

OLD MISSION COURTYARD COMPLEX FOR SALE

FOR SALE

43417 - 43433 Mission Blvd
Fremont, CA



SALE PRICE
\$6,188,888
(\$475/SF)



BUILDING SIZE
± 13,029 SF



LOT SIZE
± 29,367 SF
(± 0.675 acres)



YEAR BUILT
2007



VISIBILITY
Mission Blvd



UPSIDE
Owner / User

THE IVY GROUP
Commercial Properties, Above & Beyond

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CA DRE #01784630

CONFIDENTIALITY AGREEMENT

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FOR SALE

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the property located at 43417-43433 Mission Blvd, Fremont, CA ("Property").

This Memorandum contains selected information pertaining to the Property and is unintended to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and The Ivy Group ("TIG"). Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form.

These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither TIG nor any of their respective directors, officers, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owners expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owners shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owners and any conditions to the Owners' obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owners or TIG. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owners or TIG.

The Ivy Group is proud to present 43417-43433 Mission Boulevard in Fremont, CA — Old Mission Courtyard — a rare opportunity to acquire a prominently located, multi-tenant asset consisting of three standalone buildings on a single parcel.

Positioned in the highly desirable Mission District and directly across from Ohlone College, this property offers exceptional upside for value-add investors and a compelling option for owner-users seeking a strategic, high-visibility location.

Zoned TC-P (HOD)(H)(I), Old Mission Courtyard supports a wide range of uses, including education, retail, medical, and professional office, providing flexibility for future repositioning or occupancy.

With strong frontage and exposure along Mission Boulevard, the property offers easy access to I-680 and I-880, major employment centers, and world-class companies such as Lam Research, Tesla, and Thermo Fisher Scientific. This prime location ensures steady demand and long-term growth potential.

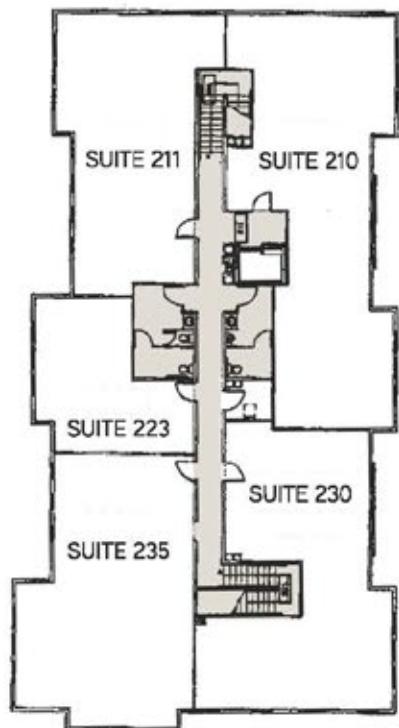
Contact us today for full details and to schedule a private tour of this exceptional Fremont offering.

Building Size	± 13,029 SF
Lot Size	± 29,367 SF (± 0.675 acres)
Parking	47 onsite spaces
Roof	2007
Electrical	2007
Plumbing	2007
Year Built	2007
Zoning	TC-P (HOD)(H)(I)
APN	513-609-29-1

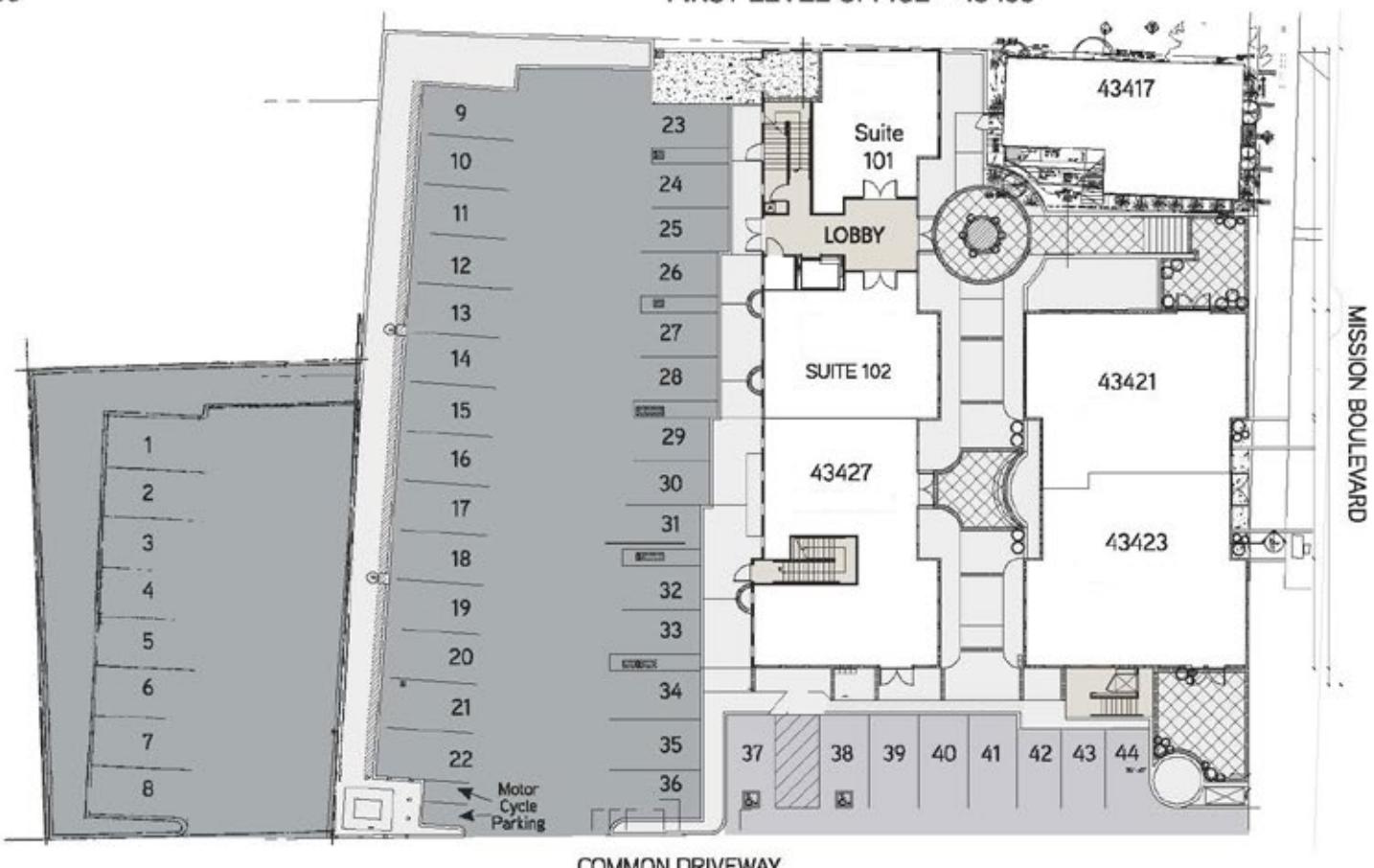




SECOND LEVEL OFFICE - 43433

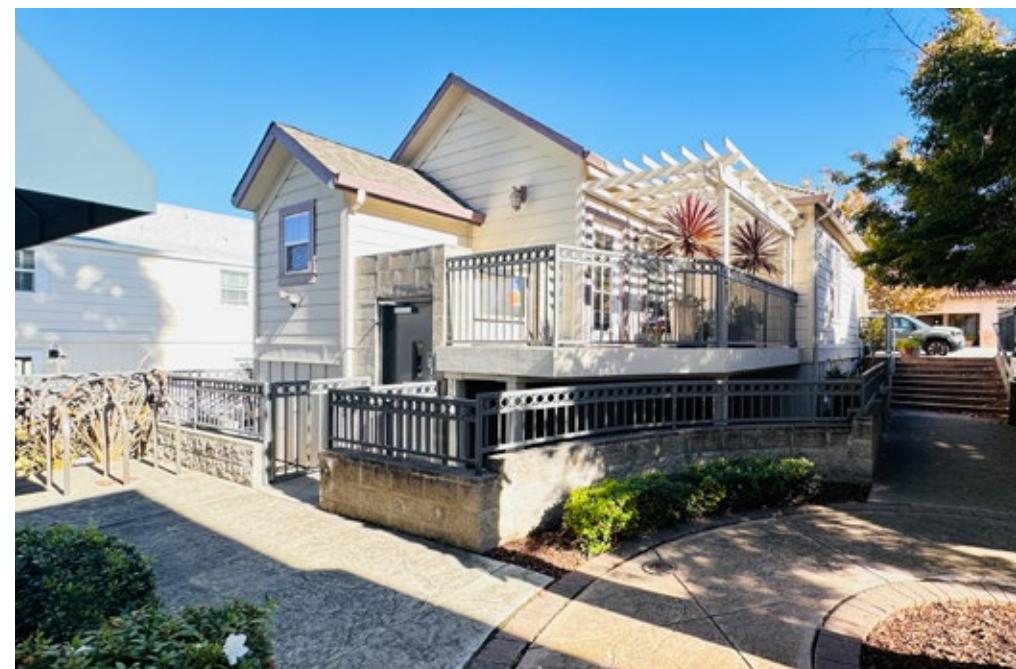


FIRST LEVEL OFFICE - 43433



PROPERTY PHOTOS - EXTERIOR

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PROPERTY PHOTOS - EXTERIOR

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PROPERTY PHOTOS - EXTERIOR

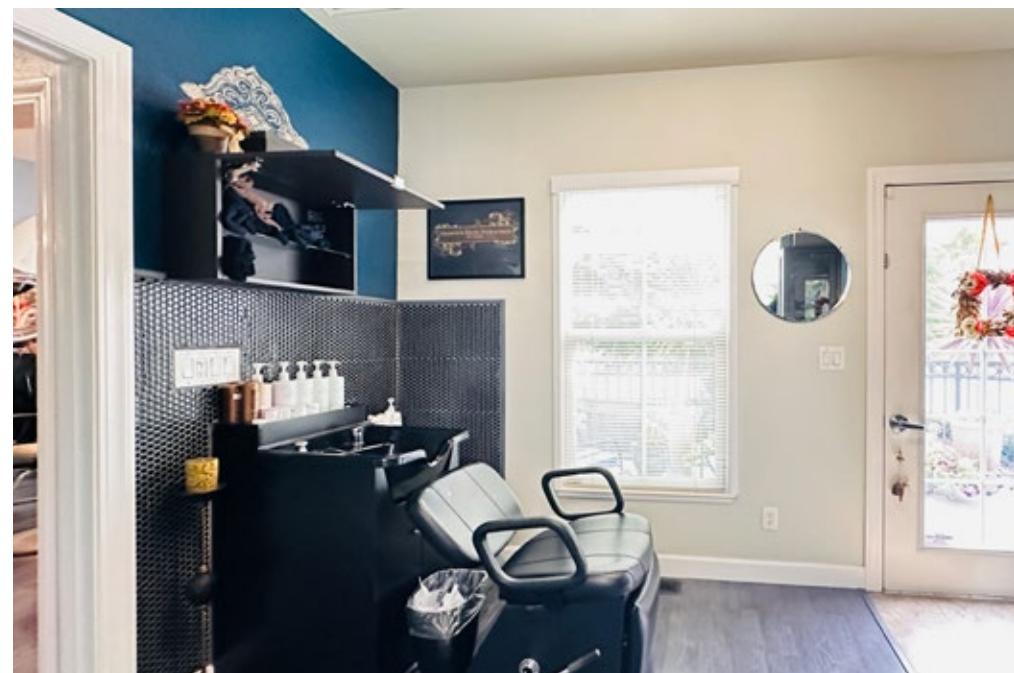
OFFICE / RETAIL
FOR SALE



PROPERTY PHOTOS - ROOF

OFFICE / RETAIL
FOR SALE







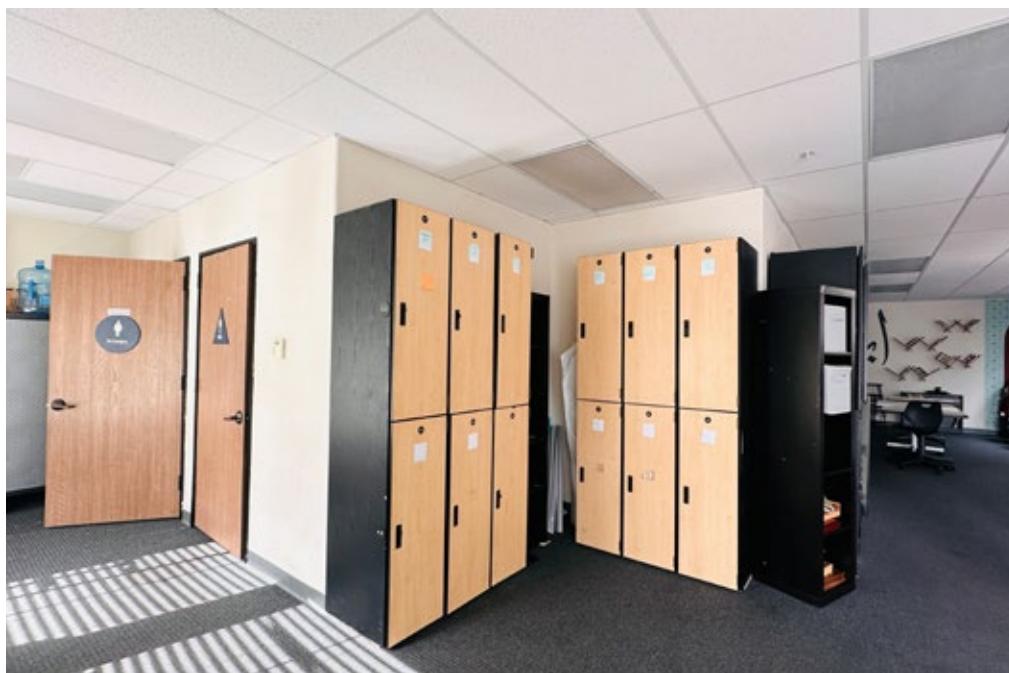
43423 MISSION BLVD

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FOR SALE



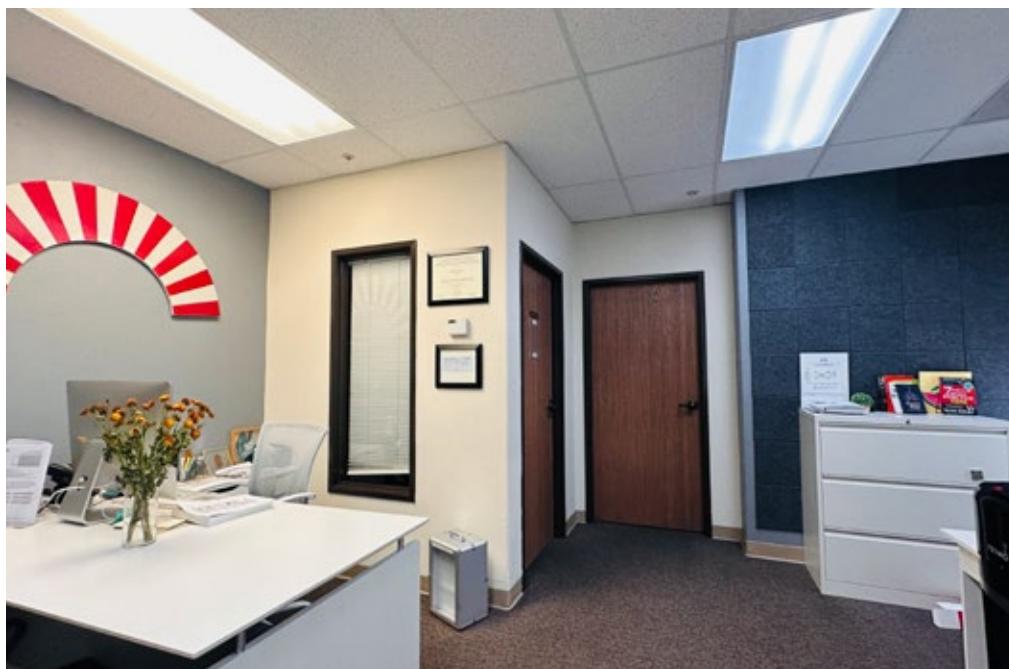


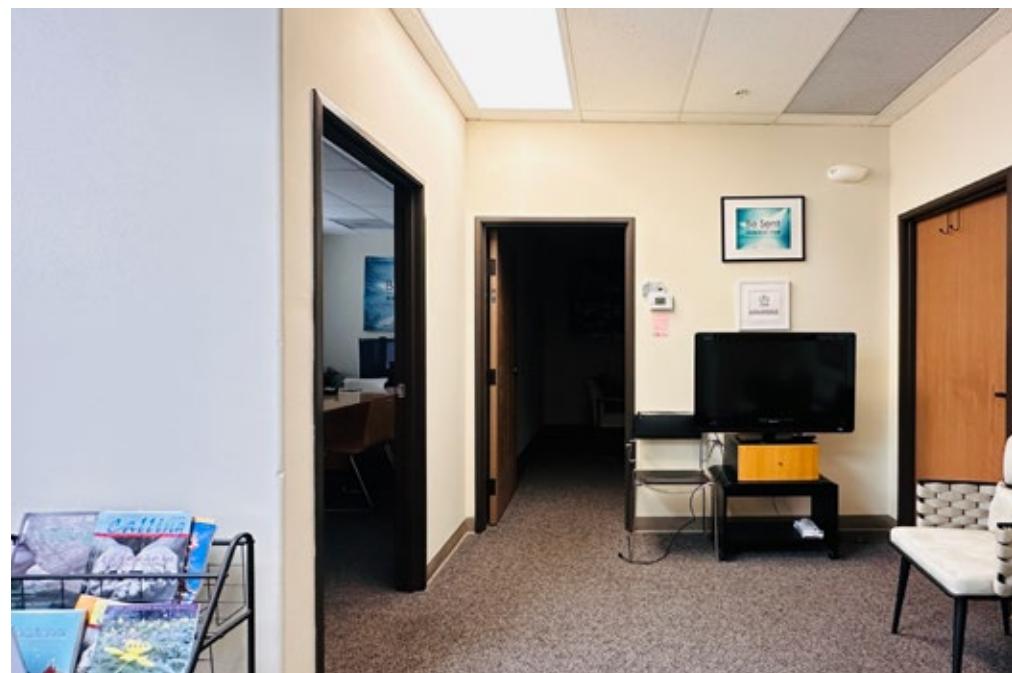




43433 MISSION BLVD SUITE 101

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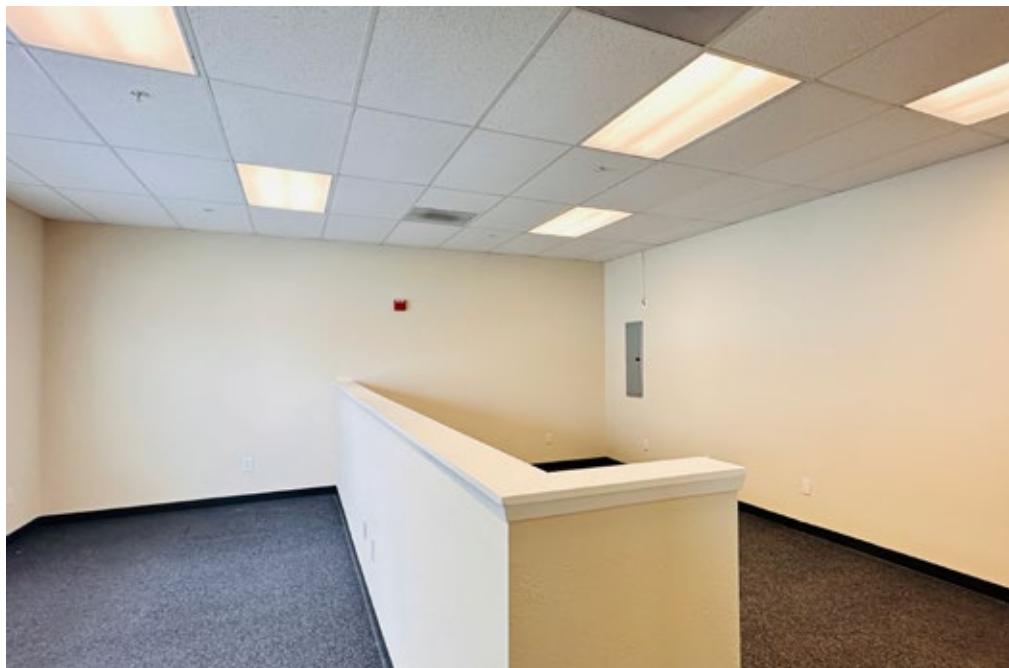




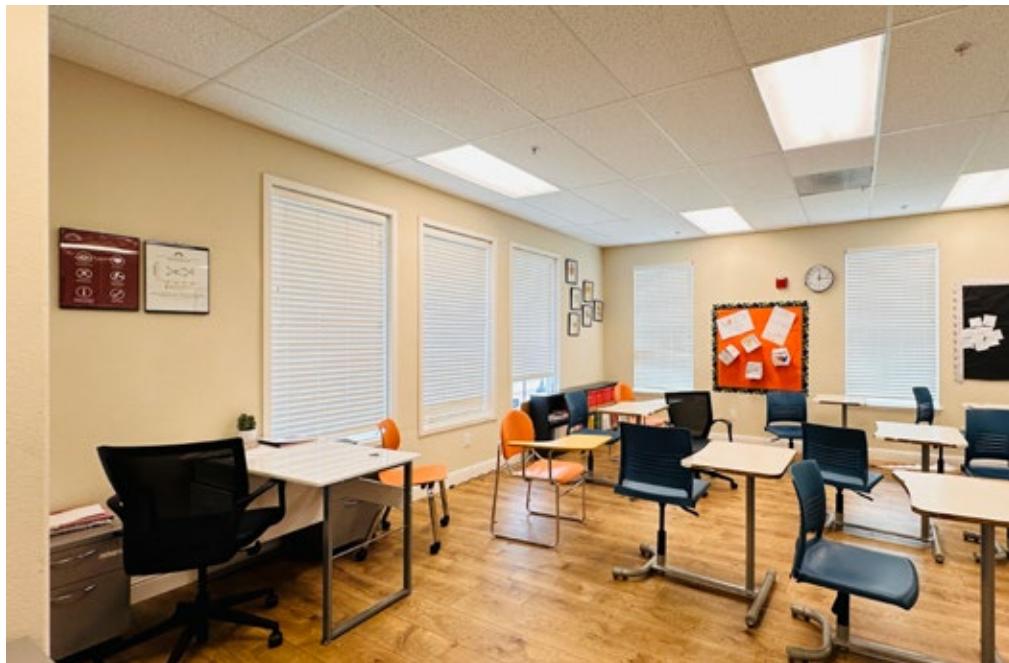
43433 MISSION BLVD SUITE 210

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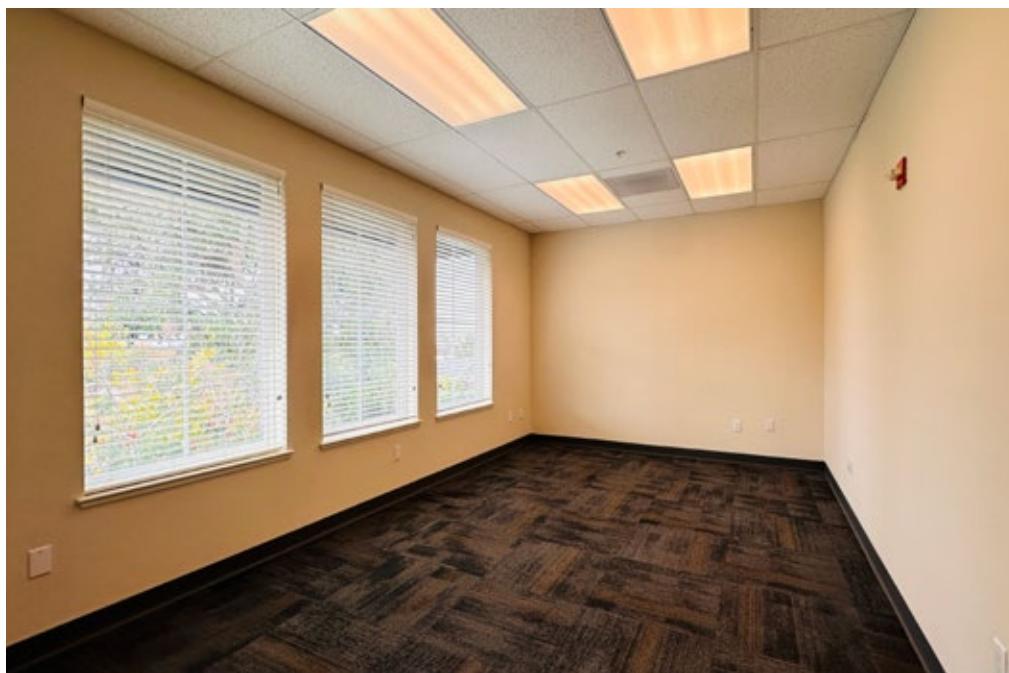
43433 MISSION BLVD SUITE 211, 223, 235

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43433 MISSION BLVD SUITE 211, 223, 235

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INCOME AND EXPENSES

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ADDRESS	SIZE (SF)	LEASE EXP	INCREASE	ACTUAL (Oct 2025)		PROFORMA	
				AMOUNT (\$/SF)	TOTAL AMOUNT	AMOUNT (\$/SF)	TOTAL AMOUNT
INCOME							
43417 Mission Blvd	896	4/30/27	3% ANNUAL	\$5.63	\$1,967	\$5.80	\$5,197.02
43421 Mission Blvd	1,152	3/31/26		\$1.64	\$1,888	\$1.72	\$1,982.40
43423 Mission Blvd	1,367	6/30/28	3% ANNUAL	\$3.44	\$4,697	\$3.54	\$4,837.91
43427 Mission Blvd	1,281	MTM	10% 10/1/25	\$2.14	\$2,745.60	\$2.36	\$3,020.16
43433 Mission Blvd #101	712	MTM	10% 10/1/25	\$2.55	\$1,815.00	\$2.80	\$1,996.50
43433 Mission Blvd #102	920	12/31/28	3% ANNUAL	\$1.91	\$1,753.00	\$1.96	\$1,805.59
43433 Mission Blvd #230	1,313	MTM	10% 10/1/25	\$2.20	\$2,888.60	\$2.50	\$3,282.50
43434 Mission Blvd, #210	1,681	VACANT	VACANT	\$0.00	\$0.00	\$2.50	\$4,202.50
43433 Mission Blvd, #235	3,021	VACANT	VACANT	\$0.00	\$0.00	\$2.50	\$7,552.50
TOTAL Income (Monthly)	12,343			\$5.63	\$17,754.20	\$8.30	\$26,324.58
TOTAL Income (Annually)				\$67.58	\$213,050.40	\$99.60	\$315,894.93
Recapture of Expenses (NNN)					\$54,672		\$125,904
 EXPENSES							
PROPERTY TAX				\$0.35	\$54,246	\$0.48	\$74,886
INSURANCE				\$0.02	\$2,626	\$0.02	\$2,889
OUTSIDE SERVICES				\$0.29	\$45,838	\$0.31	\$48,130
TOTAL Expenses (Monthly)				\$0.66	\$8,559	\$0.81	\$10,492
TOTAL Expenses (Annually)				\$7.88	\$102,710	\$9.66	\$125,904
 NET OPERATING INCOME (NOI)					\$158,378.40		\$315,894.93
CAP RATE					2.56%		5.10%
VALUE					\$6,188,888		\$6,188,888
	PRICE/SF						
BUILDING SIZE (SF)	13,029	\$475					
LOT SIZE (SF)	29,367	\$211					

AMENITY MAP

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CONTACT EXCLUSIVE AGENT
FOR DETAILS AND TOUR

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Acquisition | Disposition | Leasing