



# AYA

**45135 LOPES ROAD  
FREMONT, CA**

**±3,562 SF** — BRAND NEW RETAIL FOR LEASE



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IMAGINE RETAIL AT



AYA



## PROPERTY HIGHLIGHTS



**AYA Apartments**  
45135 Lopes Road, Fremont, CA



**Located in Aya, a Class A mixed-use complex**  
Brand new ground floor retail with ample patio space and outdoor plaza opportunities



**Located in the Warm Springs Innovation District**  
A high-growth mixed-use neighborhood and tech hub with strong daytime population and affluent residential base



**Across from BART Warm Springs**

Transit-friendly and conveniently located directly across from South Fremont's BART Warm Springs Station



**Surrounded by major employers and residential**

Surrounded by dense multi-family complexes and major industrial hubs. Walking distance to Tesla factory (~25,000 employees)

## SPACE HIGHLIGHTS

**±3,562 SF**  
**Retail Shell**

**\*Divisible**

**\$2.50/SF + NNN \$1.20**

Tenant Improvement Allowances Available

Ground floor commercial shell space available.  
Suitable for multiple uses including retail, service  
commercial, café, fast-casual, or full-service  
restaurant concepts.

*\*Hood feasible with venting through the front*



### **Cold Gray Shell Condition**

Ready for full customization  
*Tenant Improvement Allowances Available*



### **Restaurant Build-Out Possible**

Full commercial kitchen with hood  
capacity feasible \*



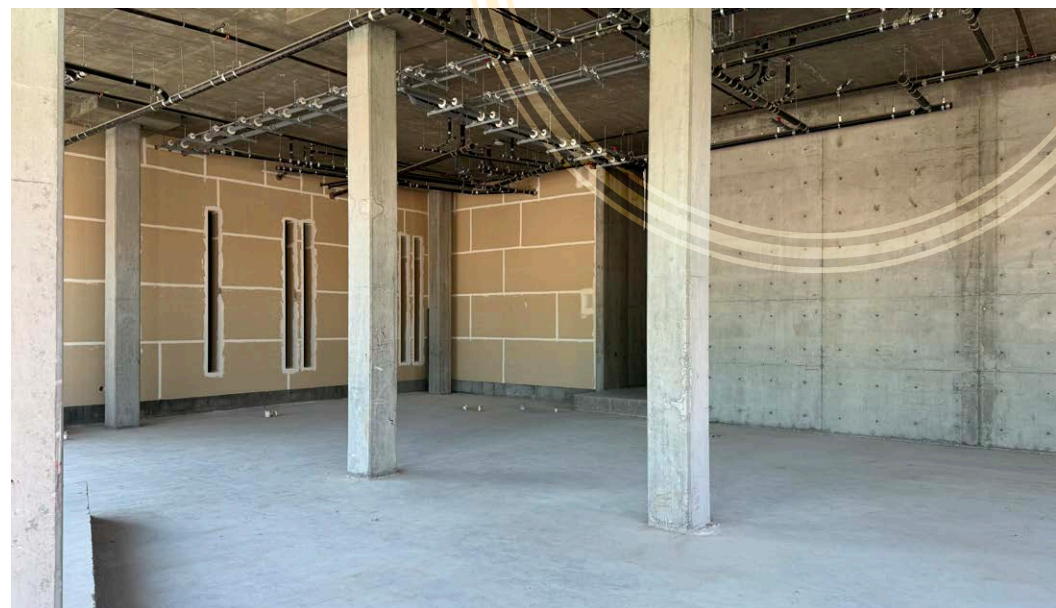
### **Ample Outdoor Plaza**

Potential for outdoor patio and  
seating available



### **Modern Architecture**

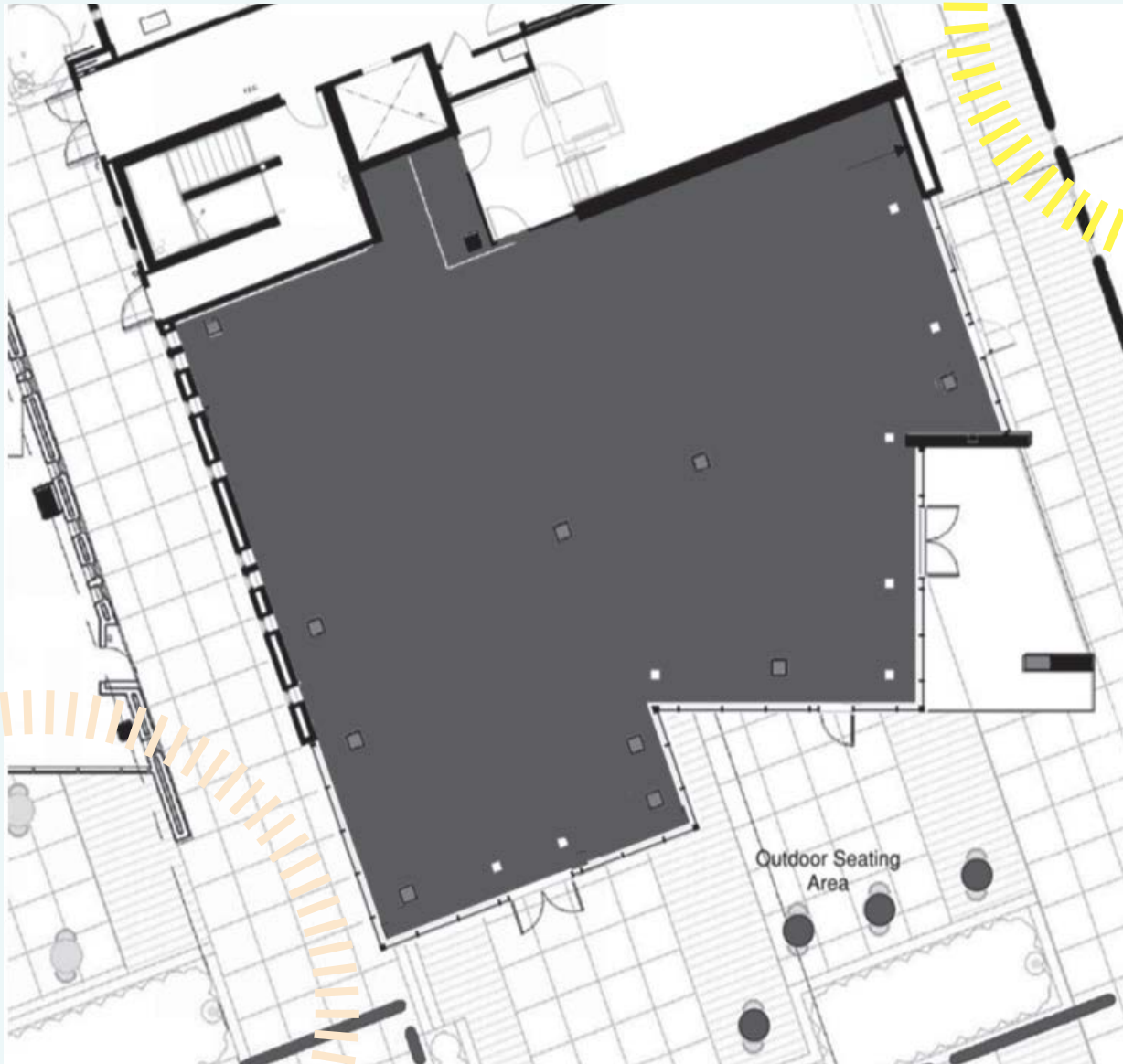
Large storefront windows, high ceilings,  
and signage opportunities





## FLOOR PLAN

**±3,562 SF Retail Shell** (Divisible)





**2,200+**  
HOUSING UNITS  
(Current & Planned)

**302**  
RESIDENTIAL UNITS

## DEMOGRAPHICS



Source: esri 2025

	1 MILE	3 MILES	5 MILES
Total Population	9,335	83,848	198,294
Average Household Income	\$245,745	\$236,927	\$219,374
Daytime Population	46,409	132,839	240,009
Daytime Workers	41,563	90,598	143,023
Median Age	37.2	41.0	39.4

## AVG. CONSUMER SPENDING

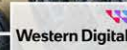
Apparel & Services	\$5,254.46	\$4,795.09	\$4,484.38
Education	\$3,833.00	\$4,046.65	\$3,664.60
Entertainment & Recreation	\$8,370.03	\$8,049.31	\$7,438.41
Groceries	\$14,948.50	\$13,945.45	\$13,065.86
Dining	\$8,949.39	\$8,365.76	\$7,885.78
Healthcare	\$14,564.27	\$13,850.59	\$12,653.13
Furniture & Equipment	\$2,204.96	\$2,064.63	\$1,928.26
Personal Care	\$2,133.54	\$1,998.42	\$1,785.44

## TRAFFIC COUNTS \*Cars Per Day

S. Grimmer Boulevard	18,800 ADT
Warm Springs Boulevard	19,850 ADT
Fremont Boulevard	18,754 ADT
I - 880	221,600 ADT



## MARKET AERIAL



## BART RIDERSHIP

\* Through Warm Springs Station

31,789

Total Monthly Ridership

1,241

Average Daily Ridership

Source:  
July 2025 Ridership Report, bart.gov



## AGENT CONTACT

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