



Mowry East Shopping Center

5000-5200 Mowry Avenue
Fremont, CA 94538



For Additional information, contact Exclusive Agent:

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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Property Description

Introducing a prime leasing opportunity at Mowry East Shopping Center. This iconic property is home to a Luckys Supermarket Anchored Center. Boasting a strategic location directly off Mowry Avenue & I-880, the property offers high visibility and accessibility. With ample parking and superb branding opportunities via excellent building signage, it's the ideal setting for businesses looking to make a statement. This property provides a gateway to central Fremont, with proximity to Fremont Bart, Washington Hospital, and Kaiser Hospital. Don't miss out on this exceptional commercial space for lease.

Offering Summary

Lease Rate:	\$2.95 SF/month
Estimated NNN Charges	.78 SF/month - 2024
Available SF:	1,560 SF
Lot Size:	89,477 Acres

Property Highlights

- Luckys Supermarket Anchored Center
- Directly Off Mowry Avenue & I-880
- Across from New Park Mall (Macy's, Lazy Dog, 24 Hour Fitness, AMC Theaters, H&M)
- Gateway to Central Fremont, Fremont Bart, Washington Hospital and Kaiser Hospital
- Ample Parking
- Superb Branding Opportunity via Excellent Building Signage

Major Nearby Tenants

- Lucky Supermarket, City Club Fitness, Denny's, Starbucks, Applebee's, BevMo, Harbor Freight, Tap Plastics, Patelco Credit Union, Planet Fitness



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Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,560 SF	Lease Rate:	\$2.95 SF/month

Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description
■ 5156 Mowry Avenue	1,560 SF	NNN	\$2.95 SF/month	± 20' x 77' D. Currently Preet Fabrics. Improvements include glass entrance door, storefront display bay window, 2' x 4' drop t-bar ceiling 10' AFF (above finish floor), 2' x 4' fluorescent lights, 1 restroom, separate HVAC, separate electrical, fire sprinklered. Available March 1, 2025. Please DO NOT Disturb the occupant or its employees.



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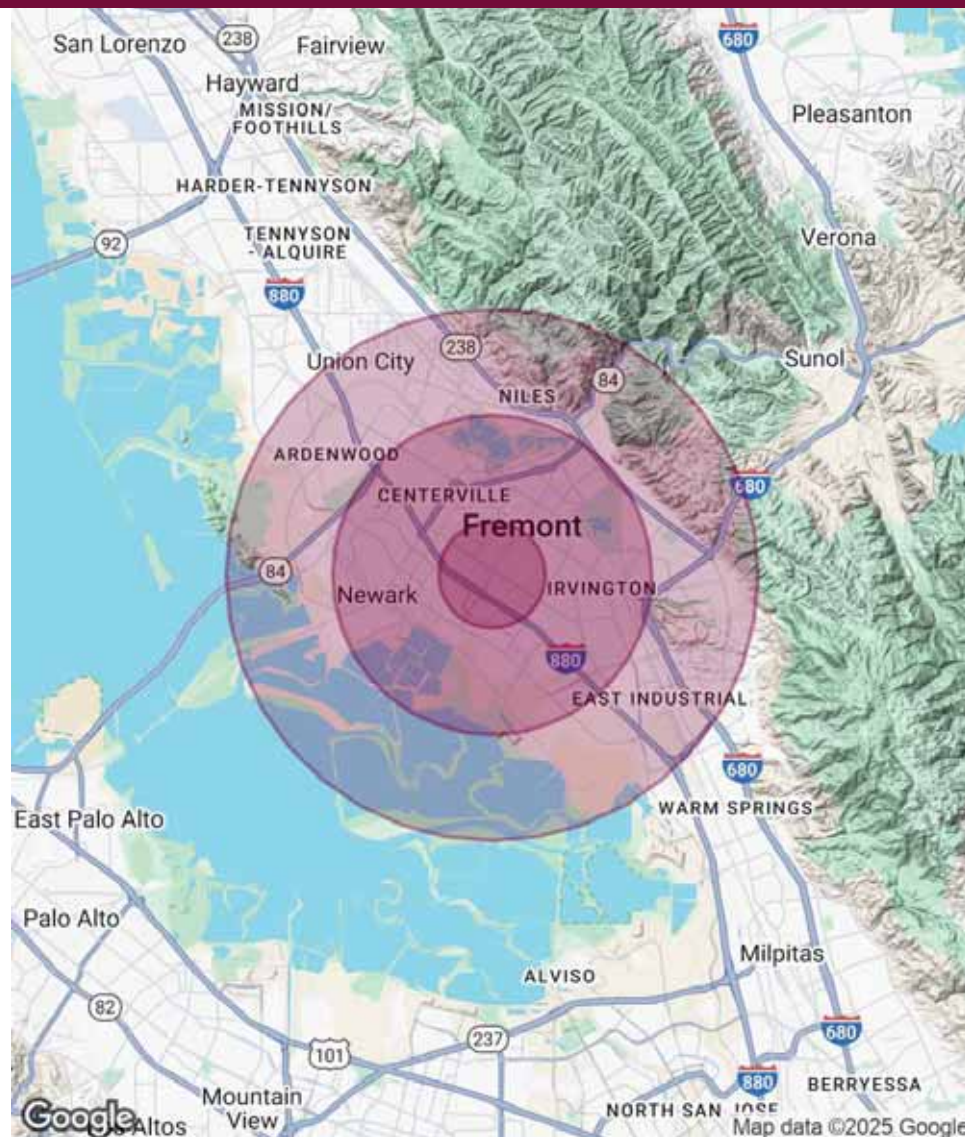
Population	1 Mile	3 Miles	5 Miles
Total Population	20,812	172,024	291,622
Average Age	40	39	40
Average Age (Male)	39	38	39
Average Age (Female)	41	40	40

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	6,518	55,883	93,216
# of Persons per HH	3.2	3.1	3.1
Average HH Income	\$213,957	\$203,779	\$220,299
Average House Value	\$1,267,909	\$1,233,949	\$1,292,045

* Demographic data derived from 2020 ACS - US Census

Traffic Counts - 24 Hour ADT 2018

Farwell Drive at Mowry Avenue	5,492
Blacow Road at Royal Palm Drive	13,617
Mowry Avenue at Blacow Road	46,900
Mowry Avenue at Farwell Drive	62,100
I-880 at Mowry Avenue SE	218,700



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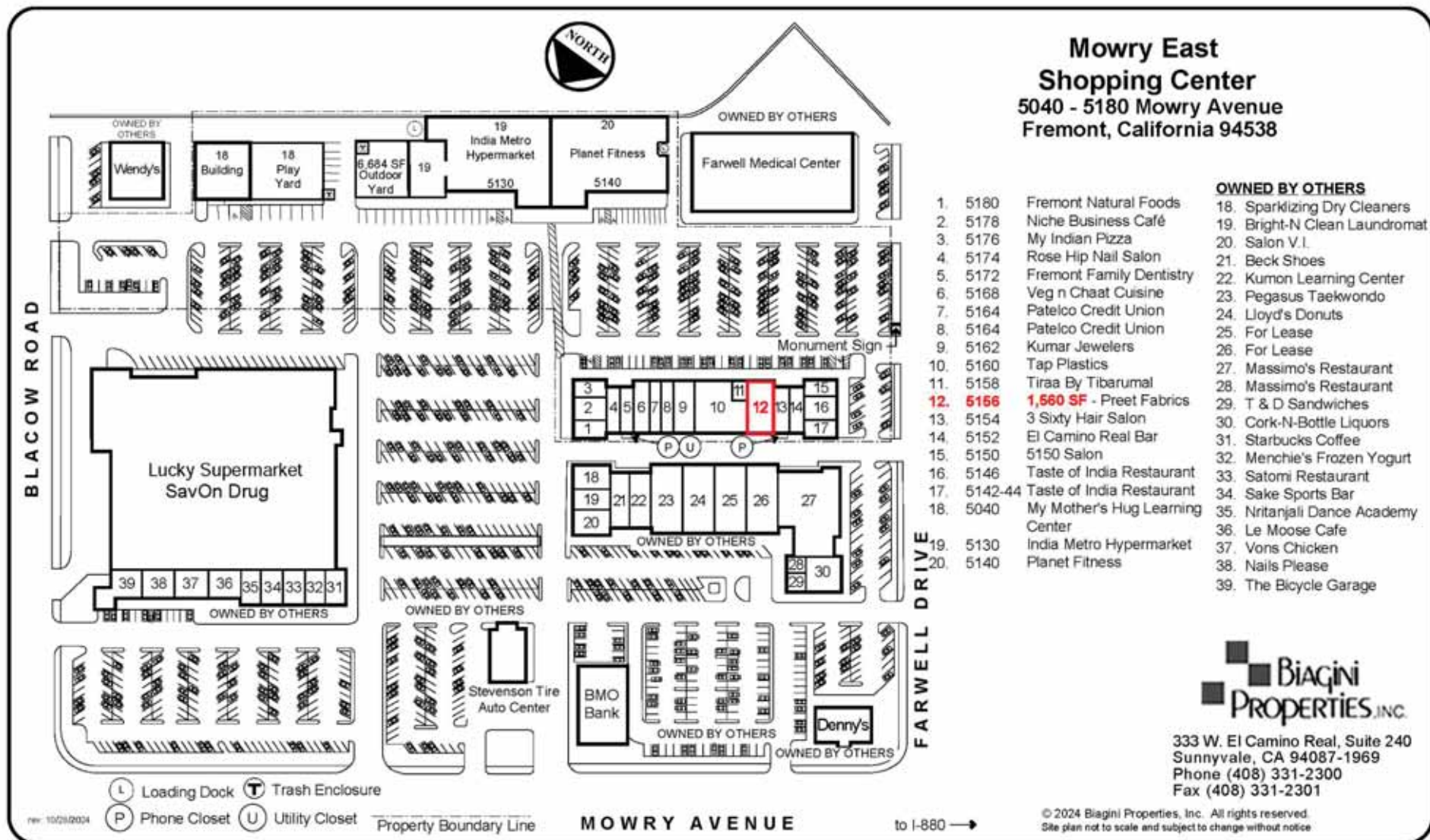
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