



*PRICE
REDUCTION*

MAJOR CORNER RETAIL SPACES

FOR SALE OR LEASE

*Commercial building located in Silicon Valley's thriving
Irvington District*

40501 FREMONT BLVD, FREMONT, CA

±4,320 SF
BUILDING SIZE

±1,000 SF
DIVISIBLE SIZES

CORNER COMMERCIAL LOCATION

Corner location with attractive landscape
along Fremont Blvd @ Eugene St near
Grimmer Blvd

Four storefronts - shallow depths

Sizes $\pm 4,320$ SF (divisible to $\pm 1,000$ SF)

3 units currently vacant and 4th is short
term - lots of flexibility for Owner/User

Off street parking new surfaces

Parcel size 0.3 acres

APN 525-960-1-87

\$2.495M

SALE PRICE

\$2.75

SF/NNN, LEASE RATE



40501 FREMONT BLVD

FREMONT HUB



WARM SPRINGS/SOUTH
FREMONT BART

Central
District

Lake
Elizabeth

MISSION VALLEY



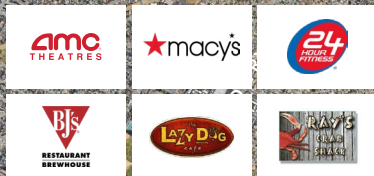
FREMONT

40501
FREMONT BLVD

Lucky

SAFEMART

Irvington
District



NEWPARK

Walmart+

880

Grimmer

Auto Mall Pkwy

SILICON VALLEY



LOCATION HIGHLIGHTS

Located in Silicon Valley's thriving Irvington District

two miles from Fremont BART station

Close proximity to freeways 680 & 880



40501 FREMONT BLVD

*For more information on
this property, please contact*

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