

# OFFICE (HEALTHCARE) SPACE FOR LEASE

1895 Mowry Ave, Suite 121  
Fremont, CA



Located across the street  
from Fremont BART Station  
and Washington Hospital



**PRICE**  
\$2.95/SF NNN  
(\$0.75/SF)



**AVAILABLE SPACE**  
± 2,285 SF



**YEAR BUILT**  
1985



**USE**  
DENTAL,  
HEALTHCARE



**SPRINKLERS**  
100%



**LOCATION**  
CLOSE TO  
AMENITIES



**THE IVY GROUP**  
COMMERCIAL & INVESTMENT REAL ESTATE

**TIM VI TRAN, SIOR, CCIM**

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CA DRE #01784630

<b>Available Size:</b>	± 2,285 SF
<b>Office:</b>	100% office, ideal for healthcare or dental use
<b>Celing Height:</b>	± 9 FT dropped ceilings
<b>Year Built:</b>	1985
<b>HVAC:</b>	Central cooling / heating available - unit located on roof with key access
<b>Fire Sprinkler:</b>	100% fully sprinklered
<b>Parking:</b>	5 reserved spaces in underground parking garage for staff, plus abundant onsite unreserved parking
<b>Power:</b>	200 A, 208/120 V, 3 Phase
<b>Underground Storage Cage:</b>	8 FT Height x 19 1/2 FT Length x 9 1/2 FT Width
<b>Utility Cage:</b>	Separate utility cage is shared but has dedicated power box to the suite
<b>Solenoid Connection:</b>	Solenoid connected to and control in the suite for water, vacuum and compressor
<b>Vacuum Pumps:</b>	Capacity and power for 2 separate vacuums
<b>Hot Water Heater:</b>	Dedicated to suite, but located immediately above utility cage in garage to save space
<b>Tanks:</b>	Nitrous oxide and oxygen tanks located in locked room and fire coded eternal to the suite (bonus space saving feature)

## Prime Location With Access To Key Amenities:

Strategically positioned, this space offers unparalleled convenience with proximity to the Fremont BART Station, Wholefoods grocery store, Kaiser Permanente Fremont Medical Center, Washington Hospital, Starbucks, and Walgreens. These key amenities ensure optimal accessibility for both practitioners and patients.

## Versatile Floor Plan For Business Efficiency:

Designed with an open bay layout, private operatories, and consultation rooms, the floor plan is thoughtfully crafted for customization, allowing seamless adaptation to various business workflows and enhancing overall operational efficiency.

## Innovative Infrastructure Design:

Critical infrastructure components, including the compressor, vacuum, electrical panel, water heater, and others, are intelligently situated underneath the unit within a secure fenced/gated area. This innovative design ensures 100% space utilization without compromising valuable square footage, setting this property apart in terms of efficiency.

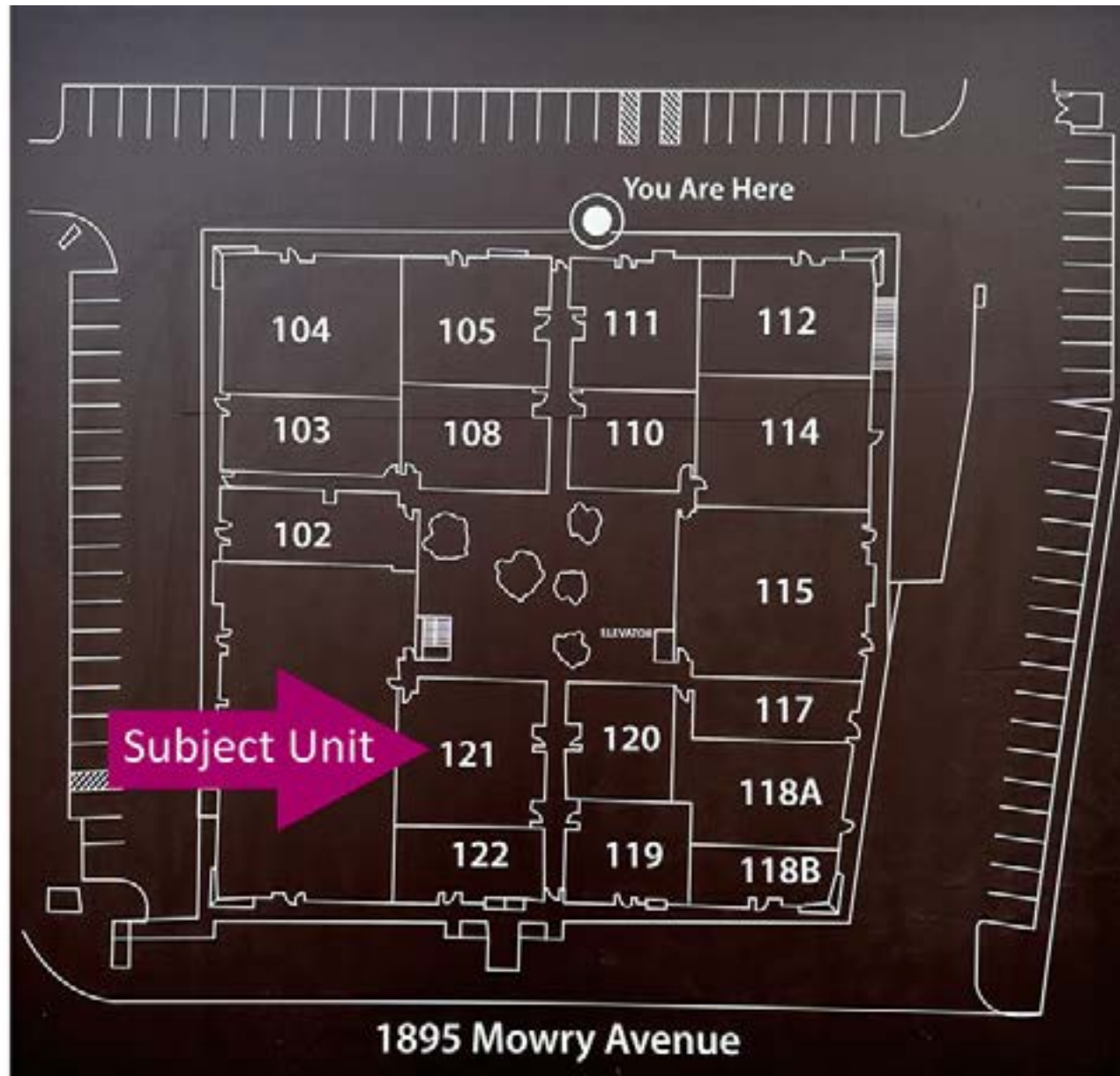
## Storage and Parking Solutions:

Complementing the functional layout, additional double cage storage is available in the underground parking area. The space also includes five reserved parking spaces, providing both convenience and practicality for practitioners and their staff. Ample onsite parking lot, street parking and easy access to freeways, including I-880, further enhance the property's accessibility.

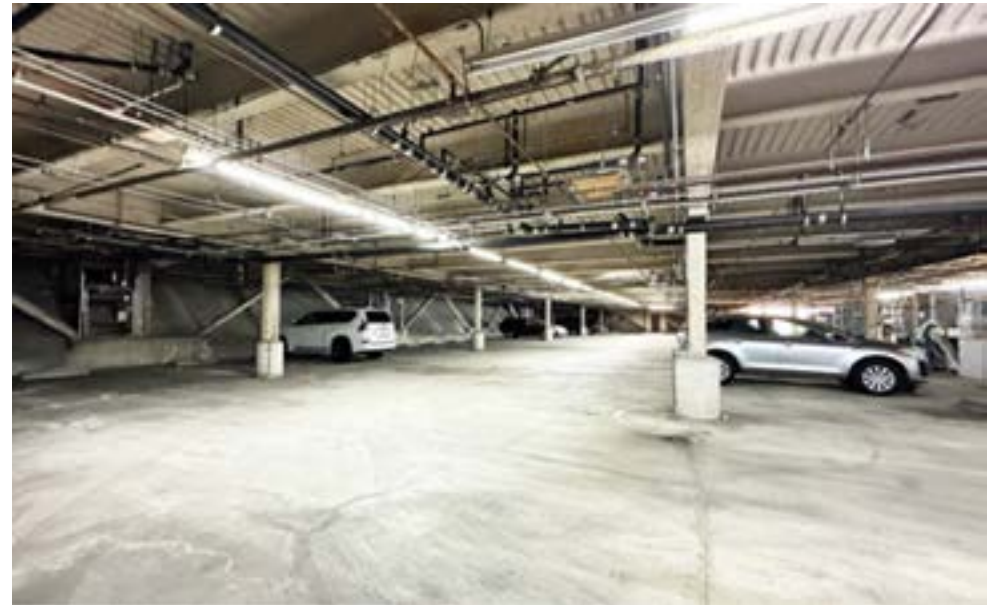
## Versatile Use Potential:

While currently configured to serve dental service organizations (DSO), this healthcare property is highly adaptable and can be seamlessly repurposed to accommodate a variety of uses, including doctor's offices, chiropractic clinics, and other health-related services, offering versatility to meet the evolving needs of practitioners.



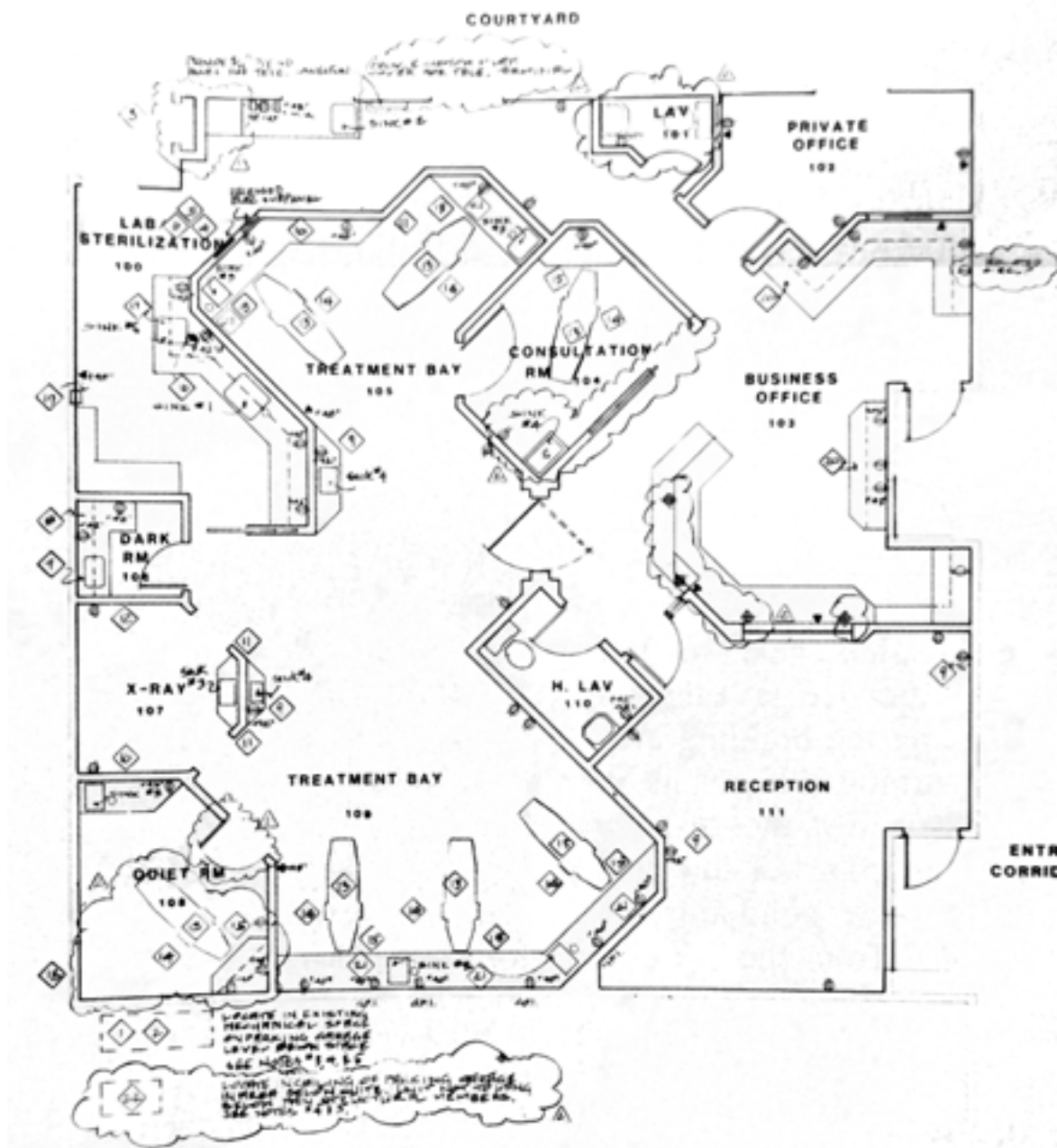






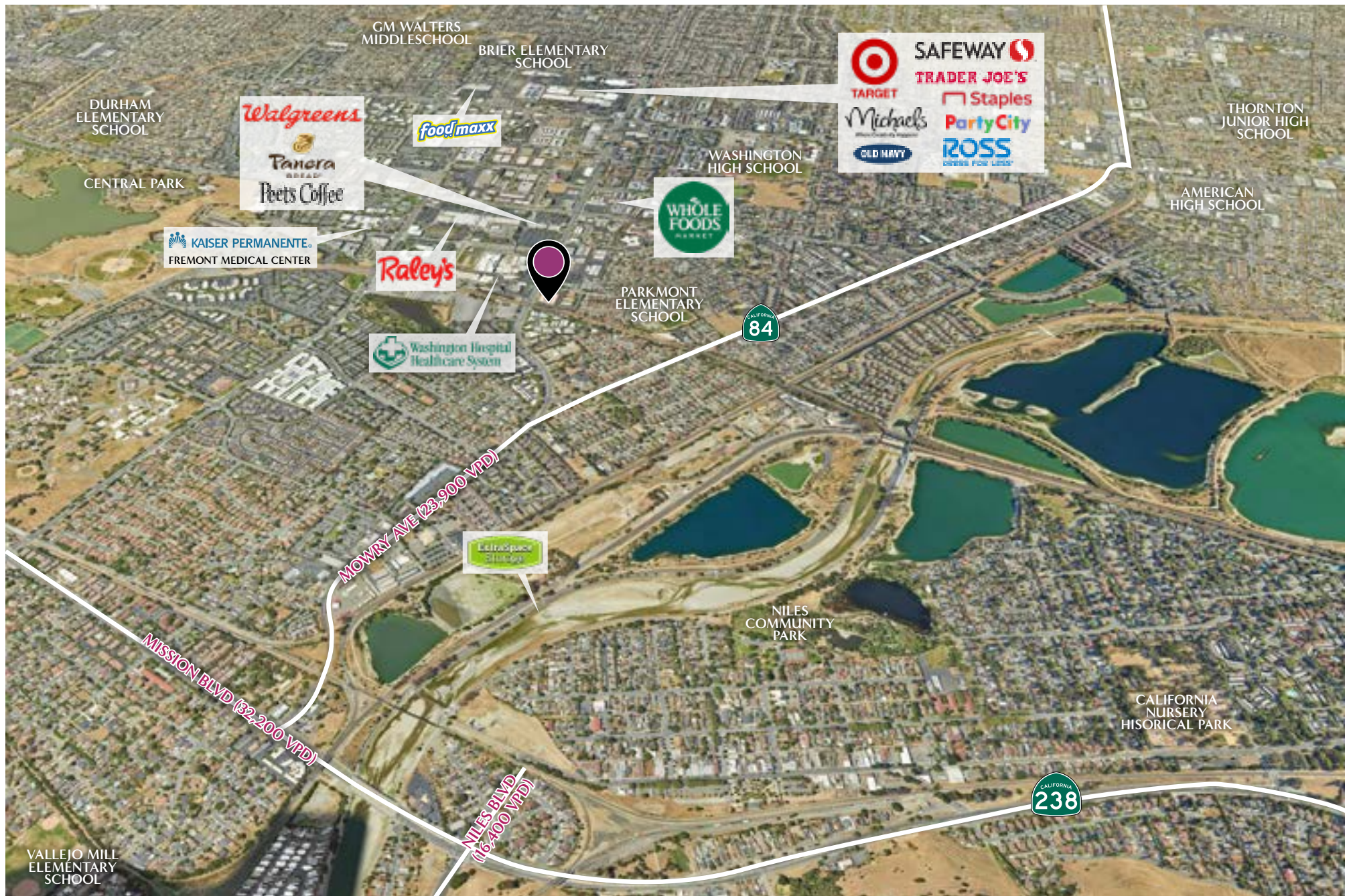






# AMENITIES MAP

1895 MOWRY AVE, SUITE 121  
FOR LEASE



# LOCATION OVERVIEW

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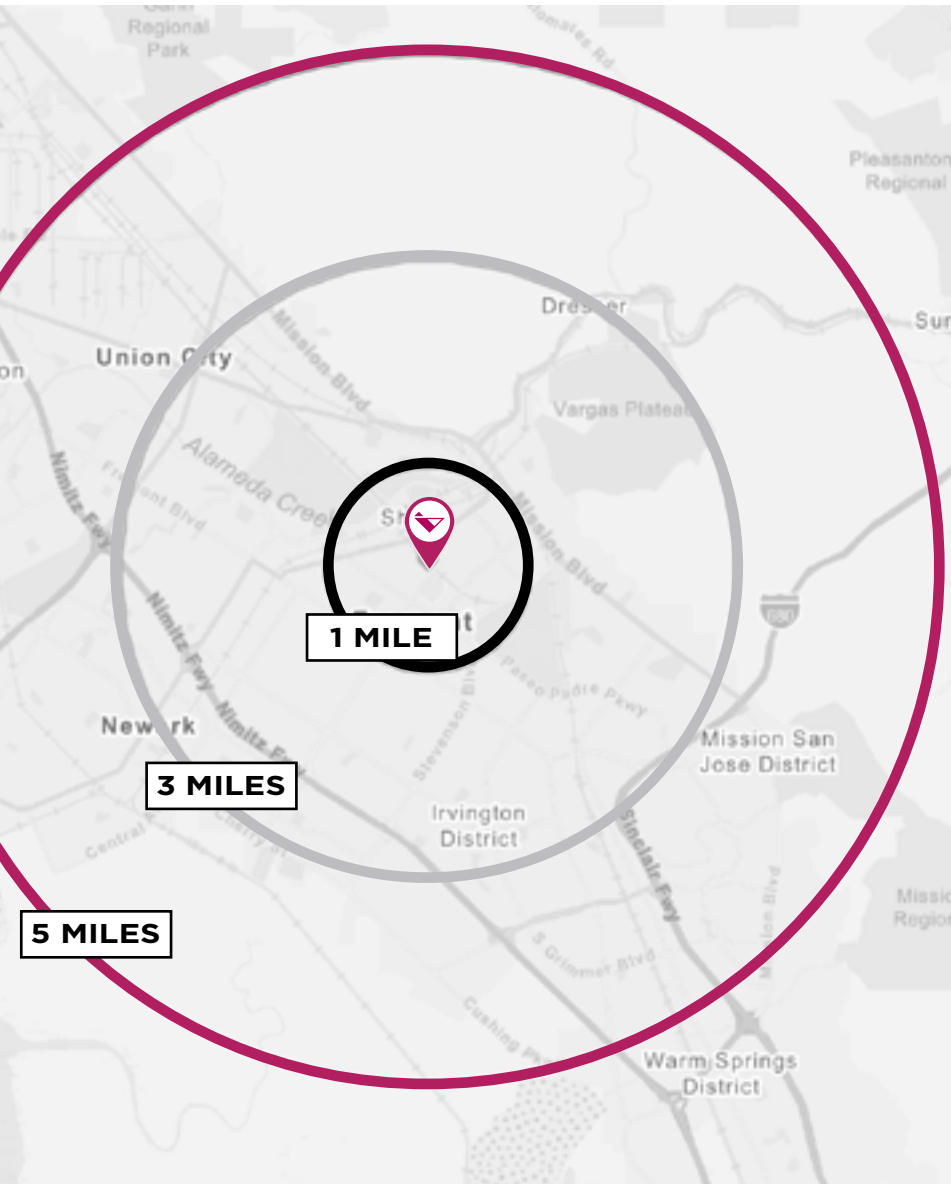
Fremont is a city in Alameda County, California, United States. Located in the East Bay region of the Bay Area, Fremont has a population of 230,504 as of 2020, making it the fourth most populous city in the Bay Area, behind San Jose, San Francisco, and Oakland. It is the closest East Bay city to the high-tech Silicon Valley network of businesses, and has a strong tech industry presence. Companies headquartered in Fremont include Antec Inc, Corsair Gaming, Electronics for Imaging, Ikanos Communications, Lam Research, Fremont Bank, Nielsen Norman Group, Oplink Communications, SYNnex, S3 Graphics, Tailored Brands and DCKAP.

Fremont is served by Interstate 880 (Nimitz Freeway) and Interstate 680 (Sinclair Freeway). Though they do not intersect, they are connected in the Warm Springs district via a very busy one-mile segment of Mission Boulevard which is SR 262. In addition, it is served by SR 84 and the segment of Mission Boulevard which is SR 238. Regional rail transportation is provided by BART and the Altamont Corridor Express (ACE).



Source: Google

LARGEST EMPLOYERS		
#	Employer	# of Employees
1	Tesla, Inc.	22,000
2	Lam Research	3,000
3	Washington Hospital	2,400
4	Kaiser Permanente	1,600
5	Synnex	1,350
6	Western Digital	1,100
7	City of Fremont	1,000
8	Fremont Unified School District	800
9	Boehringer Ingelheim	800
10	Sutter Health	775



## 2023 SUMMARY

	1 MILE	3 MILES	5 MILES
<b>Population</b>	27,392	172,090	307,891
<b>Households</b>	10,244	57,293	99,513
<b>Families</b>	7,054	42,676	77,028
<b>Average Household Size</b>	2.64	2.96	3.06
<b>Owner Occupied Housing Units</b>	3,569	32,275	61,761
<b>Renter Occupied Housing Units</b>	6,675	25,018	37,752
<b>Median Age</b>	36.3	38.4	38.6
<b>Median Household Income</b>	\$144,337	\$151,777	\$154,788
<b>Average Household Income</b>	\$182,631	\$189,464	\$195,738

## 2028 SUMMARY

	1 MILE	3 MILES	5 MILES
<b>Population</b>	27,438	171,111	307,257
<b>Households</b>	10,273	57,084	99,590
<b>Families</b>	7,107	42,668	77,236
<b>Average Household Size</b>	2.63	2.95	3.05
<b>Owner Occupied Housing Units</b>	3,657	32,791	62,604
<b>Renter Occupied Housing Units</b>	6,616	24,294	36,986
<b>Median Age</b>	37.2	39.6	39.7
<b>Median Household Income</b>	\$161,684	\$167,493	\$171,049
<b>Average Household Income</b>	\$206,943	\$214,513	\$220,778

CONTACT EXCLUSIVE AGENT  
**FOR DETAILS AND TOUR**

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Acquisition | Disposition | Leasing