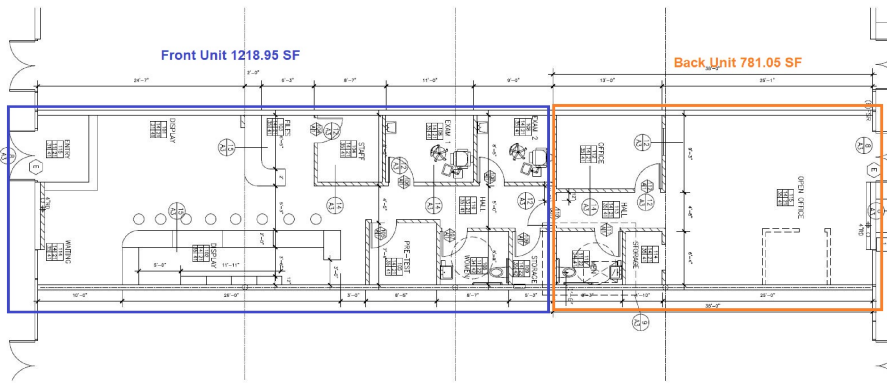




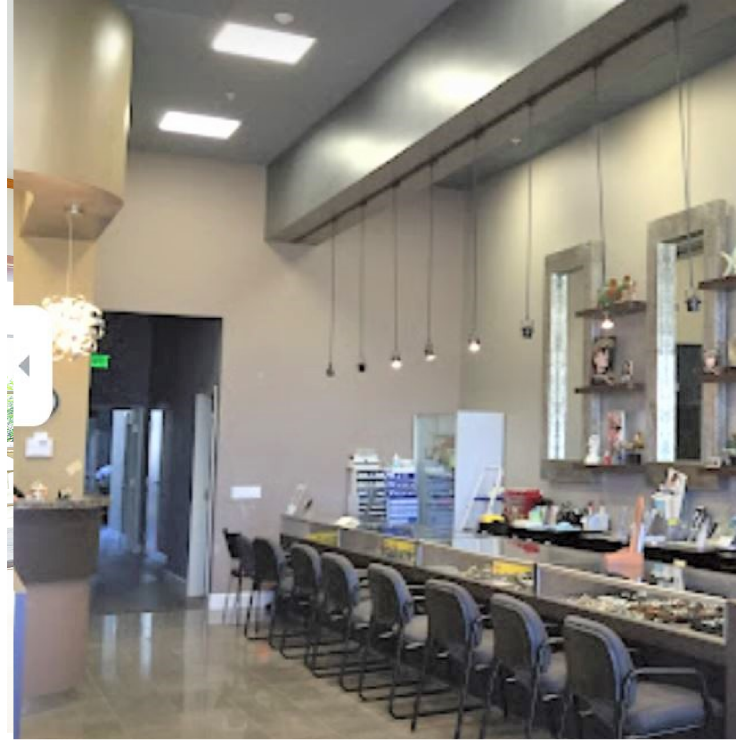
Retail/Office Space For Lease

**6048 STEVENSON BLVD
FREMONT, CA 94538-5250**

781 SF ~ 2,000 SF



ASPECT DATE: 3-14-2023 SCALE: 1/8" = 1'-0" SHEET: 001 PROJECT: 23-0009 DRAWN: [Signature] CHECKED: [Signature]	LRS ASSOCIATES ARCHITECTURE AND PLANNING 1000 CALIFORNIA STREET, SUITE 200 FREMONT, CA 94538 TEL: (510) 771-1100 FAX: (510) 771-1101 WWW.LRSASSOCIATES.COM		ZUZAI OPTOMETRY 6048 STEVENSON BLVD FREMONT, CA 94538	



Back Unit: 781 SF
Front Unit: 1219 SF
Total 2,000 SF

Beautiful Retail Space in the most desirable Globe Mall strip center in the heart of Fremont CA. This is one of best commercial retail / office condo throughout the Bay Area, situated between the Silicon Valley and San Francisco area. Perfect for variety of businesses including but not limited as follows(CUP from City may be needed): professional services, medical or dental office, export/import or e-commerce office, spa/massage, and/or beauty supply store, education center, etc. This spacious space has been fully remodeled elegantly, it can be leverage as one big unit of (2,000 SF) or two-units (781 SF + 1,219 SF) and each unit has it's own main area including receptionist/waiting area, an office, private room(s), storage room and an ADA bathroom respectively. Each unit has it's own main entry double doors that lead to the Globe Mall stripe center and the in-progress new development extension of the Globe Mall. It will soon become one of the largest commercial/business shopping center in the Bay Area.

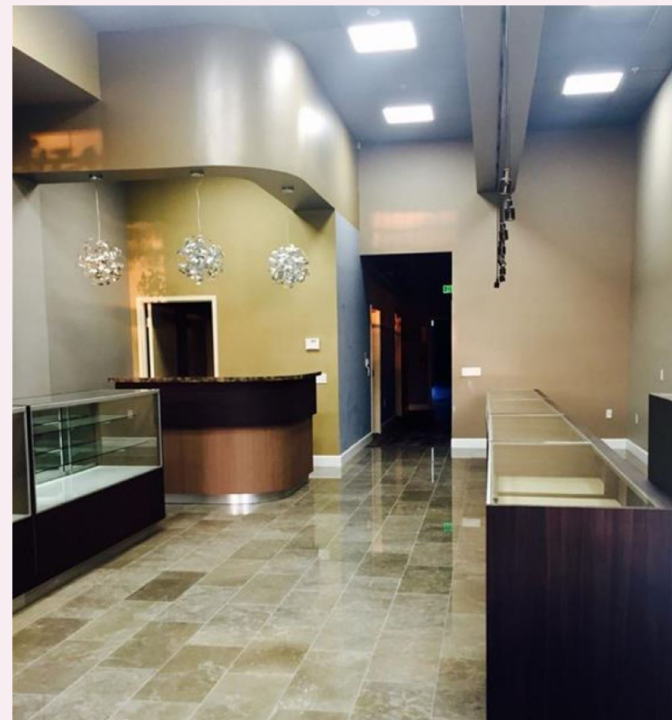
- **Back Unit: 781.05 SF.**
- **Front Unit: 1218.95 SF (Available 2/2024, Currently used as Eye Optometry) Rent to be negotiable**
- **Both Front and Back Unit Approximately 2000 SQFT.**
- **Rent \$39.6 per sqft per yr, plus HOA**
- **(Tenant pays utilities, interior maintenance and repairs)**



Toran Hattori
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