



PRIME RETAIL, MEDICAL, AND OFFICE SPACE FOR LEASE

43801 Mission Blvd | Fremont, CA 94539

AICRE
—PARTNERS


THE ASIA GROUP
american strategic investment advisers

Yuan Chang | Vice President
DRE#: 01352021 | (408) 417-0099
YChang@AiCREPartners.com

Ronald Lin | Director
DRE#: 01959413 | (909) 859-9780
RLin@AiCREPartners.com

Michael H. Young | Advisor
DRE#: 02003601 | (415) 866-6470
MYoung@AiCREPartners.com

www.AiCREPartners.com

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Executive Summary

Discover prime commercial real estate at Mohawk Plaza, located at 43801 Mission Blvd. in Fremont, CA. This exceptional property is ideally situated in the desirable Mission San Jose area, boasting an excellent location within a strong, high-income demographic. Enjoy outstanding freeway access and the convenience of being within walking distance to numerous shops and service amenities, making it an attractive hub for both clients and employees.



This versatile space is ready for immediate move-in, offering flexible options for retail, medical, or office use. The building provides building signage to maximize your business's visibility. Tenants will benefit from an elevator-served building and a large, inviting courtyard, enhancing the professional and welcoming atmosphere. With a generous parking ratio of $\pm 4.2/1,000$ and a total of 50 parking spaces, accessibility is never an issue. Mohawk Plaza is zoned for General Commercial (CG), accommodating a wide range of business needs.



The property offers various suite sizes, with ground floor suites ranging from ± 710 SF to $\pm 5,252$ SF and second-floor suites from $\pm 1,019$ SF to $\pm 6,357$ SF. This adaptability, combined with its strategic location and ample parking, ensures a high traffic count and excellent exposure for your business.

For showing requests and further information, please reach out to Michael Young or Yuan Chang at (650) 480-6028.

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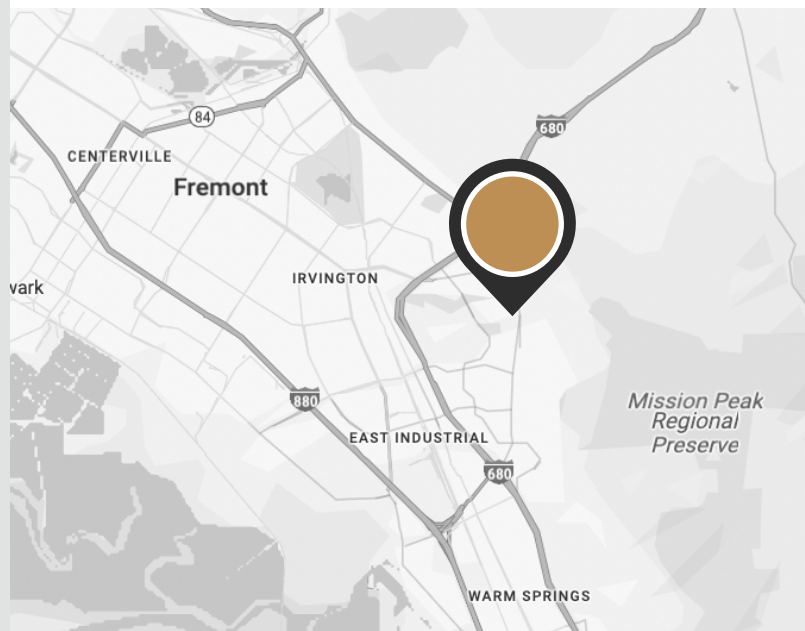
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Executive Summary



Property Highlights

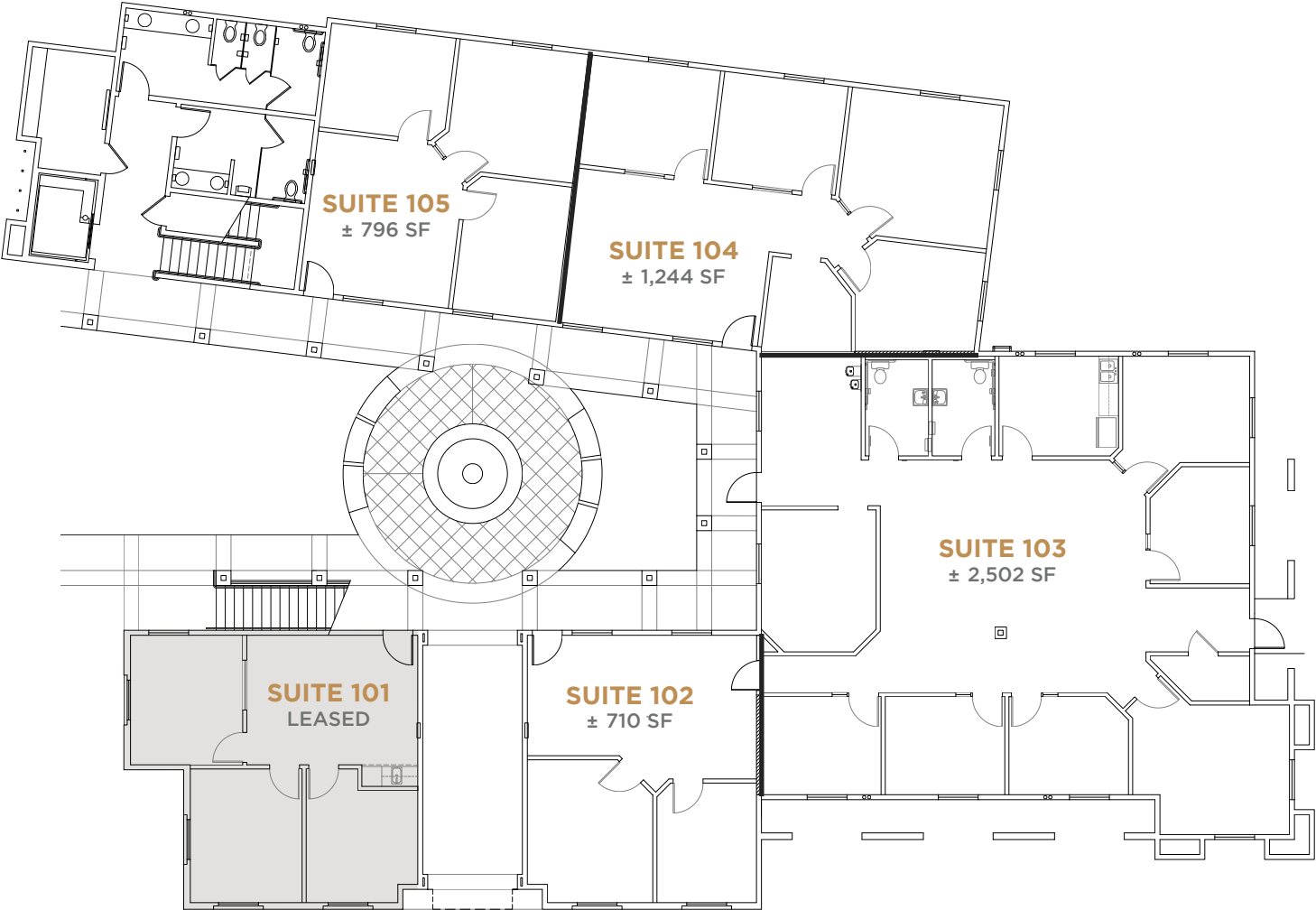
- ✓ Retail, Medical, Office use
- ✓ Ready for move-in
- ✓ Elevator Served
- ✓ Large Courtyard
- ✓ $\pm 4.2/1,000$ Parking Ratio
- ✓ 50 parking spaces
- ✓ Zoned for General Commercial (CG)
- ✓ Located in desirable, strong high-income demographic Mission San Jose area
- ✓ Outstanding Freeway Access
- ✓ Walking Distance to Shops and Service Amenities



Ground Floor Suites

AVAILABLE SUITES

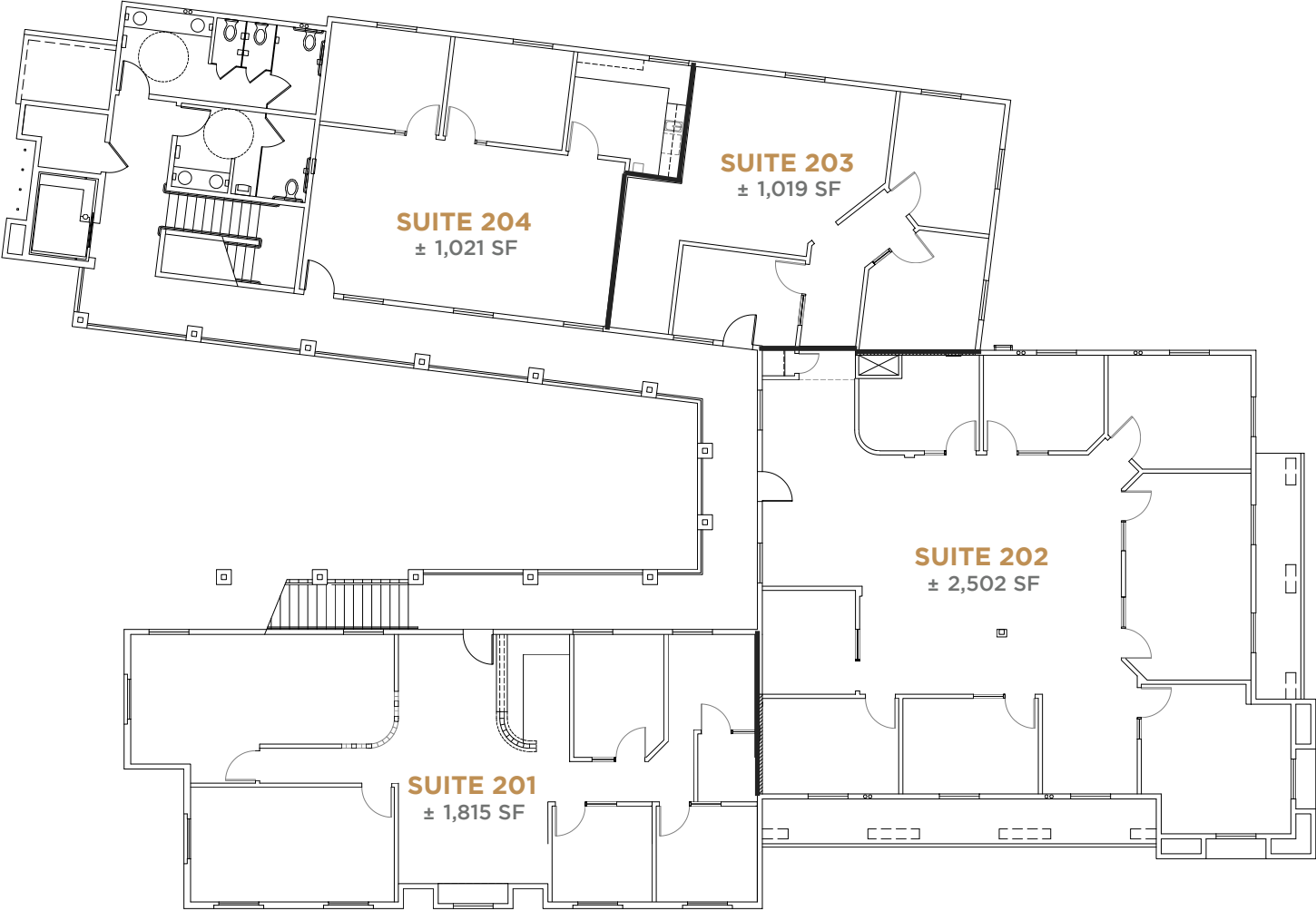
102	± 710 SF
103	± 2,502 SF
104	± 1,244 SF
105	± 796 SF
TOTAL	± 5,252 SF



Second Floor Suites

AVAILABLE SUITES

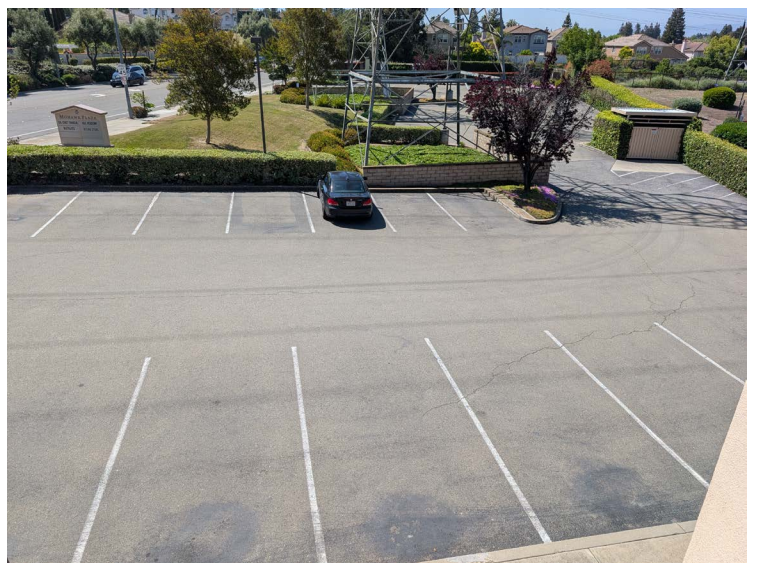
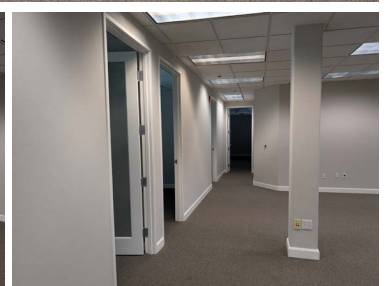
201	± 1,815 SF
202	± 2,502 SF
203	± 1,019 SF
204	± 1,021 SF
TOTAL	± 6,357 SF



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Property Photos



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Aerial Maps



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Aerial Maps



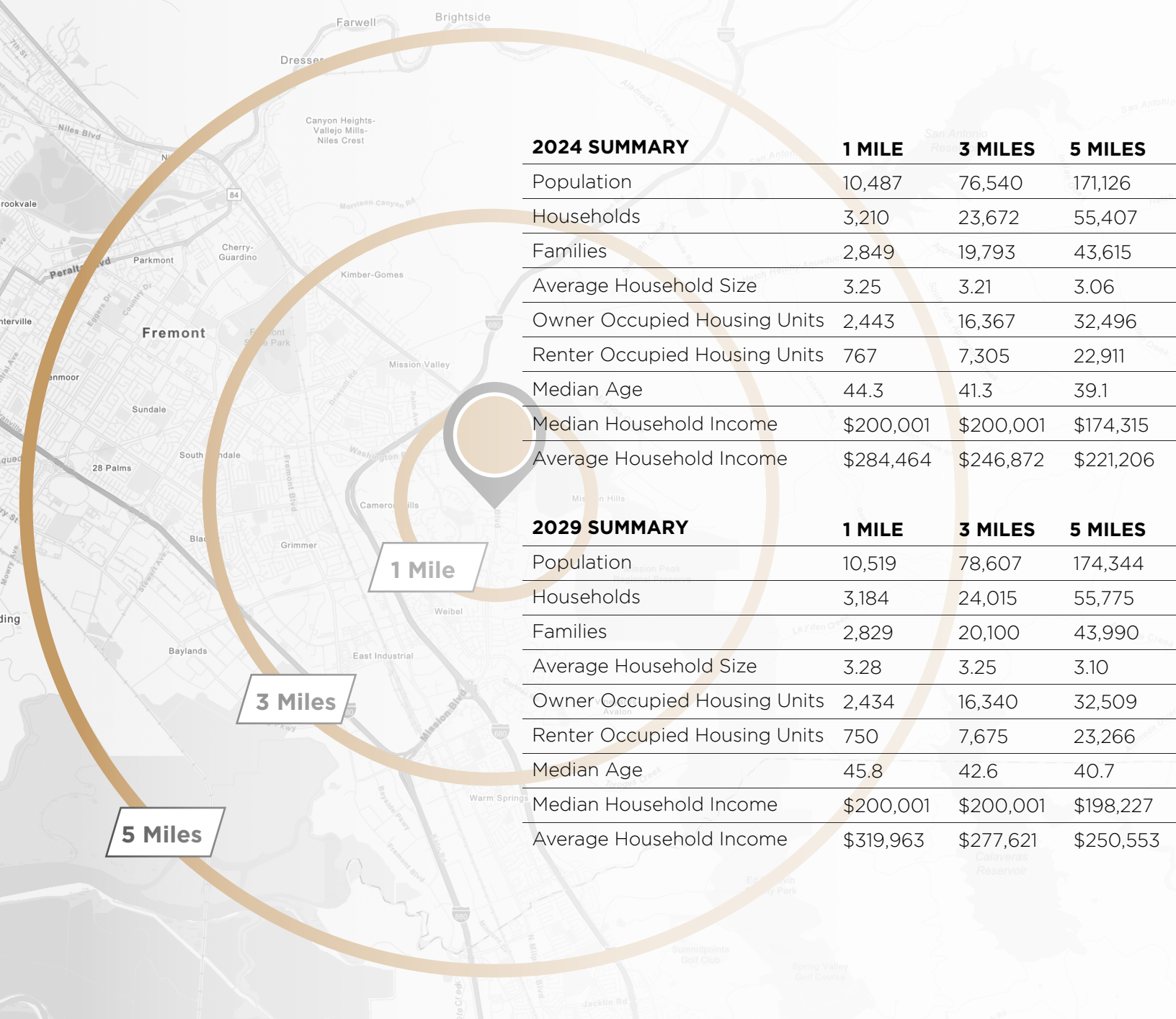
Location Overview



Located in the southeastern region of the San Francisco Bay Area, Fremont, California offers outstanding regional connectivity and economic vitality. The city is strategically positioned along Interstates 880 and 680, with direct access to the Dumbarton Bridge and major transit systems including BART and Amtrak, making it an ideal location for commuting throughout the Bay Area. Fremont is also within close proximity to major employment hubs such as Silicon Valley, San Jose, and Oakland, making it a desirable base for residents and businesses alike.

Fremont boasts a highly educated and affluent population, with one of the highest median household incomes in California. The city is home to a wide range of industries including clean technology, life sciences, and advanced manufacturing, supported by major employers such as Tesla, Lam Research, and Seagate. In addition to its economic strengths, Fremont offers high-quality public schools, expansive parks, and a strong commitment to sustainability, making it a well-rounded, future-forward community and a prime location for long-term investment.

Demographics



2024 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	10,487	76,540	171,126
Households	3,210	23,672	55,407
Families	2,849	19,793	43,615
Average Household Size	3.25	3.21	3.06
Owner Occupied Housing Units	2,443	16,367	32,496
Renter Occupied Housing Units	767	7,305	22,911
Median Age	44.3	41.3	39.1
Median Household Income	\$200,001	\$200,001	\$174,315
Average Household Income	\$284,464	\$246,872	\$221,206

2029 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	10,519	78,607	174,344
Households	3,184	24,015	55,775
Families	2,829	20,100	43,990
Average Household Size	3.28	3.25	3.10
Owner Occupied Housing Units	2,434	16,340	32,509
Renter Occupied Housing Units	750	7,675	23,266
Median Age	45.8	42.6	40.7
Median Household Income	\$200,001	\$200,001	\$198,227
Average Household Income	\$319,963	\$277,621	\$250,553



CONTACT

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