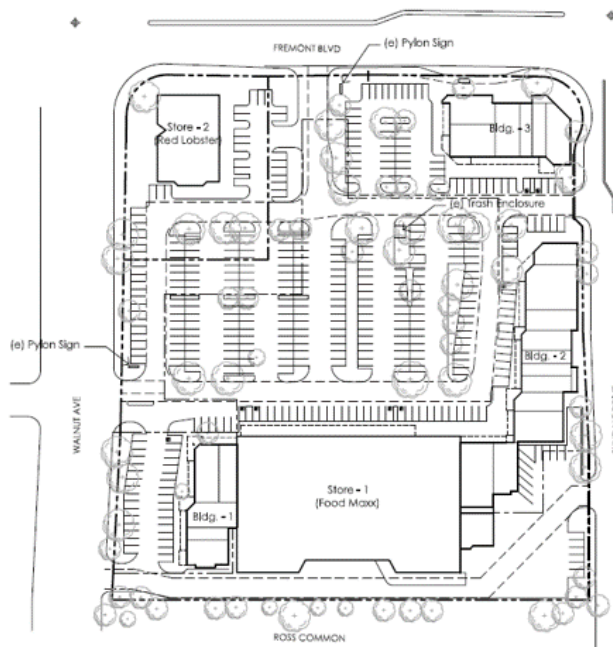
Centers Dynamic Partners, Inc. | 1670 S. Amphlett Blvd, suite 225, San Mateo, CA 94402 | +16502607660 X3 | centersdynamicpartners.com



# CROSSROADS SHOPPING CENTER

39405 Fremont Boulevard, Fremont, CA 94538

FOR LEASE



**EXISTING CONDITIONS (given)**

Site Area 348,480 sf (8.03 Acres)  
 Building Area 89,292 sf

Parking 409 spaces  
 (384 full size; 17 compacts; 8 handicap)

**EXISTING PROGRAM (as shown)**

**Building Area**  
 Store - 1 44,284 sf  
 Store - 2 8,432 sf  
 Bldg. - 1 7,697 sf  
 Bldg. - 2 19,498 sf  
 Bldg. - 3 10,439 sf

**Total 90,350 sf**

Parking 400 spaces  
 (390 regular, 10 handicap)



MAY NOVAK  
 650.888-2201  
 may@centersdynamic.com



# CROSSROADS SHOPPING CENTER

39405 Fremont Boulevard, Fremont, CA 94538

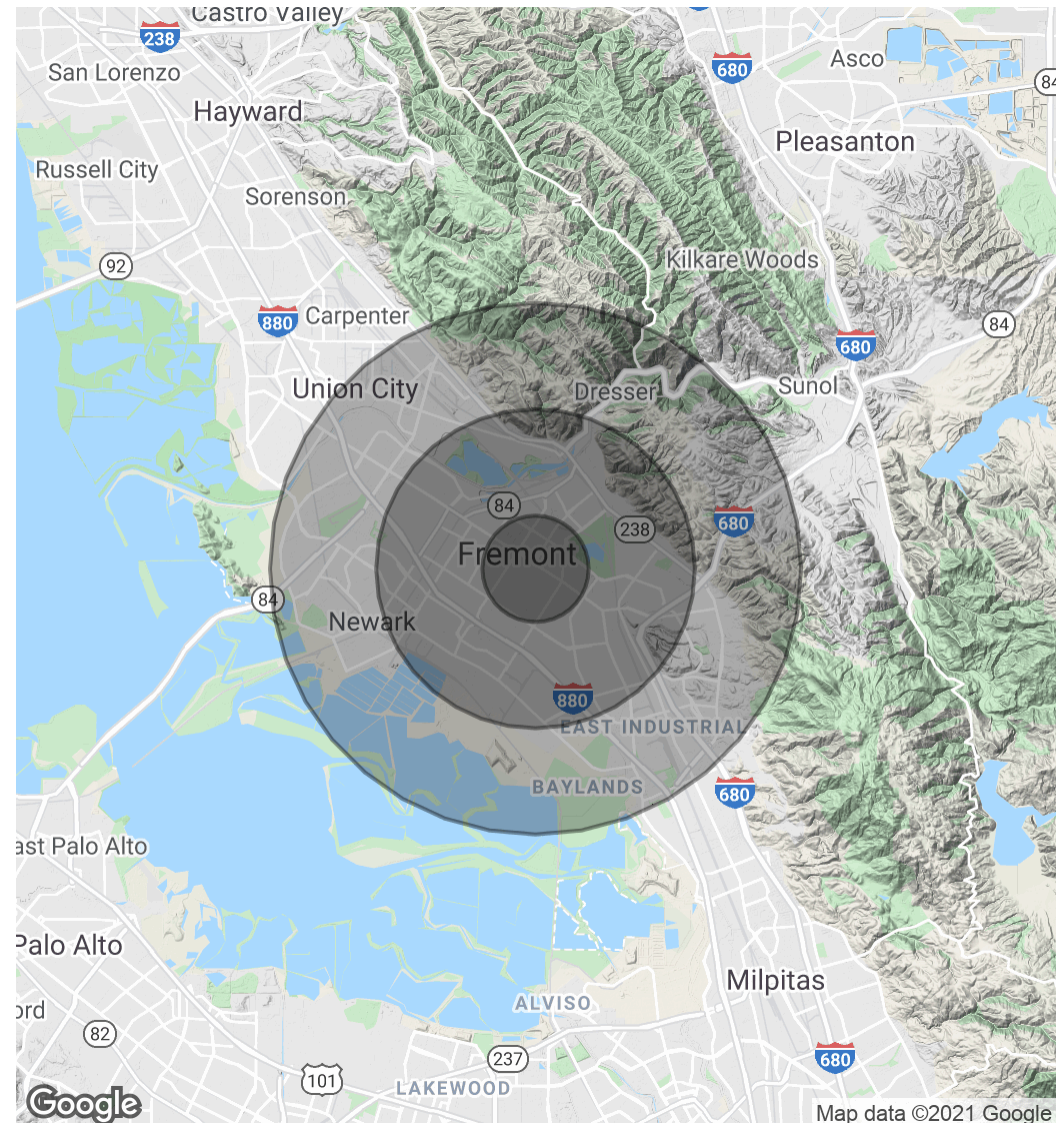
FOR LEASE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	31,414	161,564	292,806
Average age	34.7	36.9	37.1
Average age (Male)	34.2	36.0	36.4
Average age (Female)	35.7	38.1	38.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	11,330	55,337	96,110
# of persons per HH	2.8	2.9	3.0
Average HH income	\$85,427	\$98,811	\$102,958
Average house value	\$541,061	\$583,952	\$621,327

\* Demographic data derived from 2010 US Census



Map data ©2021 Google

MAY NOVAK  
650.888-2201  
may@centersdynamic.com

