RETAIL SPACE FOR LEASE

+/-1,172 SF of retail space available March 1, 2024

Walmart-anchored neighborhood shopping center

Co-tenants include Dollar Tree, Panda Express, Wells Fargo, AT&T, Great Clips Chipotle, Togo's, CEFCU, and Club Pilates

Daytime population of 73,623 within a three-mile radius

More than 3,200 residential units approved or currently under construction in the trade area

Easy access from Interstate 680; less than three-quarters of a mile to Warm Springs BART station

Demographics	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population	9,758	94,046	194,096
Daytime Population	4,868	73,623	185,697
Median Income	$163,585	$144,843	$137,224

EXCLUSIVE LEASING AGENT

Joshua Johnson
Cell (650) 208-5282
joshua.johnson@marcusmillichap.com
License: CA 01930127

Marcus & Millichap

44047 Osgood Road, Suite 210

+/- 1,172 Square Feet

Former coffee shop

N

FINISH FLOOR PLAN
SCALE: 1/4" = 1'-0"

SUITE 210

WORK AREA

SEATING AREA

(E) RESTROOM

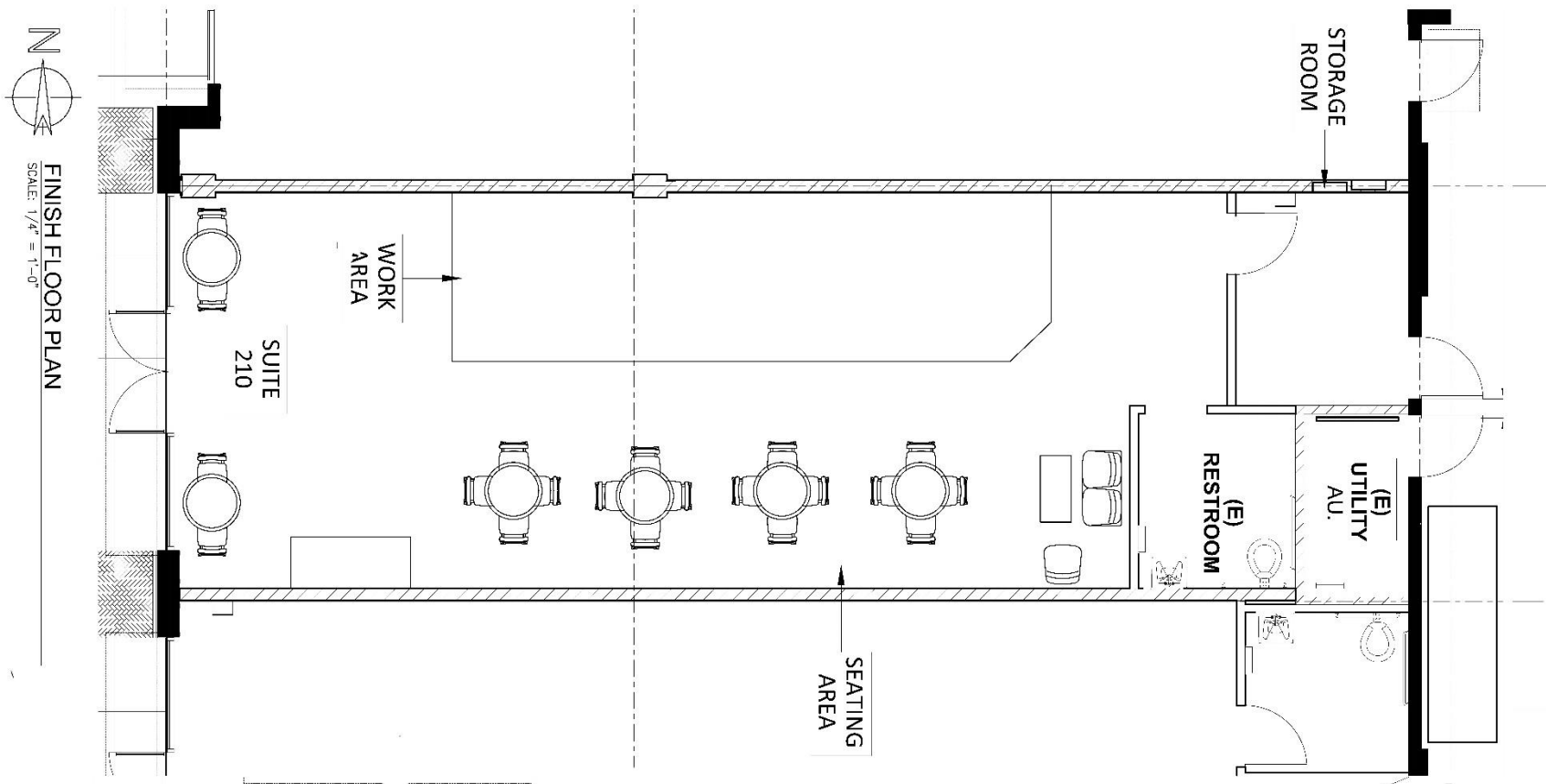(E) UTILITY AU.

STORAGE ROOM

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Marcus & Millichap

SKYWAY RETAIL

44047 Osgood Road
Fremont, CA 94539

THE HOME DEPOT · STARBUCKS COFFEE · Quiznos Sub MMMM...TOASTY!

STRAW HAT PIZZA Genuine California Pizza · REI www.rei.com

Jack in the box

76 · S (Subway)

AUTO MALL PARKWAY

OSGOOD ROAD

INTERSTATE CALIFORNIA 680

Walmart · DOLLAR TREE · PANDA EXPRESS GOURMET CHINESE FOOD · CLUB PILATES

at&t · WELLS FARGO · CHIPOTLE MEXICAN GRILL · TOGO'S SINCE 1971 TRUE TO THE SANDWICH · Great Clips · CEFCU

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Walmart

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SKYWAY RETAIL

Walmart · DOLLAR TREE · PANDA EXPRESS · CLUB PILATES

at&t · WELLS FARGO · CHIPOTLE MEXICAN GRILL · TOGO'S · Great Clips · CEFCU

Toll Brothers 77 Units

Toll Brothers 1,000 Units

Valley Oak Partners 184 Units

Lennar 2,028 Units

BART ba

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POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Population	9,971	94,001	201,507
2022 Estimate			
Total Population	9,758	91,046	194,096
2010 Census			
Total Population	9,265	83,909	177,003
2000 Census			
Total Population	9,384	78,824	168,552
Daytime Population			
2022 Estimate	4,868	73,623	185,697

HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Households	2,985	30,246	66,639
2022 Estimate			
Total Households	2,917	29,271	64,250
Average (Mean) Household Size	3.3	3.1	3.0
2010 Census			
Total Households	2,737	26,772	58,271
2000 Census			
Total Households	2,746	25,257	56,237
Occupied Units			
2027 Projection	3,005	30,717	67,914
2022 Estimate	2,936	29,708	65,452

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2022 Estimate			
$150,000 or More	55.2%	48.1%	45.2%
$100,000-$149,999	21.9%	22.5%	23.1%
$75,000-$99,999	7.2%	8.6%	9.3%
$50,000-$74,999	7.0%	8.3%	8.9%
$35,000-$49,999	2.5%	3.6%	3.8%
Under $35,000	6.2%	8.9%	9.7%
Average Household Income	$214,872	$194,942	$185,469
Median Household Income	$163,585	$144,843	$137,224
Per Capita Income	$64,280	$62,820	$61,587

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	$185,025	$178,081	$176,063
Consumer Expenditure Top 10 Categories			
Housing	$34,648	$33,526	$33,222
Transportation	$12,325	$12,898	$13,160
Personal Insurance and Pensions	$11,996	$11,315	$11,096
Food	$11,849	$11,182	$10,945
Healthcare	$7,086	$6,371	$6,117
Cash Contributions	$4,137	$3,401	$3,228
Entertainment	$3,529	$3,897	$4,069
Gifts	$2,613	$2,371	$2,281
Apparel	$1,744	$1,656	$1,597
Education	$1,259	$1,252	$1,197

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2022 Estimate Total Population	9,758	91,046	194,096
Under 20	23.9%	23.7%	23.3%
20 to 34 Years	15.2%	17.9%	19.6%
35 to 39 Years	5.9%	7.5%	8.5%
40 to 49 Years	14.6%	15.3%	14.9%
50 to 64 Years	23.9%	21.1%	19.4%
Age 65+	16.4%	14.5%	14.3%
Median Age	43.7	40.6	39.1
Population 25+ by Education Level			
2022 Estimate Population Age 25+	6,979	65,369	140,433
Elementary (0-8)	2.8%	3.3%	3.5%
Some High School (9-11)	3.8%	3.5%	3.7%
High School Graduate (12)	19.5%	18.1%	18.2%
Some College (13-15)	12.7%	13.8%	13.8%
Associate Degree Only	5.3%	5.3%	5.7%
Bachelor's Degree Only	27.1%	28.3%	29.8%
Graduate Degree	28.9%	27.7%	25.3%

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