

4241 Peralta Blvd, Fremont (Enterprise)

0.86± AC for Lease

DAVID TAXIN

Partner

Lic. #00983163

408.966.5919

dtaxin@moinc.net

TYLER LU

Associate

Lic. #02244464

925.918.1547

tylerlu@moinc.net

4241 Peralta Blvd, Fremont



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)

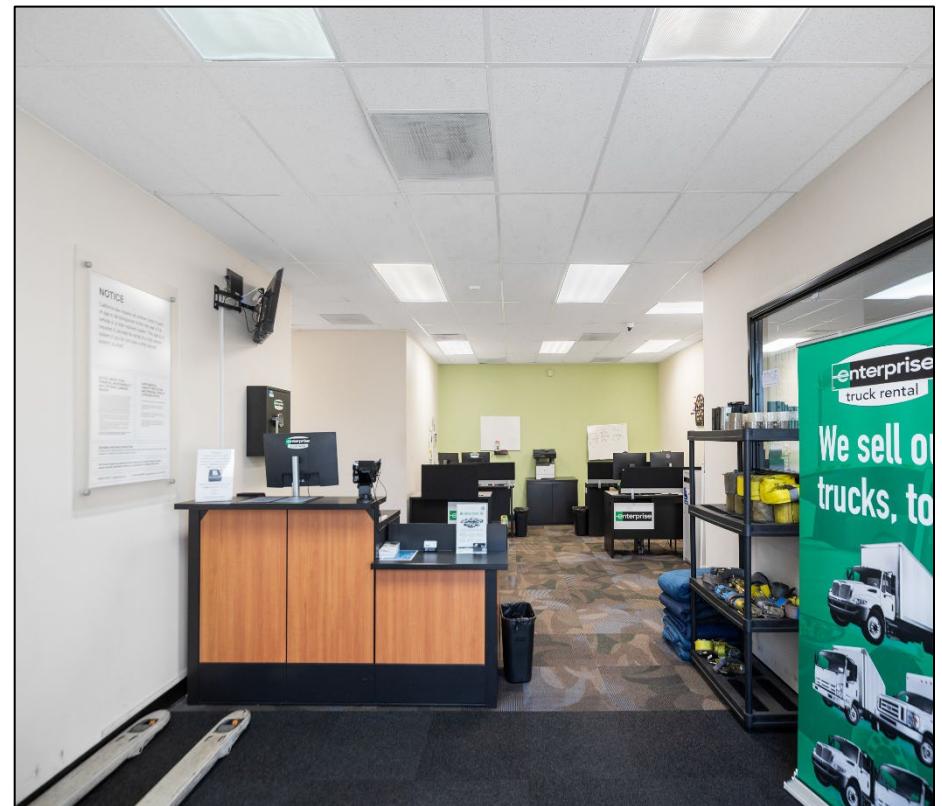
0.86± Acres for Lease

- 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±

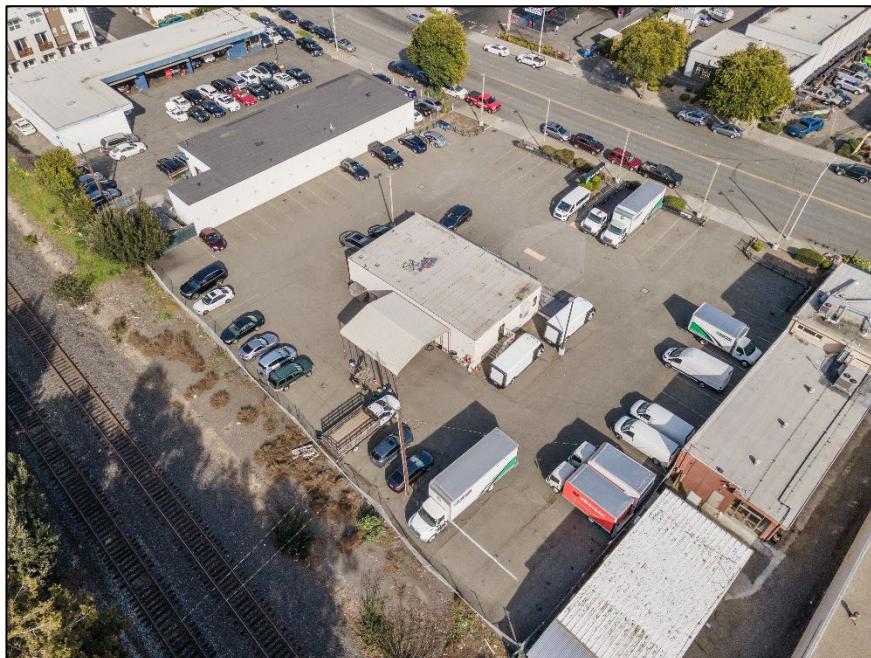
EXTERIOR PHOTOS



INTERIOR PHOTOS

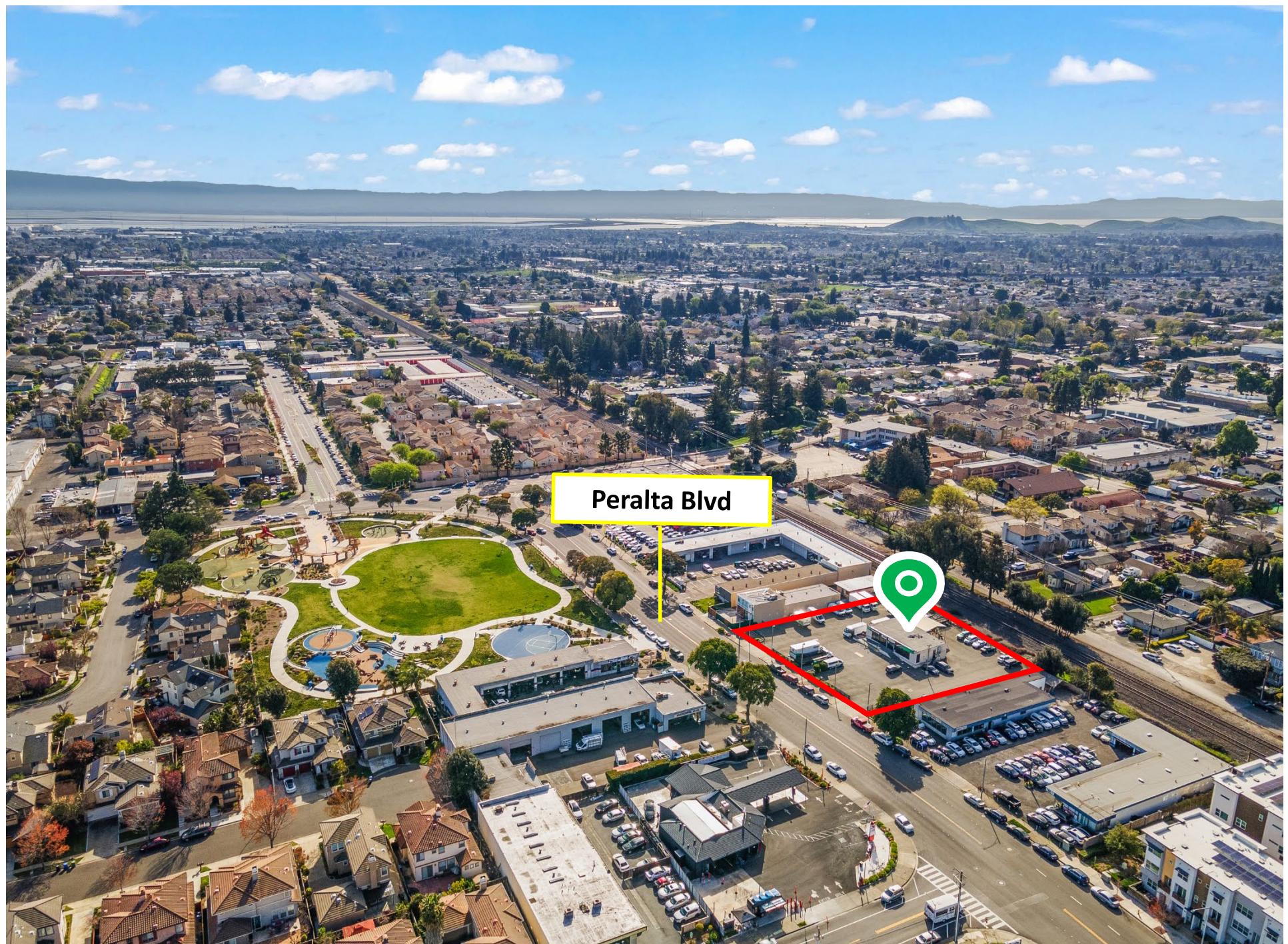


AERIAL PHOTOS



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	C-G
AGRICULTURE	
Urban agriculture, low-impact ¹	P
Urban agriculture, high-impact ¹	Z
Assembly, Entertainment, Recreation	
Banquet hall ¹	C
Club, lodge, meeting hall, or membership organization	Z
Exhibition and <u>conference halls</u> ¹ not associated with <u>full service hotels</u> ¹	--
Fitness and recreational sports centers including yoga and pilates studios and sports and recreation instruction (e.g., dance, martial arts, etc.)	P
Game or computing arcade ¹ , more than five gaming devices	
Without alcoholic beverages and closed before 10:00 p.m.	P
With alcoholic beverages and/or open after 10:00 p.m.	Z
Assembly uses ¹ not listed elsewhere including: cultural institutions, libraries, museums, religious facilities, etc.	
Indoor <u>commercial recreation</u> ¹ including billiard hall, <u>bowling alley</u> , gymnasia, indoor tennis, swimming, escape rooms, etc.	
Closed before midnight	P
Open after midnight and/or with sale of distilled spirits	C
Outdoor commercial recreation including pickleball	
Within 100 feet of residential development	Z
Beyond 100 feet of residential development	P
Parks, public	P
Place of entertainment ¹	Z
Nightclubs ¹ and <u>dance clubs</u> ¹	--
Theater and performance venues including: <u>concert hall</u> ¹ , <u>dinner theater</u> ¹ , <u>motion picture theater</u> ¹ , or <u>performing arts theater</u> ¹	Z

Automotive and Transportation	
Ambulance services	C
Automotive repair services	
Major ¹	--
Minor ¹	P(*)
Auto rental and leasing	Z
Automotive parts and accessories stores	P
Auto sales and dealerships, including motorcycles	P(*)
<u>Boat and trailer sales and service</u>	Z
Car washes ¹ , <u>car detailing</u> , and <u>gasoline service stations</u> ¹	C
Mobile home and recreational <u>vehicle</u> dealers	--
Parking <u>lots</u> or <u>structures</u> , commercial	P
Eating and Drinking	
Drinking place ¹	C
Eating place without alcoholic beverages ¹	
In general (no restrictions on hours of operation)	P
With drive-in or drive-through enterprise ¹	C
Eating place with alcoholic beverages ¹	
Closed before midnight	P
Open after midnight	Z
Educational Services	
Educational services, not elsewhere listed in this table	Z
Elementary and secondary schools	C
Other schools and instruction including: <u>exam preparation</u> , language, music, photography, and tutoring	
Less than 3,000 square feet	P
More than 3,000 square feet	P
Technical and trade <u>schools</u> and business <u>schools</u> and computer and management training	Z

POTENTIAL USES

Health Care and Social Assistance		Retail
Continuing care retirement communities ¹ and assisted living facilities for the elderly ¹	--	
Day care, child ¹	Z	
Day care facility for adults ¹	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	
Skilled nursing health facilities ¹	Z	
Surgery centers, outpatient	P	
Office		
Co-working space	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		Retail sales, restricted:
Emergency shelters ¹	C	
Live/work units ¹	--	
Low-barrier navigation centers ¹		
Residential, as component of mixed-use project only	--	
Residential care facilities ¹	--	
Supportive ¹ and/or transitional housing ¹	--	
		Commercial nurseries ¹
		P
		Food and beverage stores
		P
		Convenience food stores ¹ and mini-marts
		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
		With drive-in or drive-through enterprise ¹
		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:		
Adult-oriented businesses ¹ , not including sexual encounter establishments ¹	--	
Firearms dealers ¹ and gunsmiths ¹ , including firearm sales accessory to sporting goods store	C	
Head shops ¹	C	
Pawn shops	Z	
Retail tobacco stores ¹	--	
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	
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 arterial street 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, zoning administrator or prohibited use	C

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

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DAVID TAXIN
Partner
Lic. #00983163
408.966.5919
dtaxin@moinc.net

TYLER LU
Associate
Lic. #02244464
925.918.1547
tylerlu@moinc.net

MEACHAM/OPPENHEIMER, INC.
8 N San Pedro St. #300
San Jose, CA 95110
Tel. 408.378.5900
www.moinc.net

