



AYA

±3,562 SF — BRAND NEW RETAIL FOR LEASE

45135 LOPES ROAD
FREMONT, CA



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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



Ample Outdoor Plaza

Potential for outdoor patio and seating available



Restaurant Build-Out Possible

Full commercial kitchen with hood capacity feasible *



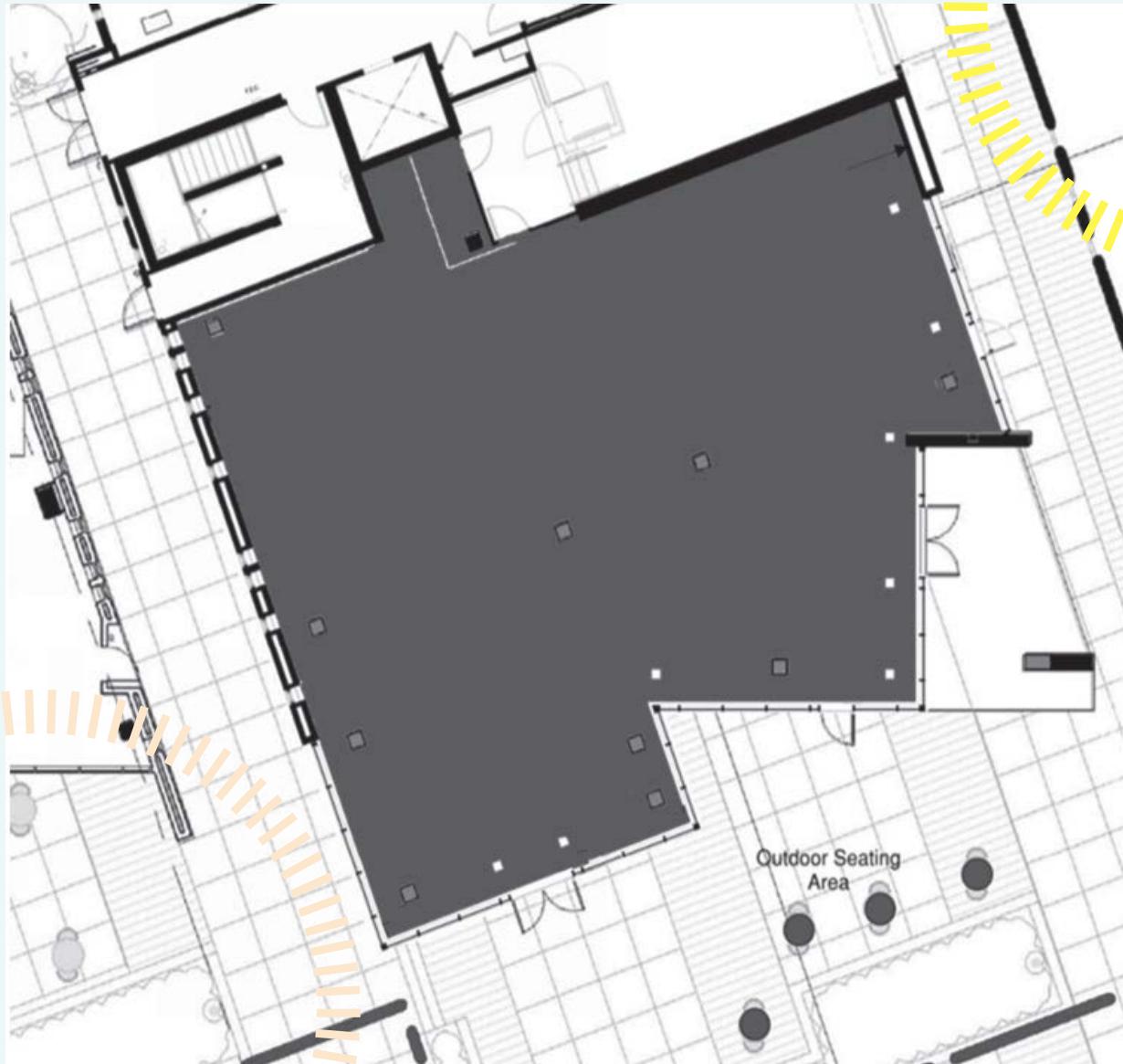
Modern Architecture

Large storefront windows, high ceilings, and signage opportunities



FLOOR PLAN

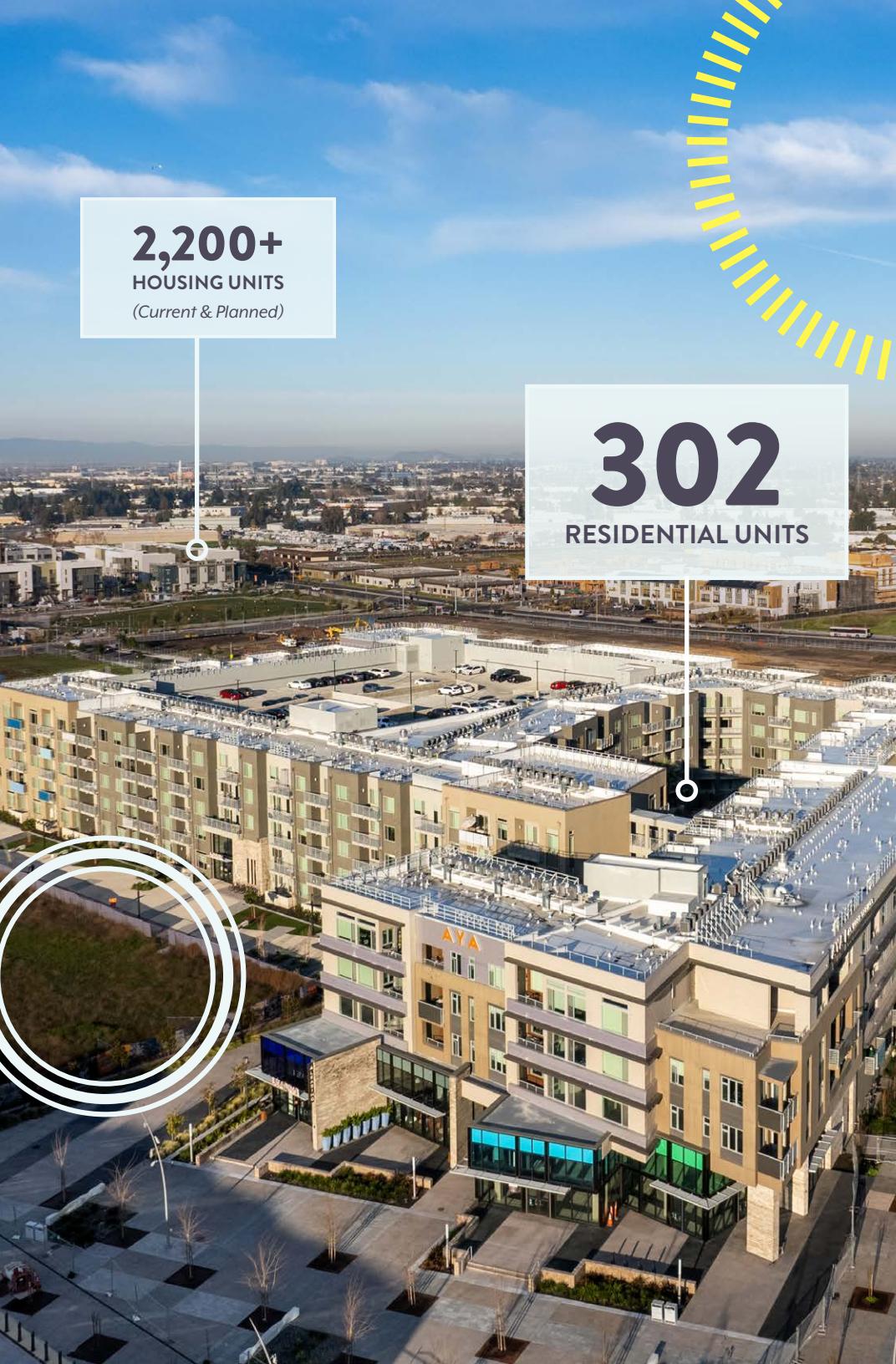
±3,562 SF Retail Shell (Divisible)





2,200+
HOUSING UNITS
(Current & Planned)

302
RESIDENTIAL UNITS



DEMOGRAPHICS

Source: esri 2025

Total Population

Average Household Income

Daytime Population

Daytime Workers

Median Age

	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



CARmax

Walmart



Western Digital

amazon

amazon



BART
WARM SPRINGS STATION

INTERSTATE 680



WARM SPRINGS PLAZA

99 RANCH MARKET
CVS **CHASE**

OSAKA
MARKETPLACE

FRANCISCAN CENTER

SAFEWAY **HARBOR FREIGHT**
BANK OF AMERICA **POSTAL SERVICES**
TACO BELL **BURGER KING**

AYA

BART RIDERSHIP

* Through Warm Springs Station

31,789

Total Monthly Ridership

1,241

Average Daily Ridership

Source:
July 2025 Ridership Report, bart.gov

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