

# 38350 FREMONT BLVD

FREMONT, CA

±690 SF FOR OWNER-USER  
AVAILABLE

OFFERING MEMORANDUM

## MEDICAL / OFFICE BUILDING FOR SALE



**NEWMARK**

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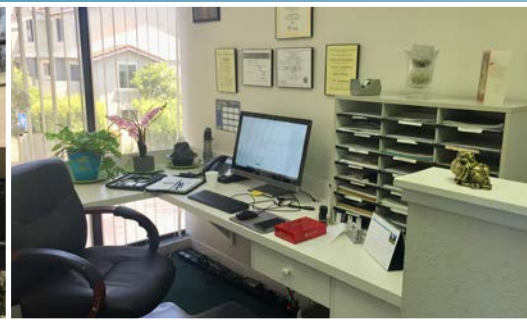
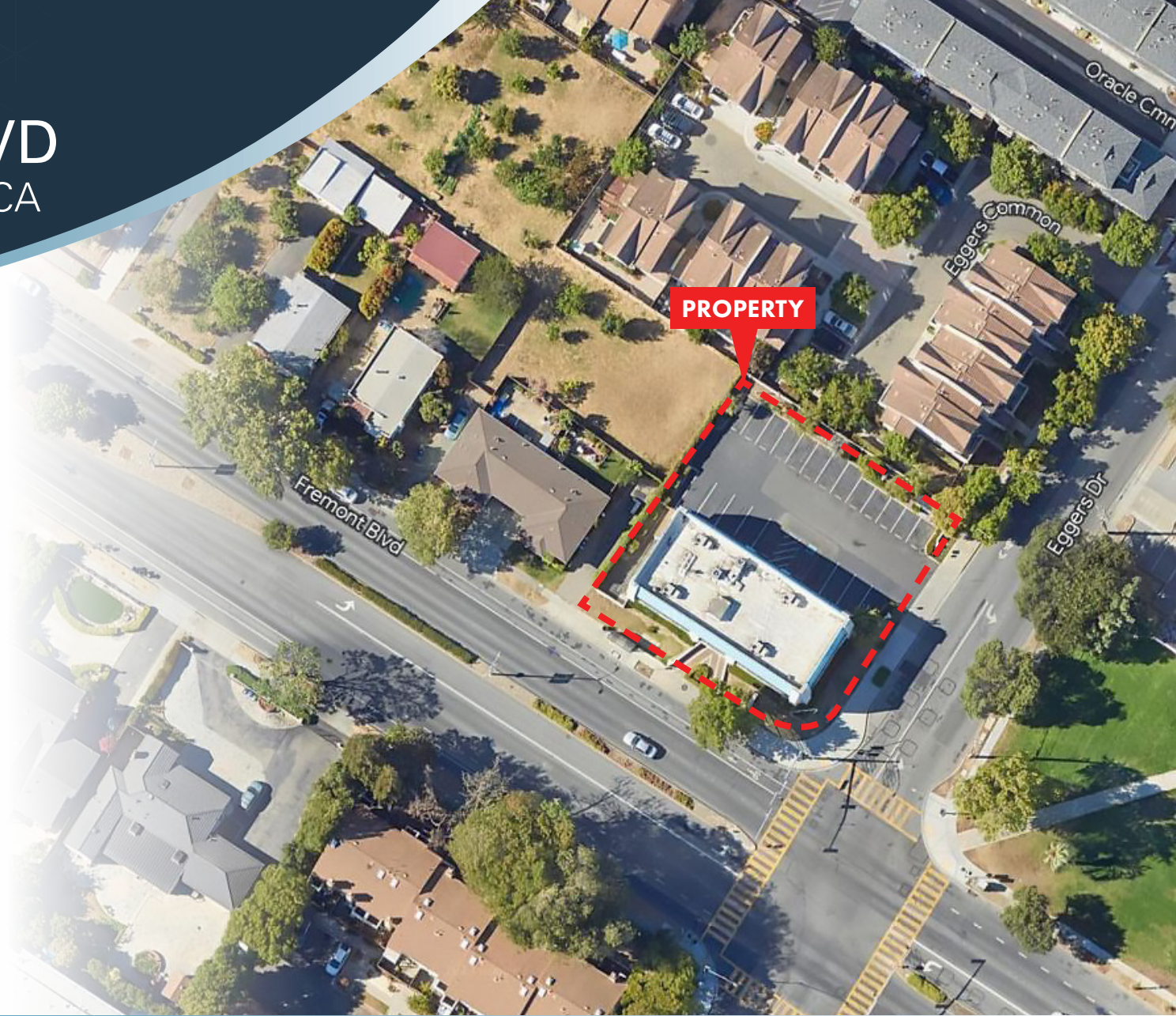
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## FEATURES

- Building Size:  $\pm 7,047$
- Parcel Size:  $\pm 15,246$
- Parcel Number: 501-1635-7-4
- Zoning: C-O (Commercial Office)
- Year Built: 1990
- Construction Type : Wood Frame
- Sprinklered: Yes
- Floors: Two-Elevator Served
- Frontage:  $\pm 130$  SF
- Roof:  $\pm 12$  Years Old
- Security System: Yes
- Off Street Parking Stalls: 22

## AVAILABLE

- $\pm 690$  SF Second Floor Suite
- Large Reception Area
- Two Private Offices



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## INVESTMENT HIGHLIGHTS

- High Visibility - 130' Frontage
- Prominent Corner Location
- Off Street Parking
- Excellent Far Owner-User or Investor
- Long Standing Mix of Tenants
- Amenity Rich Location
- Easy Accessibility
- Bus Stop In Front of Building
- Across From Washington High School
- Buyer to Cooperate with Seller in 1031 Exchange
- Price: \$3,250,000

## FINANCIAL SUMMARY:

Rental Income	\$191,154
2022 Expenses	\$71,804
Net Income	\$119,356
Cap Rate	3.67%

## INCOME:

SUITE	TENANT	SQ. FT.	ANNUAL RENT	RENT INCREASES - YR/MO	EXPIRATION
101 - 102	Starbrite Dental	±1,650	\$49,771	24 - Aug, 25 -Aug, 26- Aug	27-Aug
103	Starbrite Dental	±1,550	\$57,347	24 - Aug, 25 -Aug, 26- Aug	27-Aug
200	Healing Needles	±770	\$25,200	6/23/2023	26-Dec
202	Vacant	±690	—	—	—
202A	Innovative Antique & Art	±121	\$4,200	—	Mo - Mo
202B	Farmers Insurance	±212	\$9,600*	7/23/2023	25-May
202 C-D	Robert & Lily International	±518	\$17,400	7/23/2023	25-Dec
202E	Maya Chandani	±140	\$4,200	3/24/2023	24-Mar
203	My Tax Filer	±770	\$23,436**	24 - Aug, 25 -Aug	26-June
—	Common Area - Storage	±653	—	—	—
<b>TOTAL</b>	—	<b>±7,074</b>	<b>\$191,154</b>	—	—

## EXPENSES:

\* \$39.75/mo - Janitorial

\*\* \$50/mo - PG&E

# AMENITIES MAP

## EATERIES

- |                               |                                    |
|-------------------------------|------------------------------------|
| 1 Jack in the Box             | 17 Biryani Junction                |
| 2 Carl's Jr.                  | 18 Casa de Meza                    |
| 3 A Sack of Potatoes          | 19 I Shanghai Delight              |
| 4 A&W Restaurant              | 20 Starbucks                       |
| 5 Pizza Guys                  | 21 K-Town BBQ                      |
| 6 Dino's Family Restaurant    | 22 Isla Restaurant                 |
| 7 El Patio Original           | 23 Chuck E. Cheese                 |
| 8 Illegal Burgers             | 24 Olive Garden Italian Restaurant |
| 9 Fortune Cookie Chinese Food | 25 Applebee's Grill + Bar          |
| 10 Pho Lan Noodles House      | 26 Chick-fil-A                     |
| 11 King Noodle                | 27 BJ's Restaurant & Brewhouse     |
| 12 Red Lobster                | 28 Lazy Dog Restaurant & Bar       |
| 13 Bongo's                    | 29 Long Men Bay Hotpot             |
| 14 Taqueria Zapata            | 30 Cloudland Rice Noodle           |
| 15 Panda Express              | 31 McDonald's                      |
| 16 Jack in the Box            | 32 Mi Lindo Sinaloa                |

## SHOPPING

- |                   |                                 |
|-------------------|---------------------------------|
| 1 Sunset Village  | 8 Fremont Hub                   |
| 2 Thornton Place  | 9 Mowry Landing Shopping Center |
| 3 Gateway Plaza   | 10 Sundale Shopping Center      |
| 4 Walnut Plaza    | 11 Mowry East Shopping Center   |
| 5 Fremont Plaza   | 12 NewPark                      |
| 6 The Crossroads  |                                 |
| 7 Fremont Commons |                                 |

## ATTRACTIONS

- |                                     |                                   |
|-------------------------------------|-----------------------------------|
| 1 Shinn Historical Park & Arboretum | 3 Always Dream PlayPark           |
| 2 Afghan Capital of America         | 4 Central Park                    |
|                                     | 5 Sabercat Play Area Central Park |

## FITNESS

- |                                      |                                |
|--------------------------------------|--------------------------------|
| 1 Orangetheory Fitness               | 8 9Round Fitness               |
| 2 1Body Training Studio              | 9 Own It Fitness               |
| 3 Elite Performance Gym              | 10 City Sports Club            |
| 4 One On One Fitness                 | 11 Planet Fitness              |
| 5 The Bar Method Fremont             | 12 Body Evolution              |
| 6 StretchLab                         | 13 Tri City Sports Performance |
| 7 FBC Fitness 10N1 Personal Training | 14 CrossFit of Fremont         |

