
Freestanding Building | Former Bank For Lease



Gateway Plaza

38980-38990 Paseo Padre Parkway
Fremont, CA 94538



For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

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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

Prime location at major commercial intersection. Across from City of Fremont City Hall. Key gateway intersection surrounded by high density apartments, major retail centers, Fremont Bart Station, mid-rise office buildings plus 2 major hospitals.

Location Description

Northeast corner of Paseo Padre Parkway at Capitol Avenue in the prime retail area in the downtown core of Fremont.



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Offering Summary

Lease Rate:	Negotiable
Estimated NNN Charges	\$1.21 SF/month - 2025
Number Of Units:	3
Available SF:	3,085 SF
Lot Size:	0.528 Acres
Building Size:	6,085 SF

Property Highlights

- Grocery Anchored Center
- Freestanding Building
- Former Bank Branch
- Expensive Cabinetry & Interior Improvements
- Parking: Ample Cross Access & Parking on Adjacent Parcel
- Signage on 2 Sides of Premises

Major Tenants in The Area:

Whole Foods, Raley's, 24 Hour Fitness, Washington Hospital, Sterling Bank & Trust, Walgreens, Peet's Coffee, Panera, Chipotle, Philz Coffee, Rita's Italian Ice & Frozen Custard, Pieology Pizzeria



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Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,085 SF	Lease Rate:	Negotiable

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
■ 38980 Paseo Padre Parkway	Available	3,085 SF	NNN	Negotiable	(± 56' W x 54' D). Freestanding building with large outdoor courtyard. Glass double entrance doors, lots of glass on 3 sides, large open area, reception area, conference room with picture window, 3 offices, 2 ADA restrooms, breakroom, storage room, separate HVAC, separate electrical. Expensive custom cabinetry and interior improvements including solid core doors, private offices with glass, upgraded ceiling, separate mop sink area and telecom/server room. Availability Date: Contact Mark Biagini. Building is vacant. Base Rent: Contact Mark Biagini.



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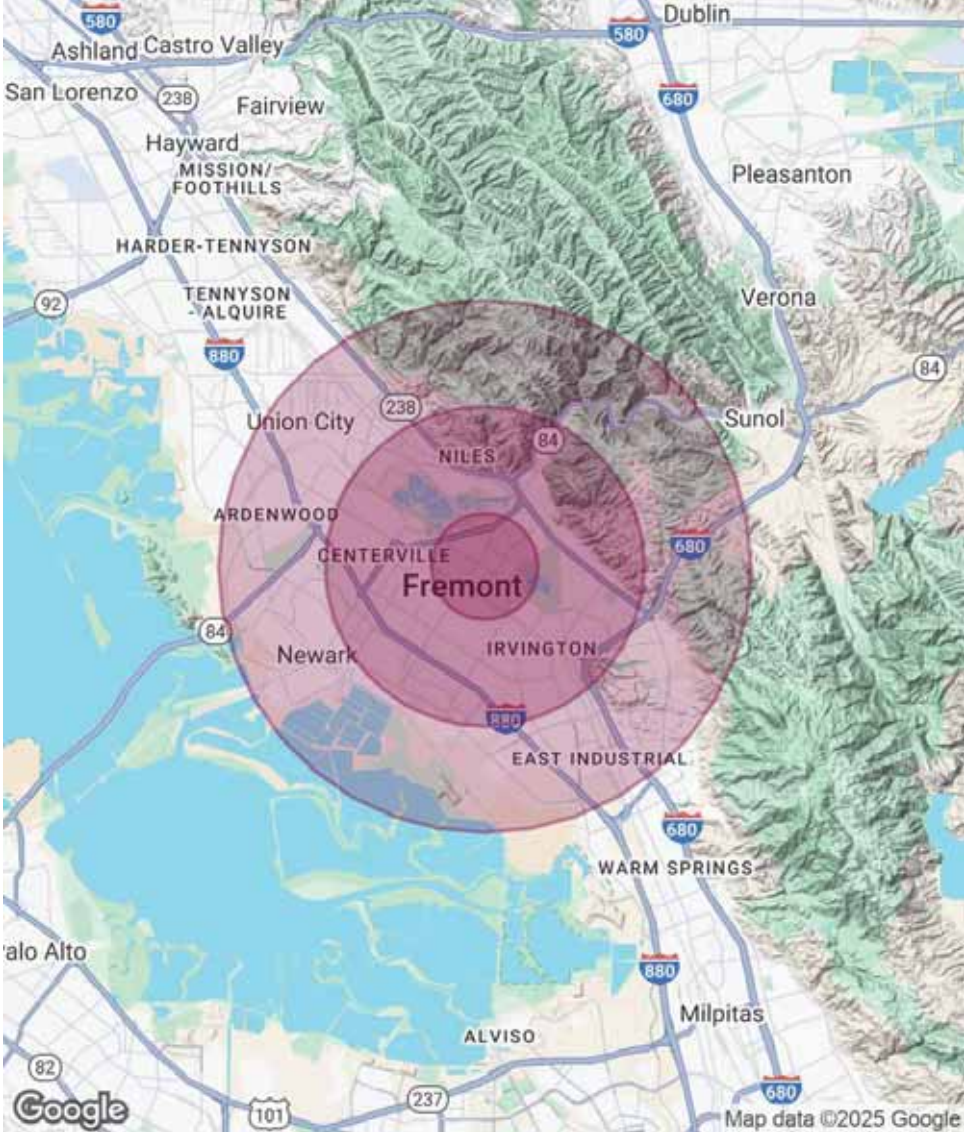
Population	1 Mile	3 Miles	5 Miles
Total Population	35,086	175,532	302,636
Average Age	35.2	38.8	39.1
Average Age (Male)	35.3	38.2	38.4
Average Age (Female)	35.5	39.3	39.6

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	13,362	59,855	99,021
# of Persons per HH	2.6	2.9	3.1
Average HH Income	\$135,269	\$148,722	\$152,737
Average House Value	\$709,135	\$892,892	\$909,953

2020 American Community Survey (ACS)

Traffic Counts ADT 2018

Paseo Padre Pkwy at Kearney Street SE	28,400
Paseo Padre Pkwy at Arden Common	28,523
Paseo Padre Pkwy at Capitol Avenue	30,695
Mowry Avenue at Parkside Drive	36,050



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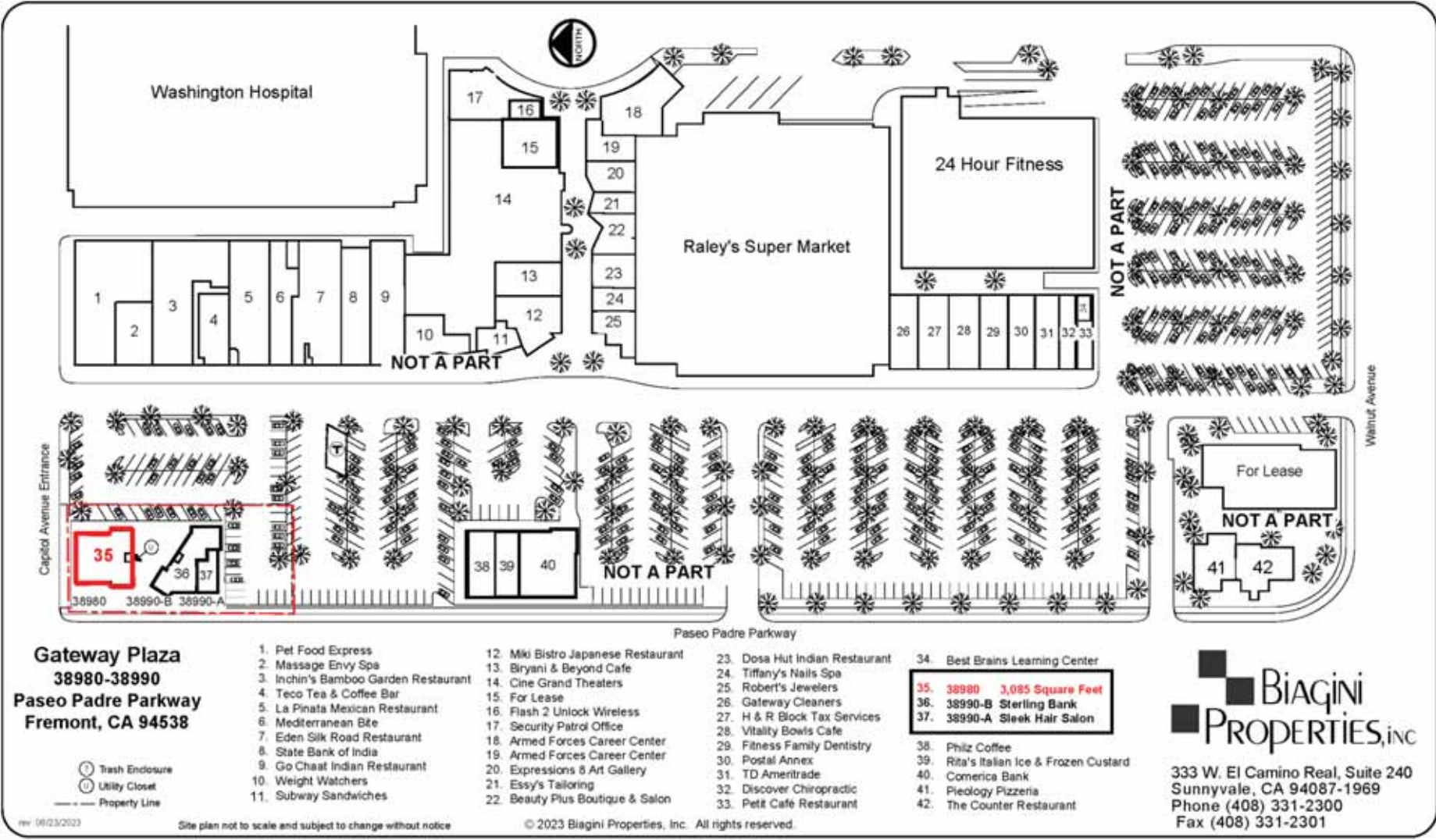
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