

37376 MISSION BLVD

FREMONT, CA 94536

Marcus & Millichap



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2.8 ACRES IN FREMONT, CA | FOR SALE OR LEASE

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ACTIVITY ID: ZAF001XXXX

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PROPERTY SUMMARY

ADDRESS 37376 Mission Blvd,
Fremont, CA 94536

PARCEL NUMBER 504-85-5-17

LOT SIZE 121,968 SF (2.8 AC)



ZONING

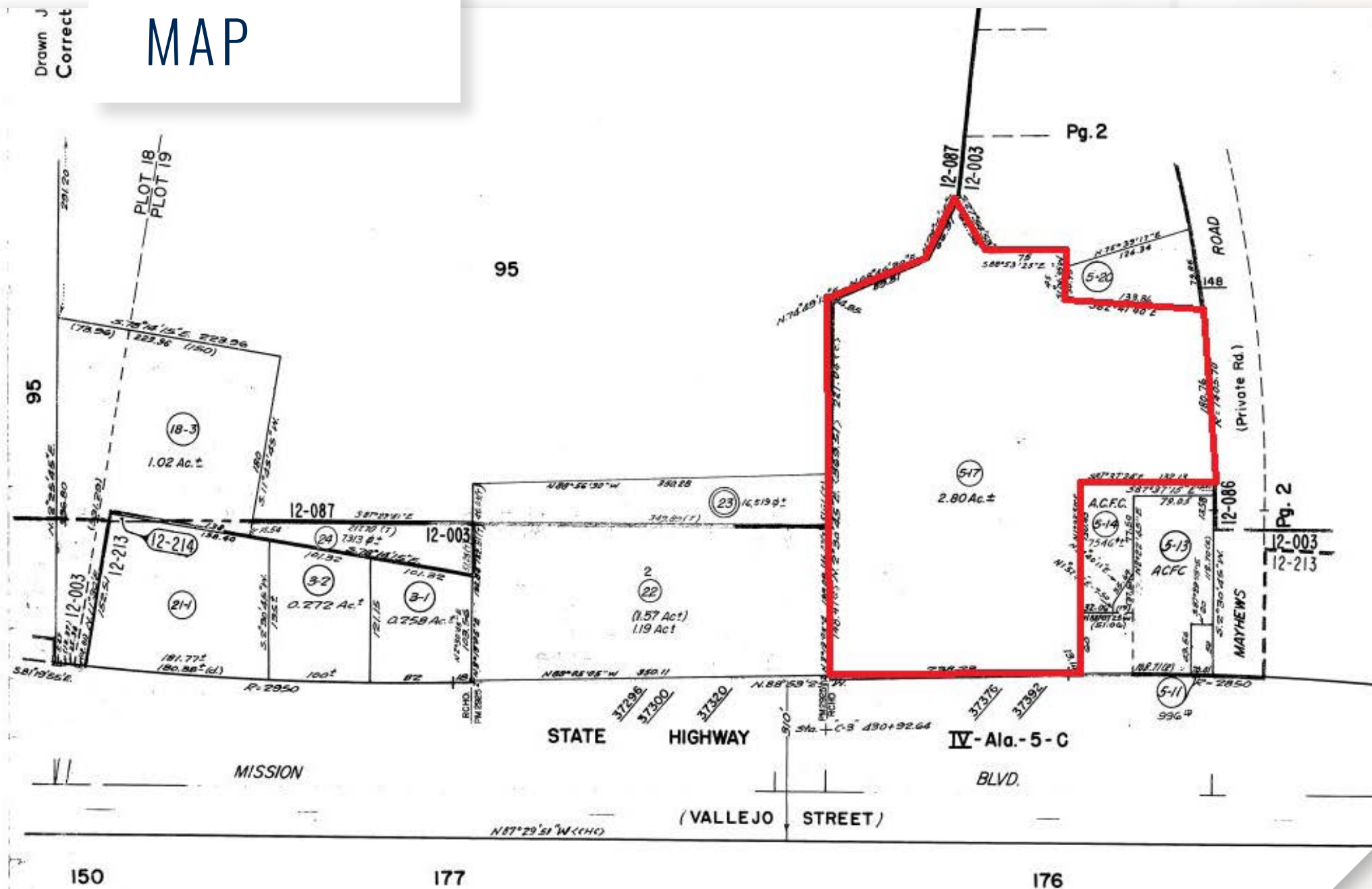
#	GENERAL PLAN LAND USE DESIGNATION	SIZE (SF)	PERCENT
1	Commercial - General	24,748	20.0%
2	Open Space - Hill Face	41,638	33.6%
3	Open Space - Hill Face	34,120	27.6%
4	Residential - Hillside, < 2.3 or < 8.7 DU/AC	13,043	10.5%
5	Residential - Hillside, < 2.3 or < 8.7 DU/AC	10,237	8.3%
TOTAL		123,787	100%
APN		507-85-5-17	



EMPLOYER MAP



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Correct



MARKET OVERVIEW

OAKLAND

The Oakland/East Bay metro is located on the eastern side of the San Francisco Bay and encompasses 1,470 square miles across Alameda and Contra Costa counties. Regionally lower housing costs and quick access across the Bay lure many San Francisco workers to the East Bay. The Port of Oakland is a major economic driver for the area, with 2 million to 2.3 million TEUs passing through annually. The area also continues to be an epicenter for redevelopment and conversion projects, especially in older portions of Oakland and Hayward. These efforts are attracting businesses and residents. Delta Dental expanded its downtown Oakland office footprint in 2023, with a collection of biotech firms executing leases in the city of Alameda. High-paying jobs in these segments and the tech sector should continue to attract young professionals to the metro.

METRO HIGHLIGHTS



WORLD-CLASS INSTITUTIONS

Students have access to 15 colleges and universities in the East Bay, including the University of California, Berkeley.



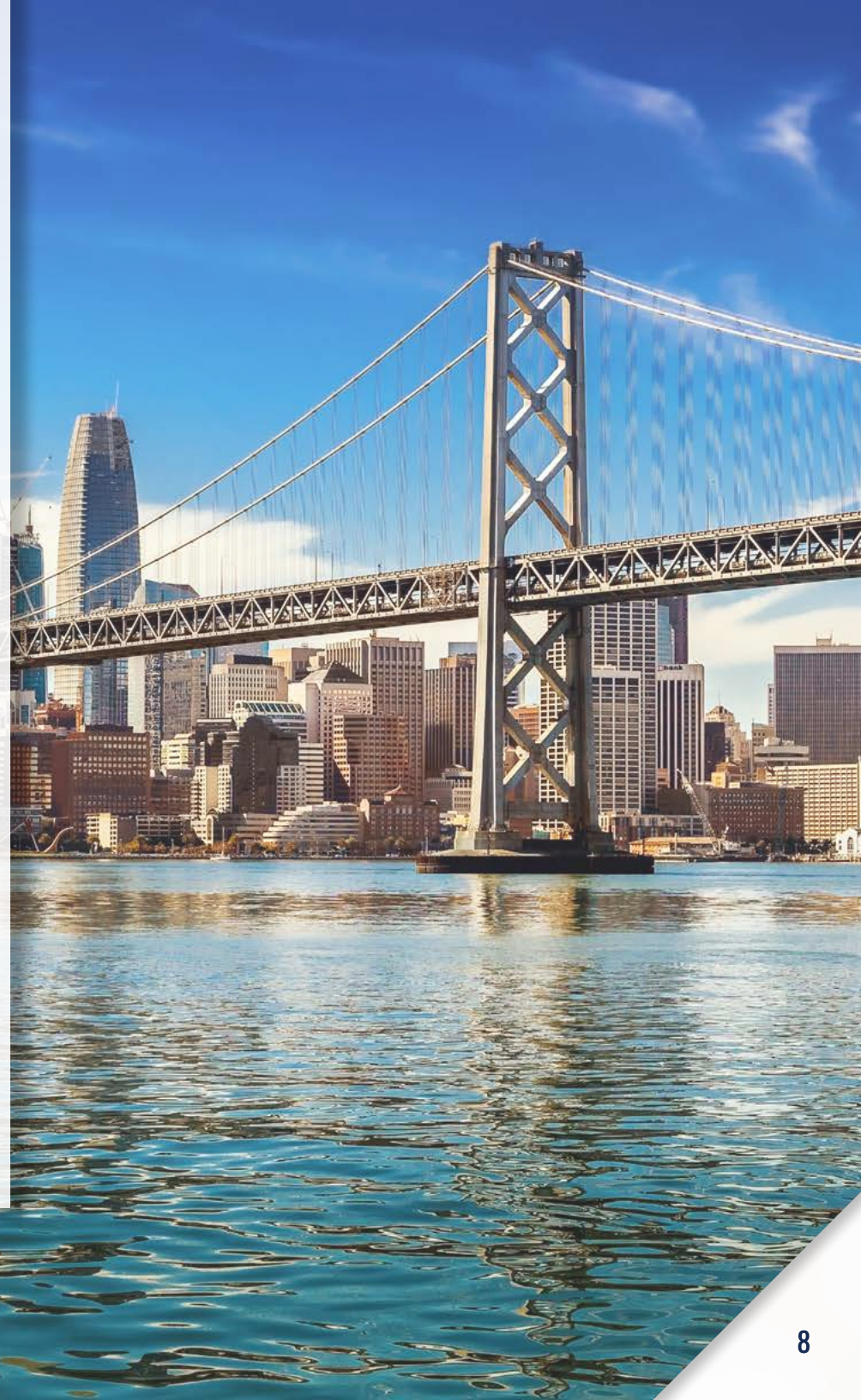
EDUCATED WORKFORCE

The large base of skilled workers supports diversification in local industries, drawing tech and research employers.



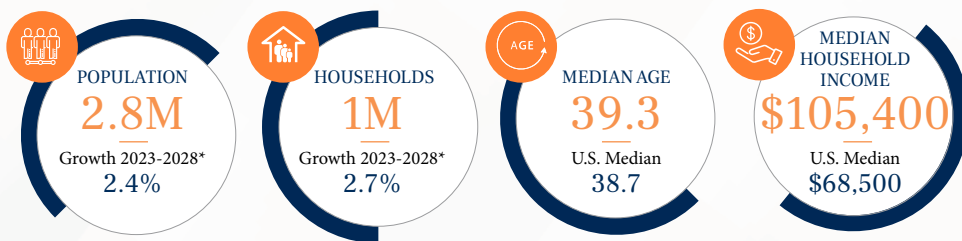
ELEVATED HOUSEHOLD INCOME

A skilled labor pool and sizable higher-paying industries support a median household income that is nearly \$40,000 above the United States level.



DEMOGRAPHIC DATA

- The population will expand by about 66,000 residents during the next five years, resulting in the formation of more than 27,000 households.
- Due to high home prices and a large proportion of 20- to 40-year-olds, the homeownership rate of 56 percent is well-below the U.S. average, supporting a large renter pool.
- Roughly 42 percent of the population ages 25 and older have attained a bachelor's degree, with nearly 20 percent also holding a graduate or professional degree.



2023 POPULATION BY AGE



QUALITY OF LIFE

The past decade's redevelopment of Downtown Oakland has resulted in housing, office and retail construction, which has improved the quality of life for urban dwellers. In the East Bay, residents and visitors enjoy cultural and recreational activities, including the symphony, an award-winning zoo, the Paramount Theatre, the Oakland Museum of California and numerous parks. The remaining major league sports team in the metro is the Oakland Athletics of the MLB, who play at the Oakland-Alameda County Coliseum. The organization's lease, however, expires in 2024, and the team is expected to relocate to Las Vegas. The Oakland Arena, which was the home of the NBA's Golden State Warriors, is now used for concerts and events.

SPORTS

Baseball | **MLB** | OAKLAND ATHLETICS
Soccer | **USL** | OAKLAND ROOTS SC

EDUCATION

- UNIVERSITY OF CALIFORNIA, BERKELEY
- SAINT MARY'S COLLEGE OF CALIFORNIA
- CALIFORNIA STATE UNIVERSITY, EAST BAY
- COLLEGE OF ALAMEDA
- CHABOT COLLEGE

ARTS & ENTERTAINMENT

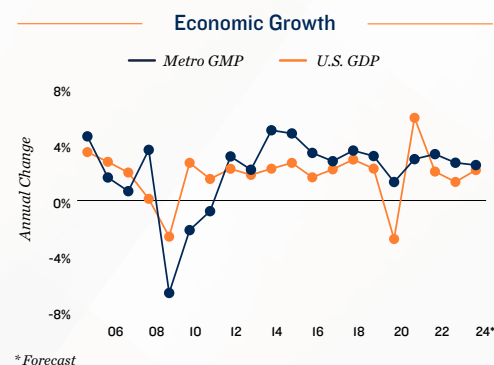
- OAKLAND MUSEUM OF CALIFORNIA
- OAKLAND ZOO
- CHABOT SPACE & SCIENCE CENTER
- MUSEUM OF ART AND DIGITAL ENTERTAINMENT

* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

DEMOGRAPHIC DATA

- Major employers come from a wide array of industries: education, health care, financial services, telecommunications, technology and biotech. High-tech businesses currently employ tens of thousands of workers in the East Bay.
- The metro is a Bay Area transportation hub, containing Oakland International Airport, Bay Area Rapid Transit, two major rail lines and the Port of Oakland.



MAJOR AREA EMPLOYERS

- Kaiser Permanente
- Oakland Unified School District
- City of Oakland
- Bay Area Rapid Transit (BART)
- Southwest Airlines
- UCSF Benioff Children's Hospitals
- Sutter Health
- East Bay Municipal Utility District
- University of California, Berkeley
- State of California



SHARE OF 2023 TOTAL EMPLOYMENT



9%
MANUFACTURING



17%
PROFESSIONAL AND
BUSINESS SERVICES



14%
GOVERNMENT



9%
LEISURE AND
HOSPITALITY



4%
FINANCIAL ACTIVITIES



17%
TRADE, TRANSPORTATION,
AND UTILITIES



6%
CONSTRUCTION



18%
EDUCATION AND
HEALTH SERVICES



2%
INFORMATION



3%
OTHER SERVICES

Note: Figures are rounded to nearest whole percentage point

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