

FREMONT IRVINGTON TRANSIT ORIENTED DEVELOPMENT OPPORTUNITY

±2.74 ACRES

41965 & 42021 OSGOOD RD
FREMONT, CALIFORNIA

NEXT TO THE FUTURE
IRVINGTON BART STATION

CBRE

OFFERING MEMORANDUM



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The Fremont Irvington Transit Oriented Development site consists of a ±2.74-acre property located at 41965 and 42021 Osgood Road in Fremont, California. The subject site is currently improved with commercial buildings, but the land use designation of Urban Residential allows for residential redevelopment of 30 to 70 units per acre, making this an excellent medium to high density residential opportunity.

The subject site is located next to the future Irvington BART Station which is approved and scheduled to open in 2026. BART is a major transportation line that provides access to all of the top employment hubs within the San Francisco Bay Area making this a convenient location for tech workers in the region.

Fremont was recently voted the happiest city in America by WalletHub due to a number of factors such as its climate, access to high paying jobs, excellent schools, and well known parks and amenities.

Fremont Irvington Transit Oriented Development is an excellent investment opportunity in a supply-constrained market, offering the unique chance to invest and build in core Silicon Valley.



ADDRESS	41965 – 42021 Osgood Road
CITY	Fremont
APN	525-339-3-2 525-339-2-2
LAND AREA	±2.74 Acres
EXISTING BUILDING RBA	Single Family Home: n/a Light Manufacturing: ±30,361 sq. ft.
ZONING	R-3-70 (50.1 – 70 units per acre)
GENERAL PLAN	Urban Residential (30 – 70 units per acre)
GENERAL PLAN:	Urban Village Commercial
TOPOGRAPHY	Flat

INVESTMENT HIGHLIGHTS



LOCATED NEXT TO
FUTURE IRVINGTON
BART STATION –
ANTICIPATED STATION
OPENING IN 2026



FREMONT RECENTLY
RANKED #1 AS
THE HAPPIEST
CITY IN AMERICA
(WALLETHUB)



URBAN RESIDENTIAL
LAND USE ALLOWS FOR
30 TO 70 DWELLING
UNITS PER ACRE



AWARD-WINNING
SCHOOL DISTRICT

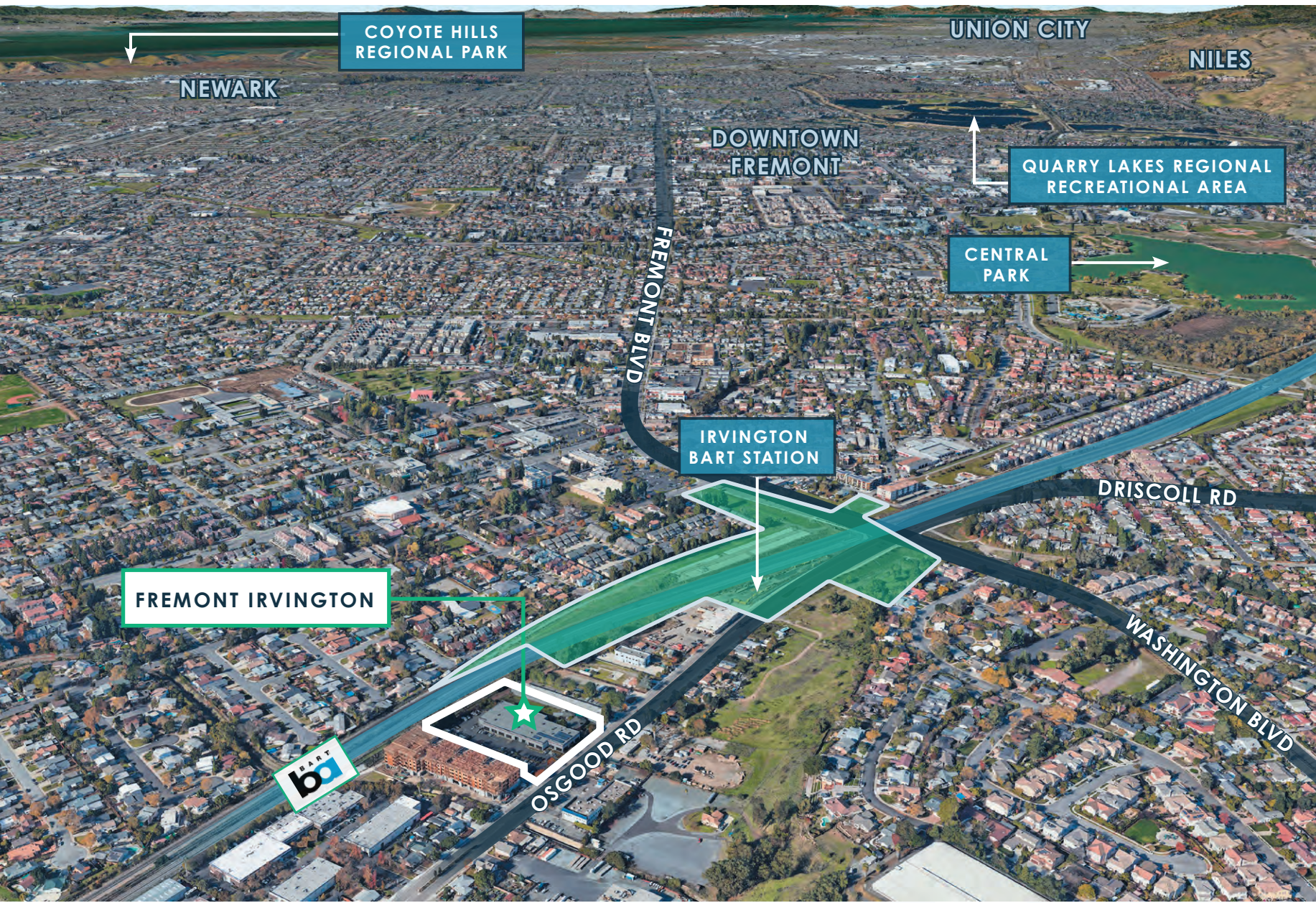


CORE SILICON VALLEY
LOCATION WITH DIRECT
ACCESS TO TOP TECH
EMPLOYERS



SUPPLY CONSTRAINED
SUBMARKET WITH
STRONG SALES
VELOCITY WHEN
NEW HOMES ARE
DELIVERED

SUBJECT SITE LOOKING NORTHWEST



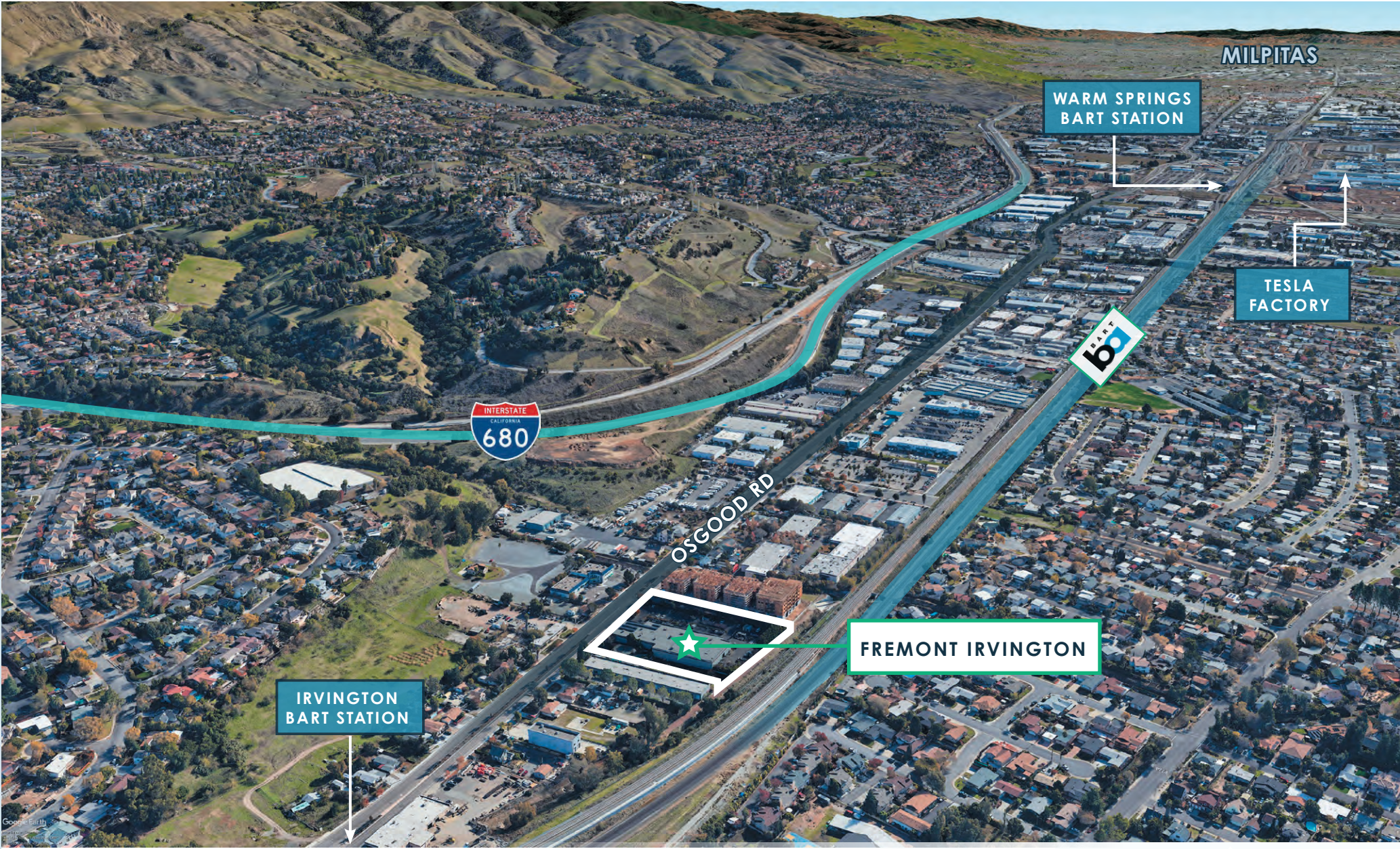
SUBJECT SITE LOOKING NORTHEAST



SUBJECT SITE LOOKING SW



SUBJECT SITE LOOKING SE





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