



Irvington Palms Plaza

40803-40839 Fremont Blvd.
Fremont, CA 94538



For Additional information, contact Exclusive Agent:

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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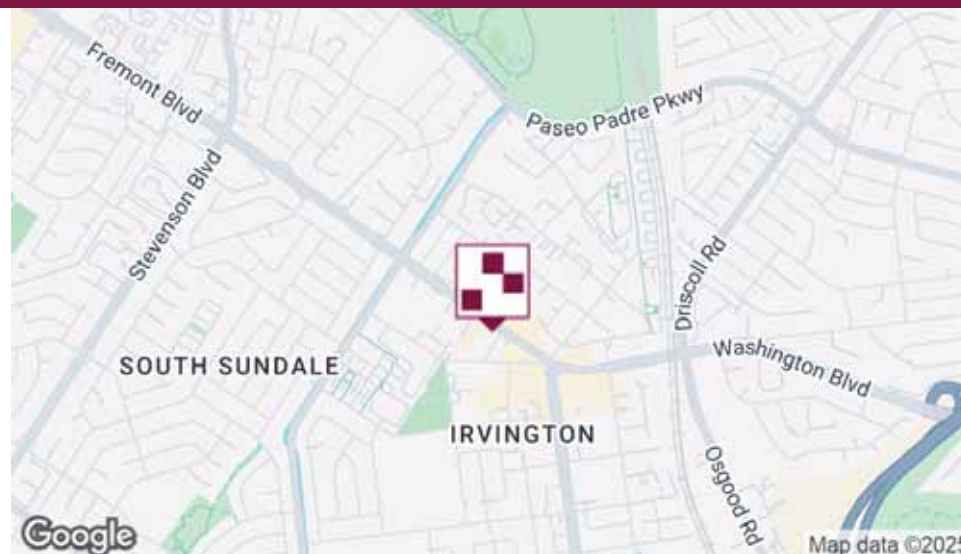
Property Description

Introducing a prime leasing opportunity in the heart of the Irvington District of Fremont. This immaculate property boasts a signalized intersection at Fremont Blvd. and Chapel Way, ensuring maximum visibility and accessibility for potential tenants. The inclusion of monument signage offers prominent brand exposure, while ample parking provides convenient access for customers and employees. Additionally, the property is fire sprinklered, prioritizing safety and compliance. With its strategic location and impressive features, this space presents an ideal canvas for businesses to establish a strong presence in this thriving commercial hub.

Available Now.

Offering Summary

| | |
|-----------------------|---------------------|
| Lease Rate: | Negotiable |
| Estimated NNN Charges | .98 SF/month - 2025 |
| Number Of Units: | 9 |
| Available SF: | 971 - 1,150 SF |
| Lot Size: | 1.948 Acres |
| Building Size: | 23,014 SF |



Property Highlights

- Signalized intersection at Fremont Blvd. and Chapel Way
- Irvington District of Fremont
- Prominent Monument Signage
- Ample On-Site Parking
- Fire Sprinkler System for Safety Compliance

Co-Tenants:

Round Table Pizza, Learn & Play Montessori School, Bhimavaram Restaurant & Banquet, Kumon Math & Reading Center, Construction & More, Chicken G's Restaurant



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Available Spaces

| Suite | Tenant | Size (SF) | Lease Type | Lease Rate | Description |
|-----------------------|-----------|-----------|------------|------------|---|
| ■ 40823 Fremont Blvd. | Available | 1,150 SF | NNN | Negotiable | Full height storefront glass, double glass entrance doors, in-ground grease interceptor, outdoor dining area, upgraded ceramic tile throughout, washable ceiling tiles, Marlite walls, 100% drop t-bar ceiling 10' AFF (Above Finish Floor), 2' x 4' recessed fluorescent lights, plumbing stub outs & electrical for electric hot water heater, 1 ADA restroom, 1 small private office, 1 small storage room, separate HVAC, separate electrical panel (150 Amp; 3 PH; 4 W; 120/208V). Available Now. |
| ■ 40811 Fremont Blvd. | Available | 971 SF | NNN | Negotiable | Currently Pink Theory Salon & Spa. Full height storefront glass, 2 glass entrance doors, 100% drop t-bar ceiling 10' AFF (Above Finish Floor), 2' x 4' recessed fluorescent lights, 1 ADA restroom, separate HVAC, separate electrical panel (150 Amp; 3 PH; 4 W; 120/208V). Available January 5, 2026. Please DO NOT disturb the occupant or its employees. |



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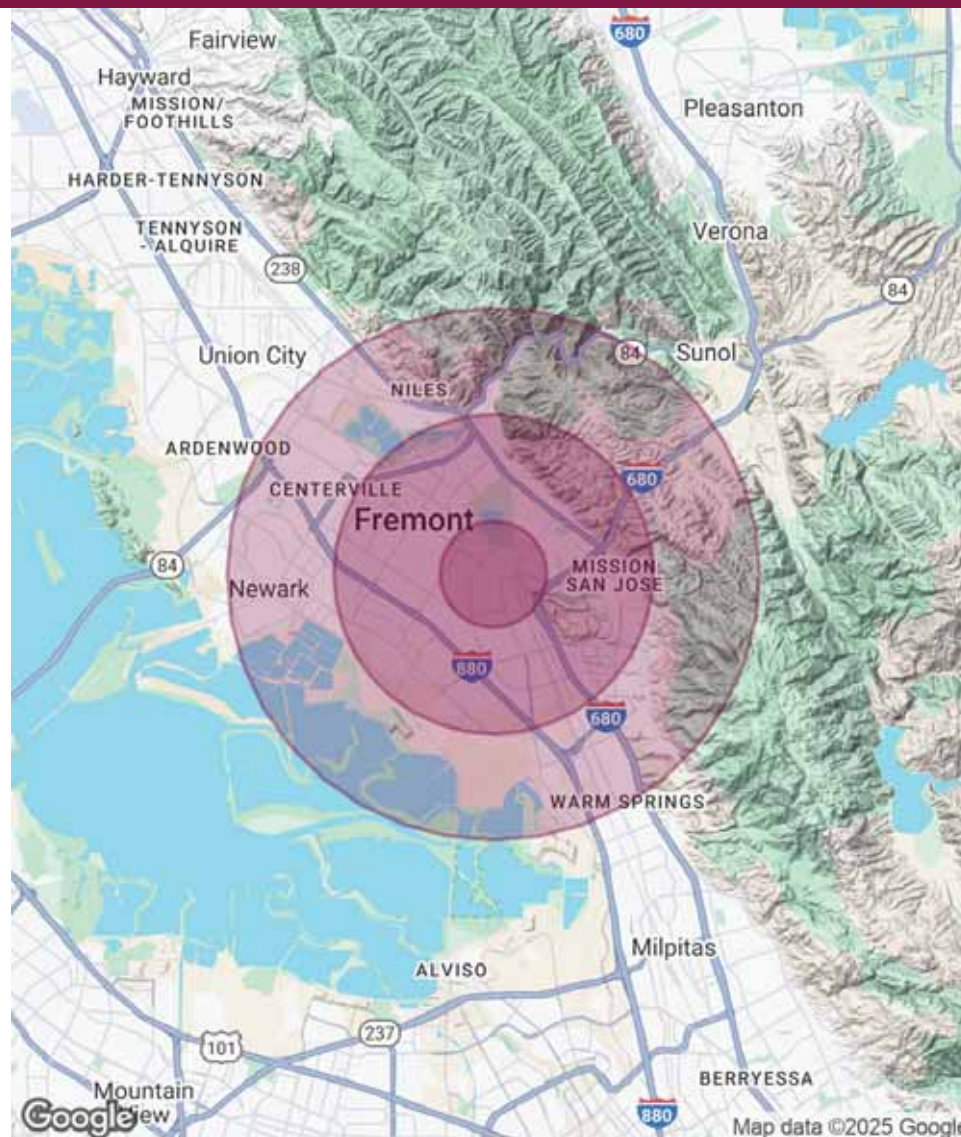
| Population | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population | 29,202 | 144,302 | 245,360 |
| Average Age | 39 | 39 | 39 |
| Average Age (Male) | 38 | 38 | 39 |
| Average Age (Female) | 39 | 40 | 40 |

| Households & Income | 1 Mile | 3 Miles | 5 Miles |
|---------------------|-------------|-------------|-------------|
| Total Households | 9,281 | 46,944 | 79,514 |
| # of Persons per HH | 3.1 | 3.1 | 3.1 |
| Average HH Income | \$201,430 | \$217,566 | \$218,092 |
| Average House Value | \$1,294,930 | \$1,321,134 | \$1,307,880 |

* Demographic data derived from 2020 ACS - US Census

Traffic Counts - 24 Hour ADT 2018

| | |
|-----------------------------------|---------|
| Fremont Blvd. at Grimmer Blvd. | 18,800 |
| Grimmer Blvd. at Irvington Avenue | 20,455 |
| Fremont Blvd. at Roberts Avenue | 27,143 |
| Fremont Blvd. at Chapel Way | 33,388 |
| Interstate 680 | 159,000 |



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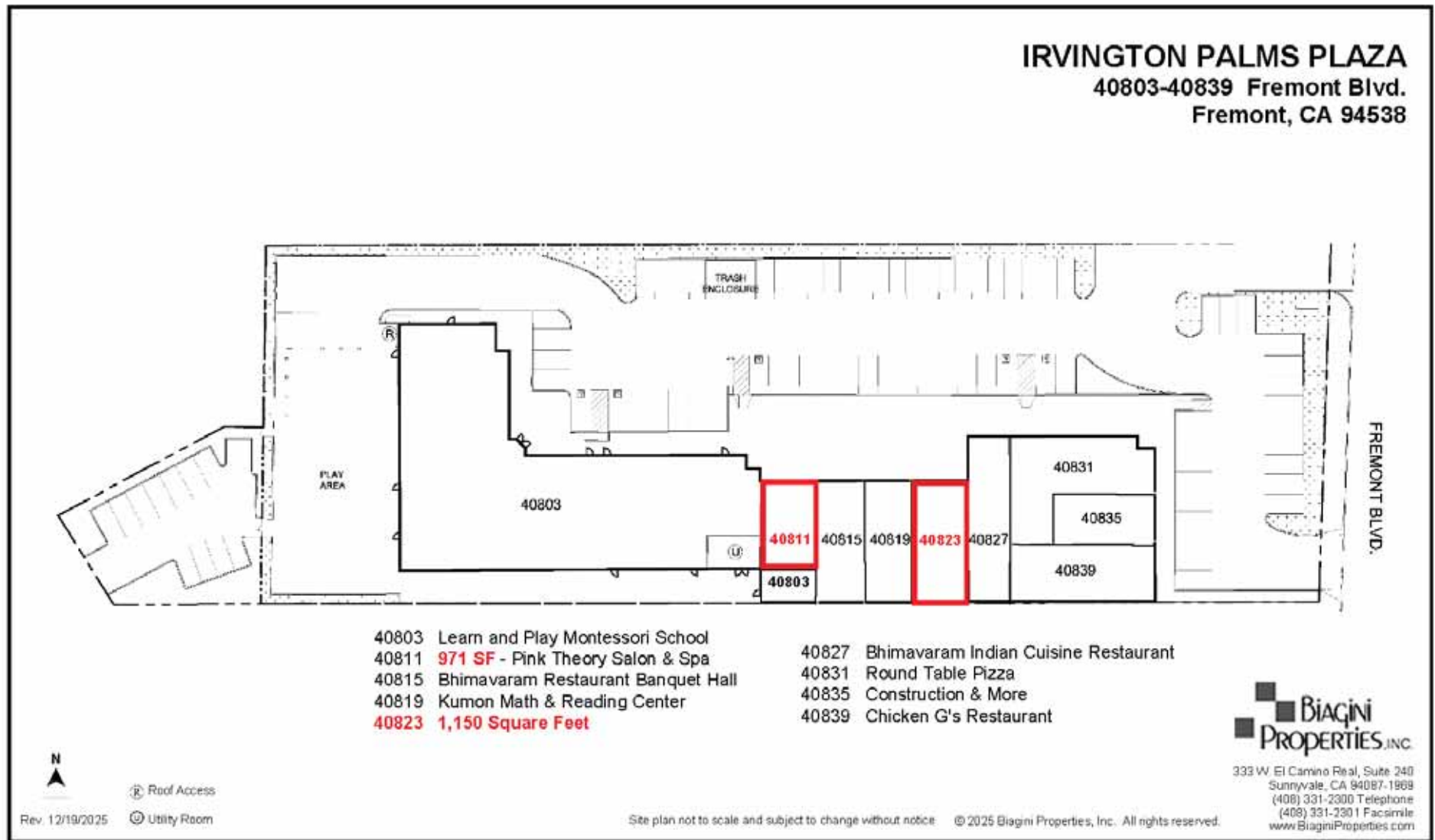
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