

Ardenwood Plaza

2ND Gen Veterinary and Kennel Boarding For Lease



4900 Paseo Padre Pkwy, Fremont, California 94555

Austin Chaparro

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PROPERTY HIGHLIGHTS



■ **3,063± SF Available Immediately: 2nd Gen Veterinary and Kennel Boarding**

■ **Rent \$2.59 PSF, plus NNN (CAM) \$0.61 PSF**

■ **Street Front Retail, Previously Ardenwood Pet Hospital**

■ **Co-Tenants include Bombay Pizza House, Namaste India Supermarket, and Mei Cafe**

■ **Large Retail Neighborhood Center, Ample Parking, Surrounded by Residential**

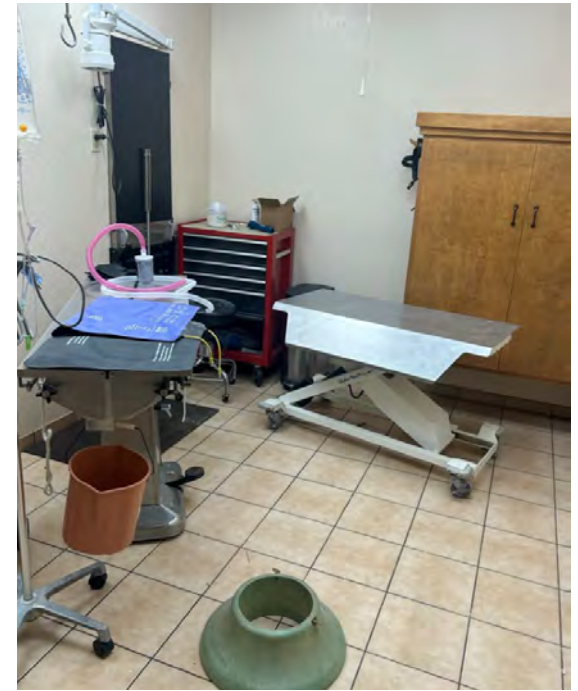
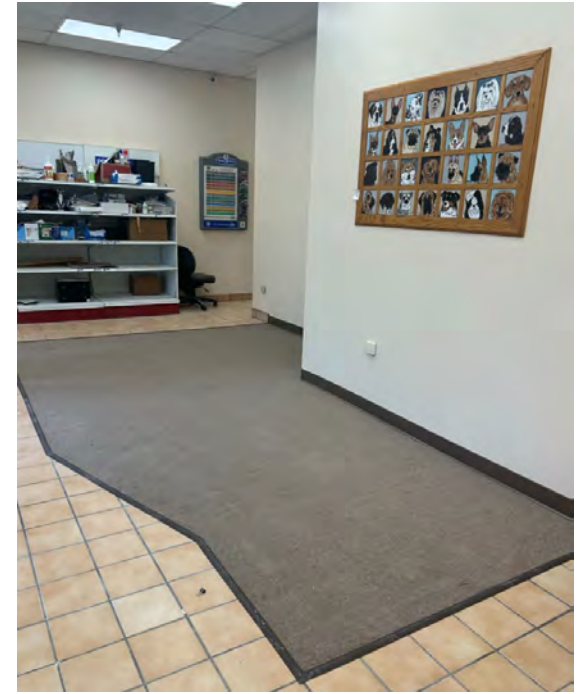
■ **Less than a Mile from Hwys 880 and 84**

2ND GEN VETERINARY and KENNEL BOARDING



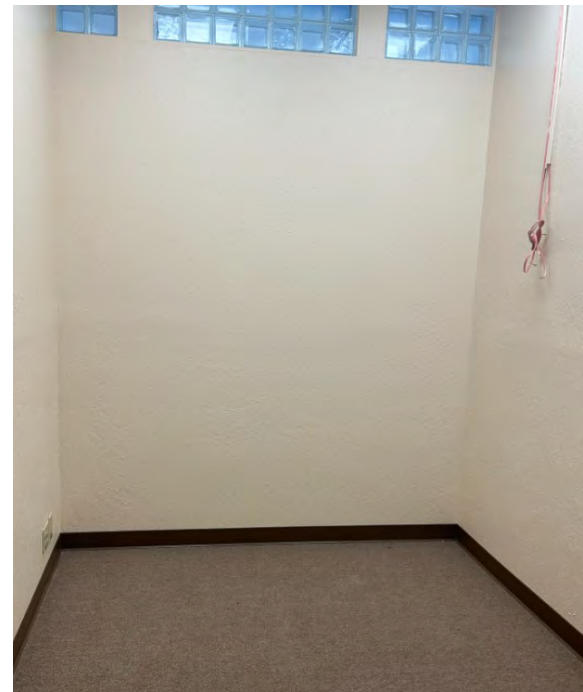
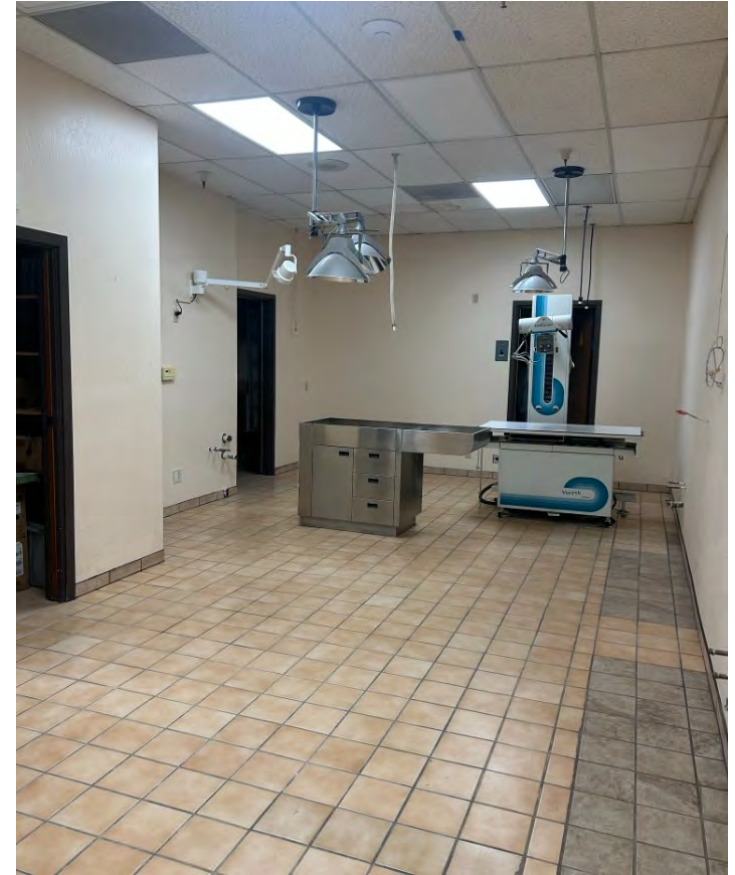
The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

INTERIOR PHOTOS



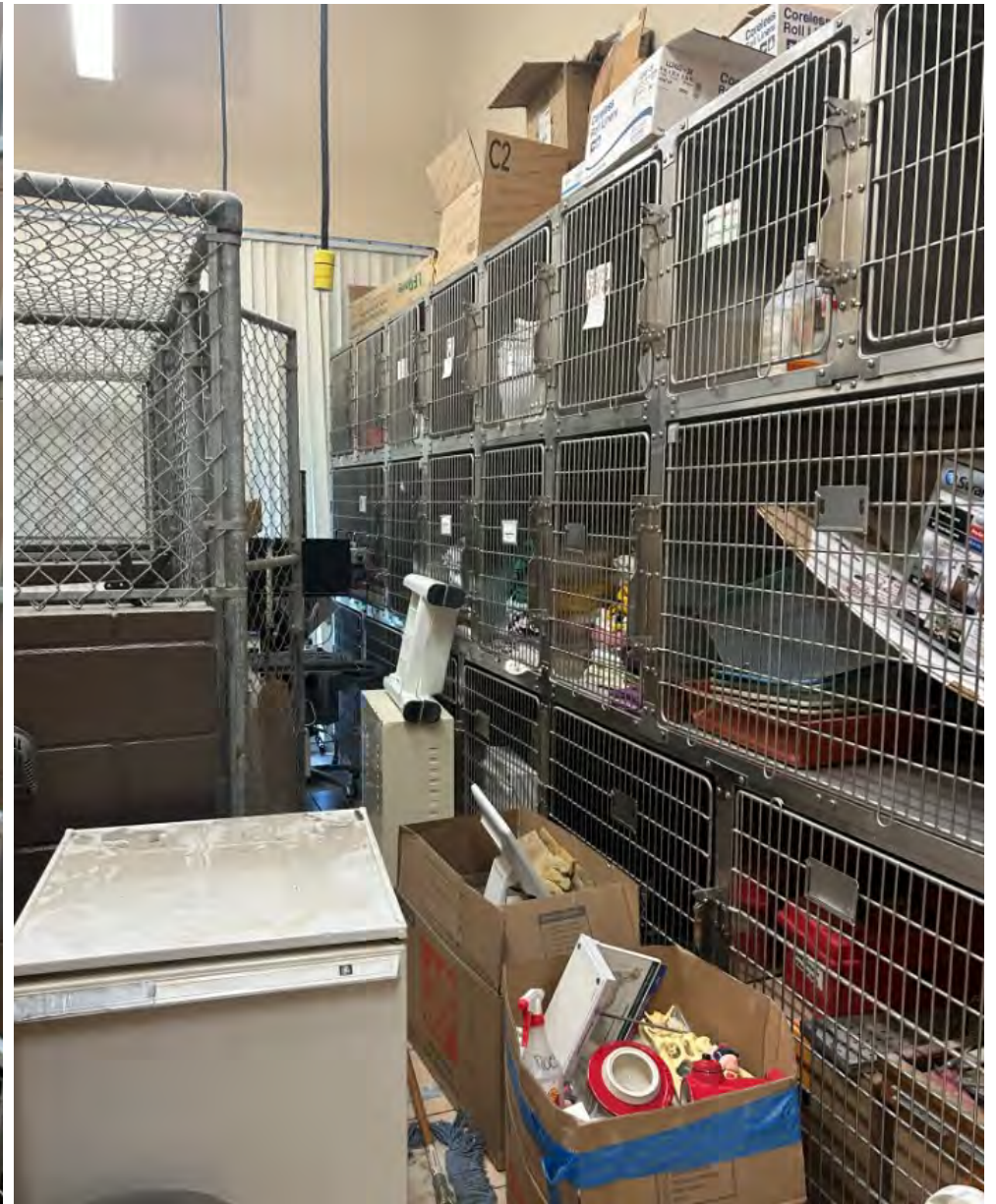
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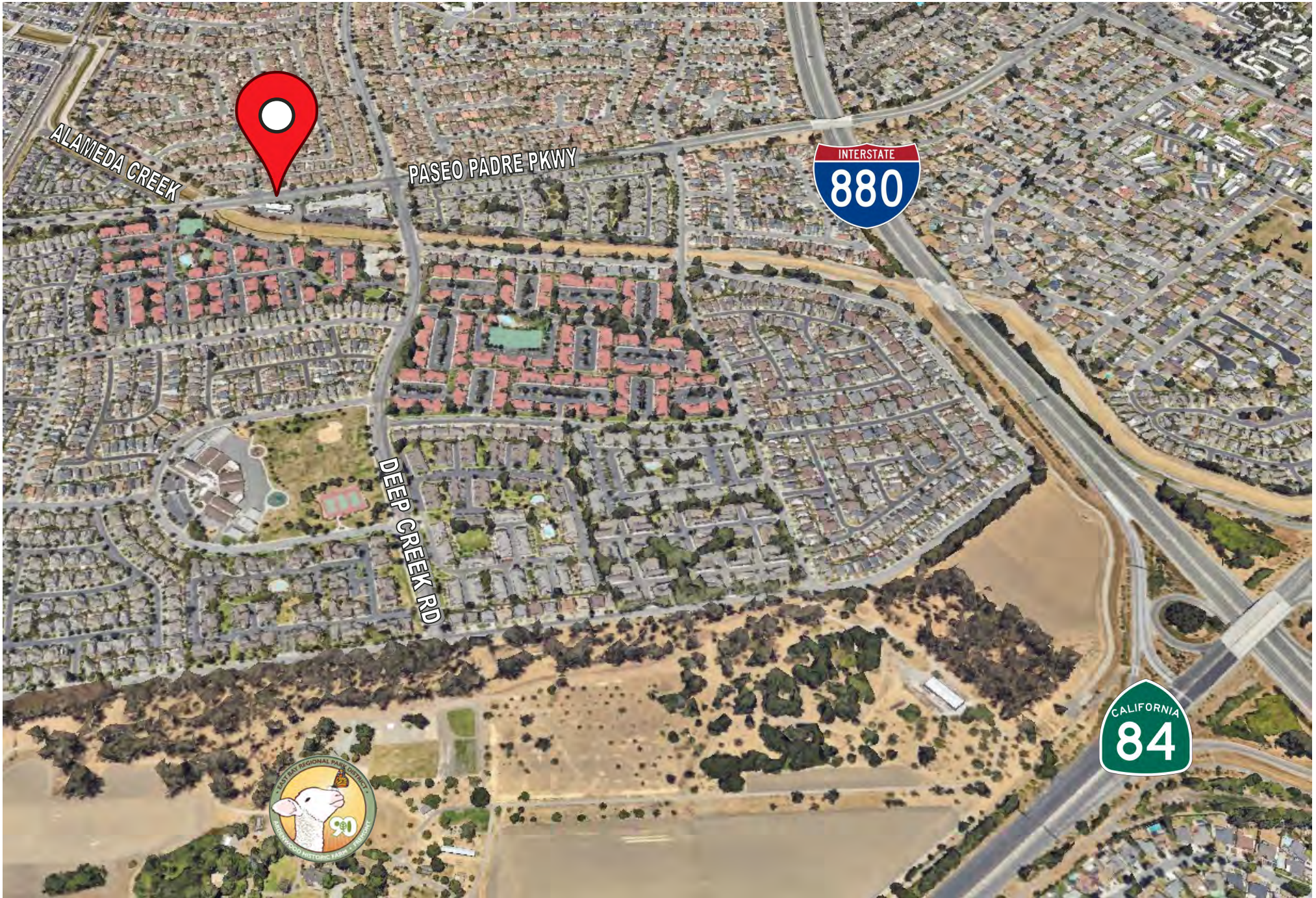


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INTERIOR PHOTOS



AREA MAP



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DEMOGRAPHICS



2024 SUMMARY	1-MILE	3-MILE	5-MILE
POPULATION	30,133	167,683	319,412
HOUSEHOLDS	9,362	51,894	101,522
AVERAGE HH SIZE	3.21	3.19	3.11
OWNER OCCUPIED HOUSING	6,576	34,048	61,104
RENTER OCCUPIED HOUSING	2,786	17,846	40,418
MEDIAN AGE	37.9	38.4	37.8
MEDIAN HH INCOME	\$200,001	\$151,851	\$138,255
AVERAGE HH INCOME	\$236,801	\$191,020	\$179,514

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