

MULTI-TENANT RETAIL PROPERTY
FOR LEASE

37981 Niles Blvd
Fremont, CA



PRICE
\$3.25/SF
NNN



BUILDING SIZE
± 5,470 SF



LOT SIZE
± 22,845 SF



YEAR BUILT
1984



VISIBILITY
SIGNALIZED
CORNER



USE
RETAIL



THE IVY GROUP
COMMERCIAL & INVESTMENT REAL ESTATE

Tim Vi Tran, SIOR, CCIM

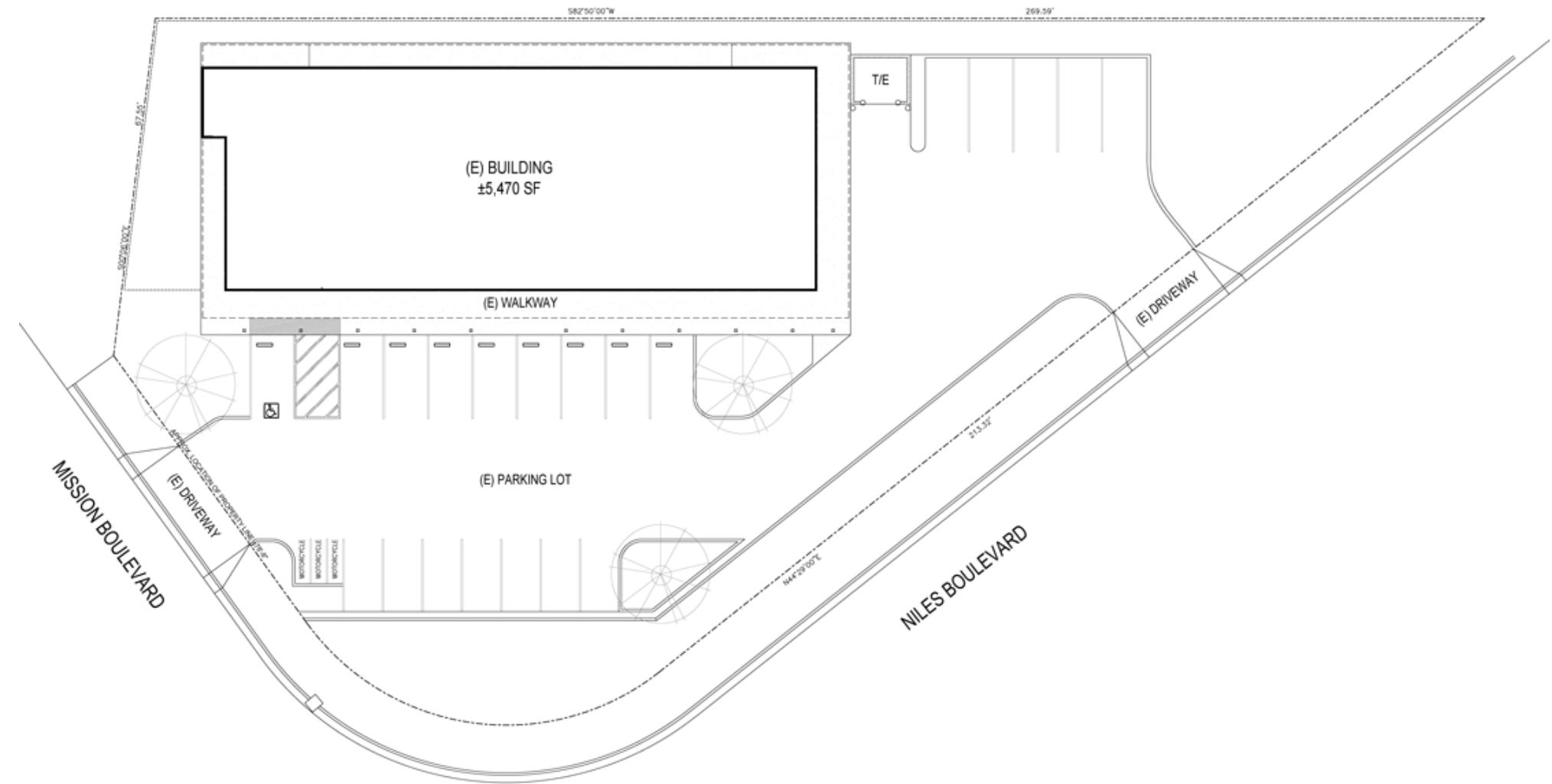
tim@ivycommercial.com | 510.213.8883
CA DRE #01784630

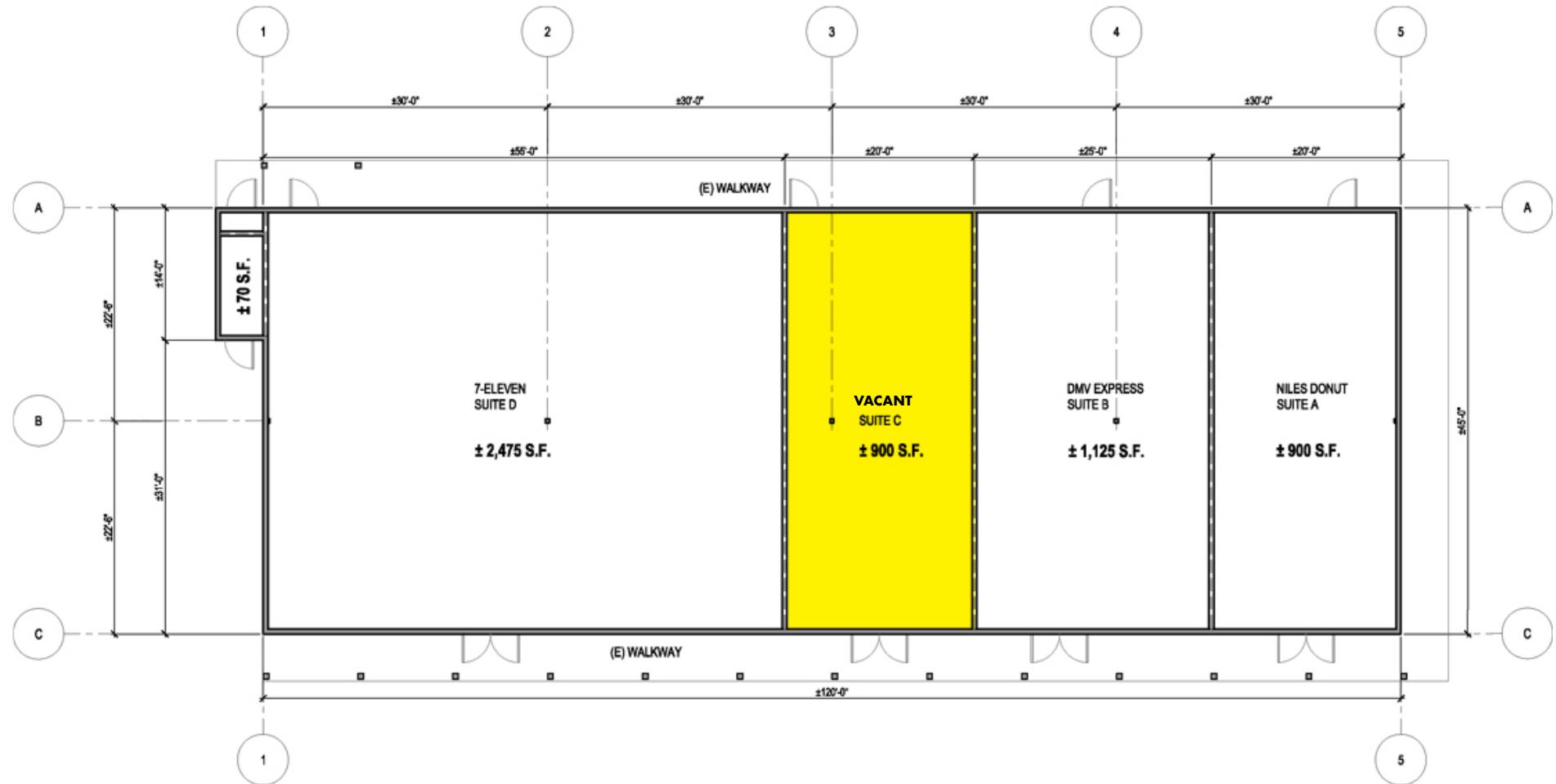
www.37981NilesBlvd.com



SITE PLAN

37981 NILES BLVD
FOR LEASE





AS-BUILT FLOOR PLAN / 38003 MISSION BLVD. FREMONT CA 94536
08-26-22





PHOTOS: VACANT, UNIT C

37981 NILES BLVD
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AMENITIES MAP

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FOR LEASE



LOCATION OVERVIEW

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Fremont is a city in Alameda County, California, United States. Located in the East Bay region of the Bay Area, Fremont has a population of 230,504 as of 2020, making it the fourth most populous city in the Bay Area, behind San Jose, San Francisco, and Oakland. It is the closest East Bay city to the high-tech Silicon Valley network of businesses, and has a strong tech industry presence. Companies headquartered in Fremont include Antec Inc, Corsair Gaming, Electronics for Imaging, Ikanos Communications, Lam Research, Fremont Bank, Nielsen Norman Group, Oplink Communications, SYNNEX, S3 Graphics, Tailored Brands and DCKAP.

Fremont is served by Interstate 880 (Nimitz Freeway) and Interstate 680 (Sinclair Freeway). Though they do not intersect, they are connected in the Warm Springs district via a very busy one-mile segment of Mission Boulevard which is SR 262. In addition, it is served by SR 84 and the segment of Mission Boulevard which is SR 238. Regional rail transportation is provided by BART and the Altamont Corridor Express (ACE).

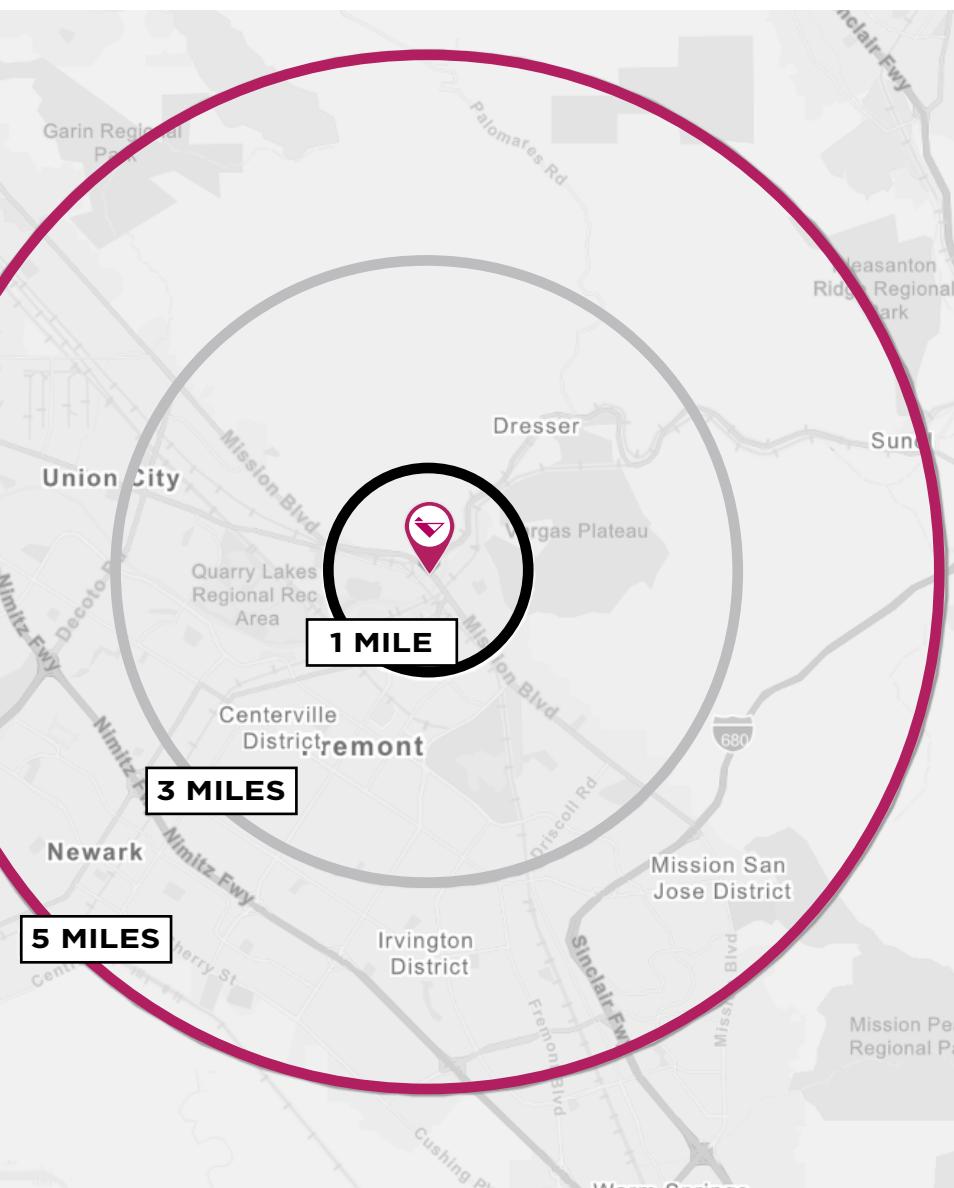


LARGEST EMPLOYERS

#	Employer	# of Employees
1	Tesla, Inc.	22,000
2	Lam Research	3,000
3	Washington Hospital	2,400
4	Kaiser Permanente	1,600
5	Synnex	1,350
6	Western Digital	1,100
7	City of Fremont	1,000
8	Fremont Unified School District	800
9	Boehringer Ingelheim	800
10	Sutter Health	775

DEMOGRAPHIC OVERVIEW

37981 NILES BLVD
FOR LEASE



2022 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	10,999	121,115	288,958
Households	3,895	41,592	92,889
Families	2,782	30,223	71,601
Average Household Size	2.80	2.86	3.08
Owner Occupied Housing Units	2,460	20,930	57,013
Renter Occupied Housing Units	1,435	20,662	35,876
Median Age	40.0	37.5	38.4
Median Household Income	\$138,776	\$151,329	\$151,512
Average Household Income	\$173,421	\$185,592	\$186,864

2027 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	10,740	120,417	286,315
Households	3,776	41,028	91,176
Families	2,724	29,885	70,371
Average Household Size	2.82	2.88	3.10
Owner Occupied Housing Units	2,396	20,733	56,250
Renter Occupied Housing Units	1,380	20,295	34,926
Median Age	40.6	38.5	39.5
Median Household Income	\$157,948	\$164,945	\$165,663
Average Household Income	\$200,767	\$212,200	\$213,653

CONTACT EXCLUSIVE AGENT
FOR DETAILS AND TOUR

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Acquisition | Disposition | Leasing