

4241 Peralta Blvd, Fremont (Enterprise)

0.86± AC for Lease

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INVESTMENT OVERVIEW



Asking Rate: \$15,000/NNN

Building Area: 2,269± SF

Parcel Number (APN): 501-526-4-8

Land Area: 0.86± Acres

of Parking Spaces: 120±

Zoning: Commercial General (C-G)

4241 Peralta Blvd, Fremont (Enterprise)

0.86± Acres for Lease

- Building Size: 2,269± SF
- Lot Size: 0.86± Acres
- Retail Building, with Showroom, Two Executive Offices, One Break Room & 2 Bathrooms
- Commercial General (C-G) Zoning allows for general merchandising (auto sales/service, repairs, and equipment rental), retail, offices, educational services, and professional services
- Permitted uses in this zoning designation include Fitness/Recreation, Auto Part & Vehicle Sales, Day Care, Convenience Store, Office & many more
- High Visibility Signage Available
- Peralta Blvd Traffic: 6,869± ADT
- # of Parking Space: 120±

EXTERIOR PHOTOS



INTERIOR PHOTOS



AERIAL PHOTOS



LOCATION MAP





DEMOGRAPHICS



2024 Summary	1-Mile	3-Mile	5-Mile
Population	31,456	212,890	327,347
Households	10,044	69,165	103,358
Average Household Size	3.04	3.04	3.13
Owner Occupied Housing Units	5,215	38,343	62,804
Renter Occupied Housing Units	4,829	30,822	40,554
Median Age	38.2	38.2	39.0
Median Household Income	\$151,413	\$164,354	\$165,657
Average Household Income	\$192,761	\$207,067	\$209,101



POTENTIAL USES: Click Below For More Info-

<https://www.codepublishing.com/CA/Fremont/#!/Fremont18/Fremont1845.html#18.45.050>



Use		Automotive and Transportation	
	C-G		
AGRICULTURE		Ambulance services	C
Urban agriculture, low-impact ¹	P	Automotive repair services	
Urban agriculture, high-impact ¹	Z	Major ¹	--
Assembly, Entertainment, Recreation		Minor ¹	P(*)
Banquet hall ¹	C	Auto rental and leasing	Z
Club, lodge, meeting hall, or membership organization	Z	Automotive parts and accessories stores	P
Exhibition and conference halls ¹ not associated with full service hotels ¹	--	Auto sales and dealerships, including motorcycles	P(*)
Fitness and recreational sports centers including yoga and pilates studios and sports and recreation instruction (e.g., dance, martial arts, etc.)	P	Boat and trailer sales and service	Z
Game or computing arcade ¹ , more than five gaming devices		Car washes ¹ , car detailing, and gasoline service stations ¹	C
Without alcoholic beverages and closed before 10:00 p.m.	P	Mobile home and recreational vehicle dealers	--
With alcoholic beverages and/or open after 10:00 p.m.	Z	Parking lots or structures, commercial	P
Assembly uses ¹ not listed elsewhere including: cultural institutions, libraries, museums, religious facilities, etc.		Eating and Drinking	
Indoor commercial recreation ¹ including billiard hall, bowling alley, gymnasia, indoor tennis, swimming, escape rooms, etc.		Drinking place ¹	C
Closed before midnight	P	Eating place without alcoholic beverages ¹	
Open after midnight and/or with sale of distilled spirits	C	In general (no restrictions on hours of operation)	P
Outdoor commercial recreation including pickleball		With drive-in or drive-through enterprise ¹	C
Within 100 feet of residential development	Z	Eating place with alcoholic beverages ¹	
Beyond 100 feet of residential development	P	Closed before midnight	P
Parks, public	P	Open after midnight	Z
Place of entertainment ¹	Z	Educational Services	
Nightclubs ¹ and dance clubs ¹	--	Educational services, not elsewhere listed in this table	Z
Theater and performance venues including: concert hall ¹ , dinner theater ¹ , motion picture theater ¹ , or performing arts theater ¹	Z	Elementary and secondary schools	C
		Other schools and instruction including: exam preparation, language, music, photography, and tutoring	
		Less than 3,000 square feet	P
		More than 3,000 square feet	P
		Technical and trade schools and business schools and computer and management training	Z

POTENTIAL USES

Health Care and Social Assistance	
Continuing care retirement communities ¹ and assisted living facilities for the elderly ¹	--
Day care, child ¹	Z
<u>Day care facility for adults¹</u>	P
Health care and social assistance, not elsewhere listed in this table	Z
Hospitals	Z
Medical clinics, convenience ¹	A
Nursing care facilities (skilled nursing facilities)	Z
Residential intellectual and developmental disability, mental health, and substance abuse facilities	C
<u>Skilled nursing health facilities¹</u>	Z
Surgery centers, outpatient	P
Office	
<u>Co-working space</u>	P
Offices of physicians ² , dentists ² , chiropractors ² , optometrists ² , podiatrists ² , mental health practitioners ² , physical, occupational and speech therapists and audiologists ² , and acupuncturists	P
Offices, other	P
Residential	
Emergency shelters ¹	C
<u>Live/work units¹</u>	--
<u>Low-barrier navigation centers¹</u>	
Residential, as component of mixed-use project only	--
<u>Residential care facilities¹</u>	--
<u>Supportive¹ and/or transitional housing¹</u>	--
Retail	
<u>Commercial nurseries¹</u>	P
Food and beverage stores	
<u>Convenience food stores¹ and mini-marts</u>	P
Grocery, supermarket, or specialty food store	P
Furniture, home furnishings and equipment, including carpeting, tile, lighting, bedding, household appliances, and similar uses	P
Hardware and home improvement stores	
With outdoor storage	C
No outdoor storage	P
Health and personal care stores, not including pharmacies	P
Liquor stores	P
Pharmacies	
In general	P
<u>With drive-in or drive-through enterprise¹</u>	C
Retail sales, general, including apparel, accessories, automotive parts and accessories, books, consumer electronics, consumer goods, flower and gift shops, office supplies, pet supplies, sporting goods, variety stores, and miscellaneous retail, excluding uses classified as "restricted retail" below	P
Retail sales, restricted:	
<u>Adult-oriented businesses¹, not including sexual encounter establishments¹</u>	--
<u>Firearms dealers¹ and gunsmiths¹</u> , including firearm sales accessory to sporting goods store	C
<u>Head shops¹</u>	C
Pawn shops	Z
<u>Retail tobacco stores¹</u>	--
Used merchandise or secondhand sales	Z

POTENTIAL USES



Services	
Animal care and services	
Boarding and dog day care with outdoor area	Z(*)
Dog day care, indoor only	P(**)
Grooming	P
Veterinary clinics and animal hospitals	P(**)
Artisan and craft shops, such as taxidermists, carpenters, cabinet makers, art studios	P
Business support services, including commercial art, computer and data processing, mailboxes and postal services, mailing and reproduction, messenger services, photography, and similar services	P
Astrology ¹ services	Z
Consumer product repair and maintenance, including repair and servicing of air conditioning, bicycles, cameras, electronics, furniture, jewelry, lawnmowers, leather goods, refrigeration, upholstery, and similar products and services	P
Employment services	P
Investigative and security services, including locksmiths	P
Laundry and dry cleaning services, including coin-operated laundries, dry cleaners, and garment services not elsewhere listed in this table but excluding power and industrial launderers	P
Lodging	
Hotels, full service ¹ , including conference	Z
Hotels, limited service ¹ ; motels	Z
Bed and breakfast inn ¹	P
Machinery and equipment rental and leasing	Z
Massage establishments ¹	C
Mini-warehouses for household goods ¹ , when not located on an <u>arterial street</u> ¹	C
Mortuaries, funeral homes, and crematoria	C
Personal services, general ¹	P
Personal services, other ¹ , excluding piercing services and tattoo parlors	C(*)
Piercing services, tattoo parlors	P
Printing, publishing, and photofinishing	P
Public or quasi-public use ¹ , not including: corporation/contractor/fleet/service yards ¹ and warehouses ¹ or any use specifically listed in this table as a permitted, <u>zoning administrator</u> or prohibited use	C

Radio and television broadcasting	Z
Services to <u>dwellings</u> and <u>buildings</u> , including carpet cleaning, janitorial, landscape, pest control, etc.	P
Travel arrangement and reservation services	P
Any other use that the <u>zoning administrator</u> finds is similar in nature, function, and operation to other:	
<u>Conditional uses in the district</u>	C
<u>Permitted uses within the district</u>	P
<u>Zoning administrator uses in the district</u>	Z
Drive-in or drive-through enterprise ¹ accessory to a <u>permitted use</u> unless prohibited herein	C
<u>Structured parking facility, public or commercial</u> ¹	P
Wireless facilities	
Accessory Uses	
<u>Accessory uses</u> and <u>accessory structures</u> customarily appurtenant to the <u>principal use</u> of property	A
<u>Commercial sales</u> , when the <u>zoning administrator</u> determines that the <u>building complex</u> served by the proposed uses is of sufficient size and user characteristics to justify the uses as a needed convenience to the employees and clientele of the complex	--
Pharmacy	
<u>Electric vehicle charging stations</u>	A
<u>Home occupation</u> ^{1,4}	--
<u>Mobile vending vehicle/cart</u> ¹	A
<u>Outdoor portions of home improvement centers</u> ¹ within a <u>permanent designed enclosure</u>	A
<u>Outdoor sales and service activities</u> that are accessory to a <u>permitted use</u> or are specifically permitted in the <u>district</u>	A
<u>Small recycling collection facilities</u> ¹ and <u>reverse vending machines</u>	A
<u>Sidewalk displays</u> ¹	--
<u>Supportive services within supportive housing</u> ¹ projects	--

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