

# MISSION VALLEY SHOPPING CENTER

39933-40983 MISSION BOULEVARD  
FREMONT, CALIFORNIA 94539

## FEATURES

- 88,000 Square Feet Neighborhood Shopping Center
- Co-Tenants Include: Lucky's, Starbucks, Fremont Bank, Jack in the Box
- Abundant Parking
- Strong Demographics

## SPACES AVAILABLE

- Unit 17: 846 SF
- Unit 29: 912 SF w/ Restaurant Improvements

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	10,543	70,663	165,714
Avg. HH Income	197,306	160,970	137,362

## TRAFFIC COUNTS

Mission Boulevard	15,490 ADT
HWY 680	142,000 ADT



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## TENANT LIST

UNIT#	TENANT	SQUARE FEET
1	Unavailable	1,904
2	Lotus Academy	846
3	The UPS Store	846
4	Karate	846
5	Music School	846
<b>6</b>	<b>AVAILABLE RETAIL/OFFICE</b>	<b>846</b>
7	Real Estate Office	1,571
8	Romancing Nails	672
9	Best Property Management	672
10	Rick's Tennis Shop	672
11-12	Mission San Jose Children's House	1,344
13	Leased	672
14	Benjamin Bagels	1,120
15A	Rachael's Ballet	1,120
15B	Rachael's Ballet	1,200
16	Lucky's	25,771
17	Florist	3,607
18	Dental Group	1,101
19A	Starbuck's	1,727
19B	Learning Bee	2,473
20	Learning Bee	1,200
21	Ice 3 Creamery	1,200
22	Papa Poncho's Taqueria	1,281
23	Prestige Health Spa	1,280
24A	Liquor Farm	1,360
24B	Liquor Farm	2,700
25	Moon Bakery	1,225
26	Alborz Mediterranean Cuisine	1,960
27	Famous Foods Chinese Restaurant	2,005
28	Jack In The Box	2,650
<b>29</b>	<b>AVAILABLE</b>	<b>912</b>
30	CPA	1,088
31	Fremont Bank	3,200

