

**AVAILABLE  
FOR SALE**

**COMPASS  
COMMERCIAL**

**OFFERING MEMORANDUM**

**909 Boggs Terrace  
Fremont, CA 94539**

**JALILI**  
COMMERCIAL GROUP



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# 909 Boggs Terrace Fremont, CA 94539

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## OFFERING SUMMARY

**\$1,400,000.00**



## HIGHLIGHTS

- Fenced in Side Yard
- Steel Awning (45'X45')
- Six Ductless Split Units (Two Condensers)
- Industrial Tech (IT) zoning in the City of Fremont
- Located in a well-established industrial / flex corridor
- Close proximity to I-680, I-880, and major Bay Area freeways
- Functional industrial building suitable for owner-user or investor
- Strong Fremont location with limited industrial supply
- Two Restrooms
- Ideal for light manufacturing, R&D, warehousing, or tech-related uses
- Silicon Valley-adjacent market with strong tenant demand
- Flexible use potential subject to city approval

Address	909 Boggs Terrace
City/State/Zip	Fremont, CA 94539
APN	519-1687-54
Building Size	±2,376 SQ FT
Lot Size	39,184
Year Built	1984
Zoning	IT — Industrial Tech





Nestled in the heart of Fremont's thriving industrial corridor, 909 Boggs Terrace offers a versatile 2,376 square foot industrial tech building on a spacious 39,184 square foot lot, built in 1984 and zoned IT for flexible uses such as light manufacturing, R&D, warehousing, or tech-related operations. This functional property features a well-designed layout with two restrooms, a fenced side yard, and a recently added 45x45-foot steel gable awning constructed in 2022, providing ample covered space for equipment storage or outdoor work. Its strategic location ensures close proximity to major Bay Area freeways including I-680 and I-880, making it ideal for owner-users or investors seeking efficient access to Silicon Valley's dynamic market. The building's interior boasts open warehouse space with shelving, office areas, a break room, and modern amenities like ductless split units for climate control, all set against a backdrop of limited industrial supply in a high-demand area.

This Silicon Valley-adjacent gem stands out with its strong tenant appeal and potential for city-approved expansions, supported by Fremont's robust economic landscape. Aerial views reveal a practical site plan with ample parking and yard space, while interior photos showcase clean, adaptable spaces ready for customization. Priced at \$1,400,000, the property represents a rare opportunity in a market with constrained inventory, blending practicality with growth potential for businesses aiming to capitalize on the region's innovation hub status.



# SITE PLAN



# FLOORPLAN



**TOTAL: 2322 sq. ft**  
1st floor: 2322 sq. ft  
EXCLUDED AREAS: WALLS: 105 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.





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**45'X45' GABLE STEEL AWNING  
BUILT IN 2022**





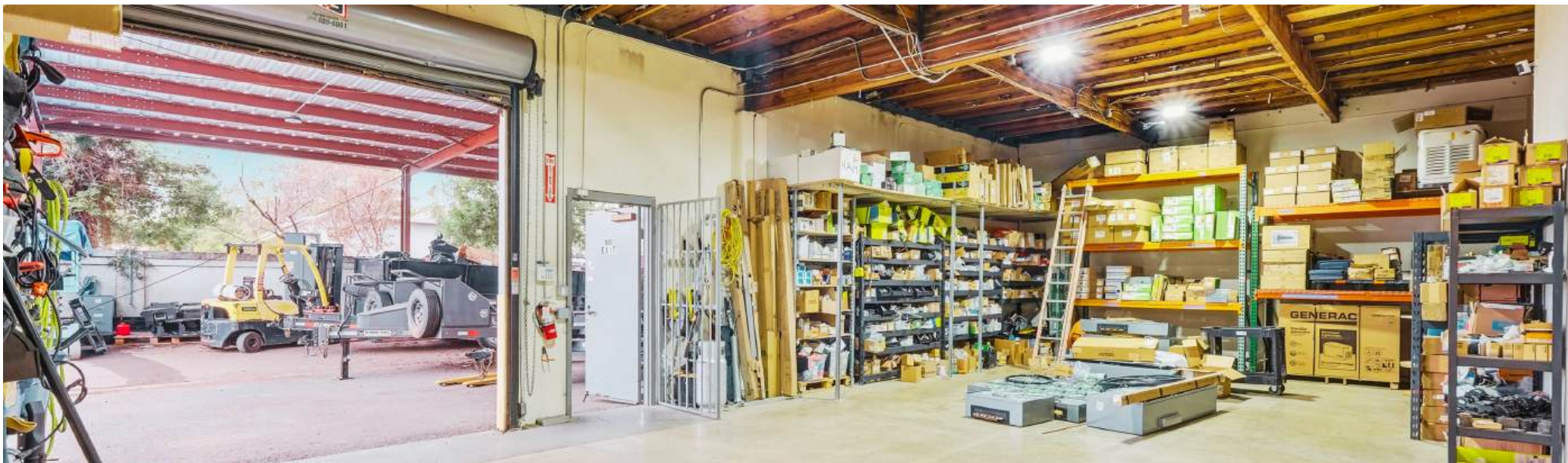








## INTERIOR PHOTOS





## INTERIOR PHOTOS





## INTERIOR PHOTOS





## INTERIOR PHOTOS





# INTERIOR PHOTOS

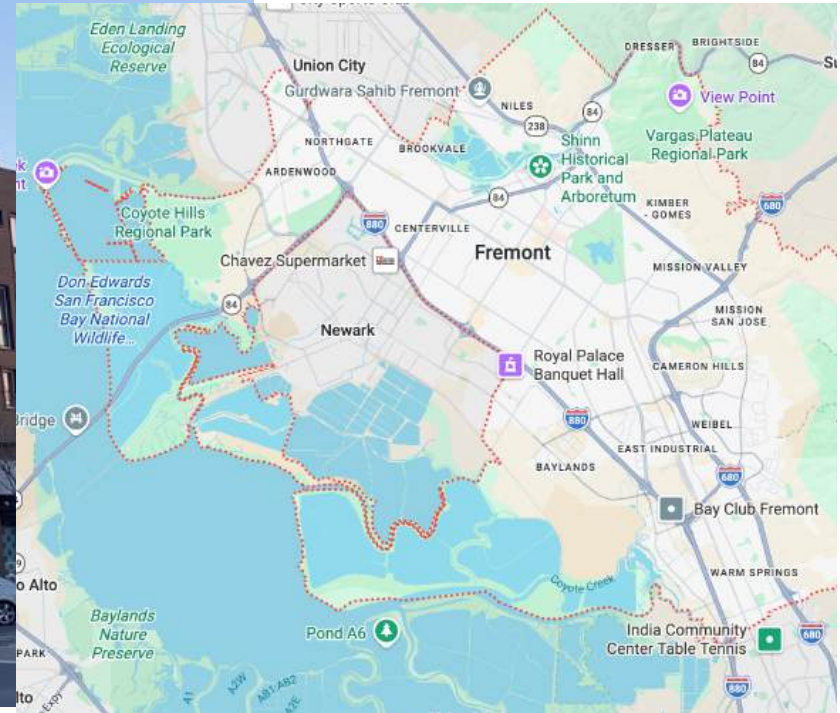
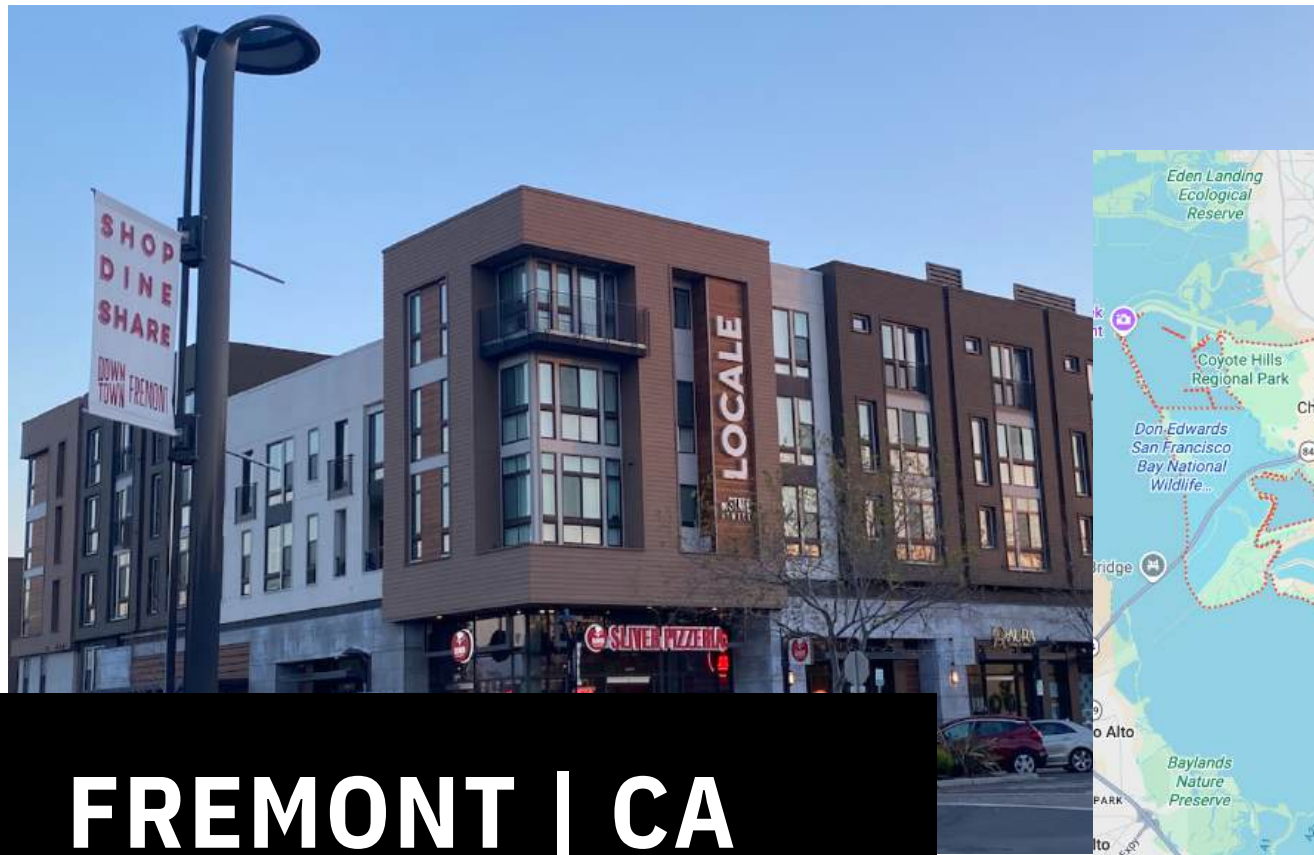




# RETAILER MAP







## FREMONT | CA

Fremont, California, is a vibrant city in the southeastern part of the San Francisco Bay Area, known for its strong economy, diverse community, and high quality of life. It sits at the crossroads of major tech and manufacturing corridors, with close proximity to Silicon Valley, Oakland, and San Jose. Home to major employers in technology, advanced manufacturing, and life sciences, Fremont benefits from a skilled workforce and a business-friendly environment. The city also offers convenient access to major highways, BART stations, and regional transportation hubs, making it an attractive location for both residents and businesses.

Beyond its economic strengths, Fremont is widely appreciated for its livability and natural surroundings. The city features an extensive park system, including Central Park and Lake Elizabeth, as well as easy access to hiking and open space in the nearby East Bay hills. Fremont's neighborhoods are known for strong schools, cultural diversity, and a wide range of dining and shopping options. With a balance of urban amenities, outdoor recreation, and a stable real estate market, Fremont continues to be one of the most desirable cities in the Bay Area.



## Fremont, California — Demographic Snapshot Category Data

**Population ~228,000 – 230,000**

**Median Age ~40 years**

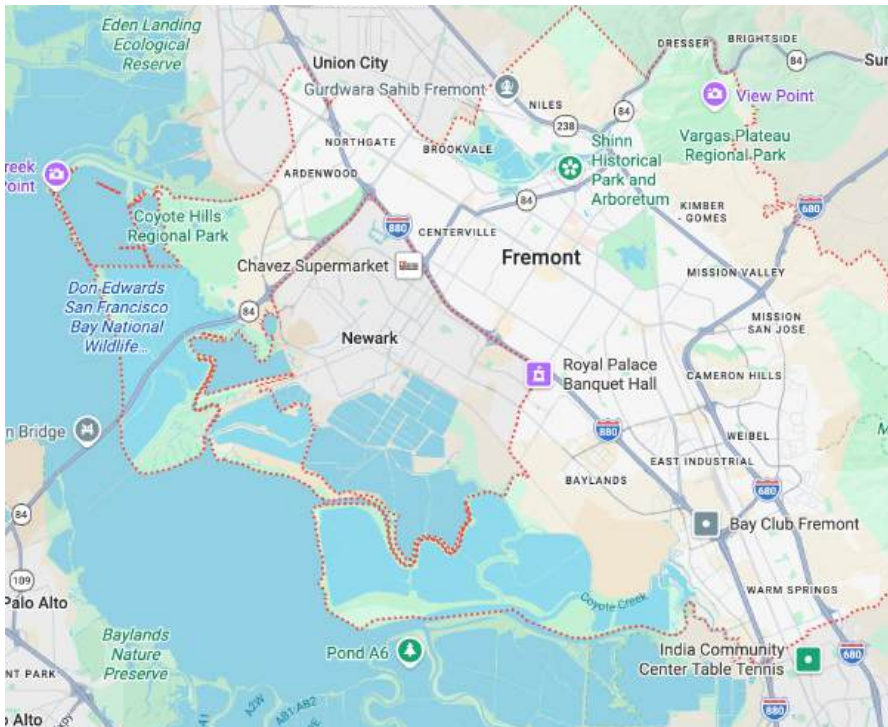
**Under 18 ~22–23%**

**65 and Older ~13–14%**

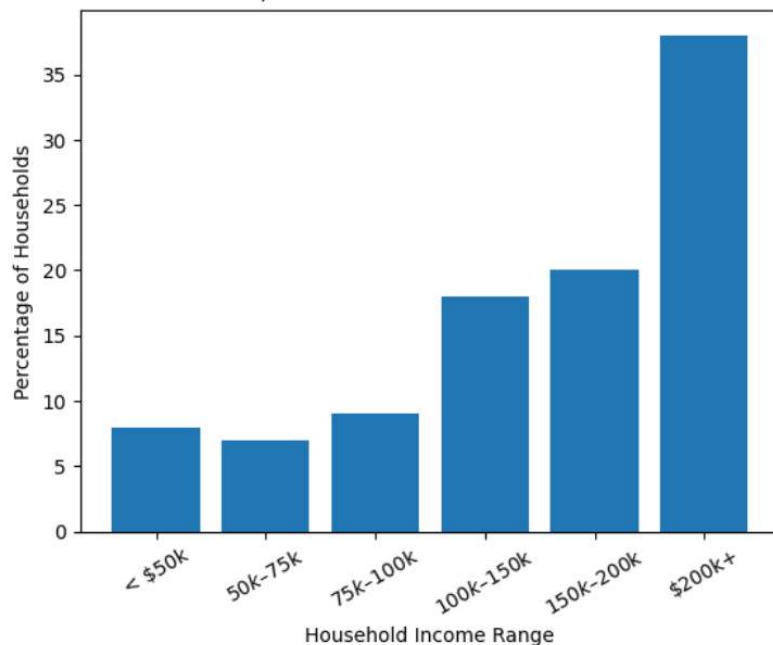
**Median Household Income ~\$170,000+**

**Foreign-Born Population 50%+**

**Bachelor's Degree or Higher ~60%+**



Fremont, CA – Household Income Distribution













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Coordinator



An aerial photograph of a city skyline at dusk, featuring numerous skyscrapers and a body of water in the background. A semi-transparent rectangular box is overlaid on the upper portion of the image, containing contact information.

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