

**±51,566 Sq. Ft. (1.18 ACRES) - FOR SALE**

# 3200 MOWRY AVE

PASEO PADRE PKWY (±29,298 VPD)



APN: 501-1130-2

MOWRY AVE (±36,117 VPD)

APN: 501-1130-1-4

HASTINGS ST

FREMONT, CA 94538



AERIAL MAP



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

3200 MOWRY AVE, FREMONT, CA 92538

AERIAL MAP



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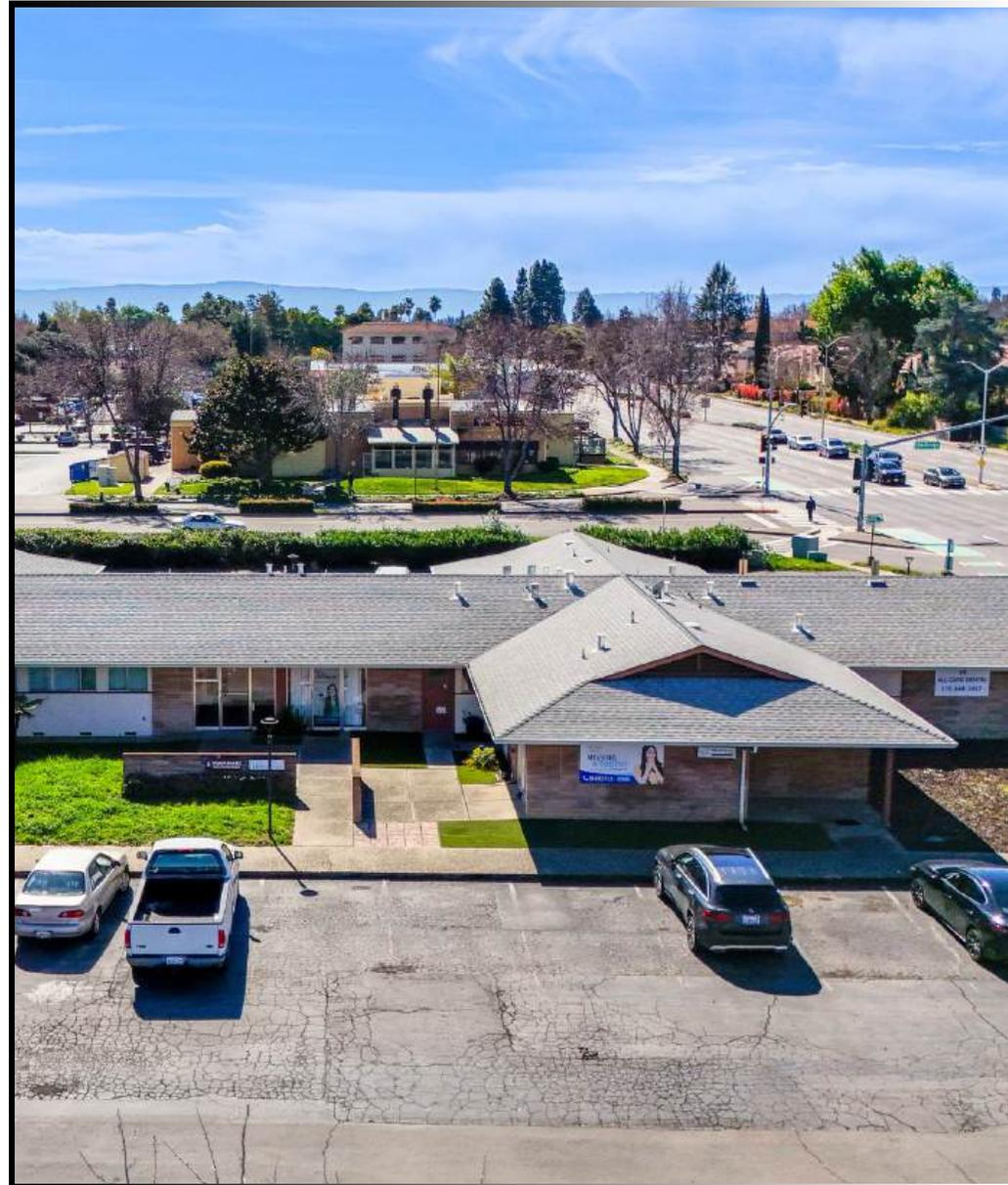
# PROPERTY INFORMATION

<b>ADDRESS</b>	3200 Mowry Ave Fremont, CA 94538
<b>APNS</b>	501-1130-2, & -1-4
<b>OFFERING PRICE</b>	\$10,000,000 (\$194 per Sq. Ft.)
<b>BUILDING SIZE</b>	8,371 Sq. Ft.
<b>LAND SIZE</b>	±51,566 Sq. Ft. (1.18 AC)
<b>BUILT</b>	1961
<b>WALK SCORE</b>	Walker's Paradise (90)
<b>TRANSIT SCORE</b>	Good Transit (56)
<b>ZONING</b>	D-E/D-MD (Downtown Edge/ Downtown Mid Zone)
<b>AERA PLAN</b>	Located within the Central Downtown General Plan
<b>TOD</b>	Located within the Transit Oriented Development (TOD) District
<b>DEMOGRAPHICS</b>	178,424 Population w/i a 3-mile radius \$170,981 Average HH Income w/i a 3-mile radius



# PROPERTY HIGHLIGHTS

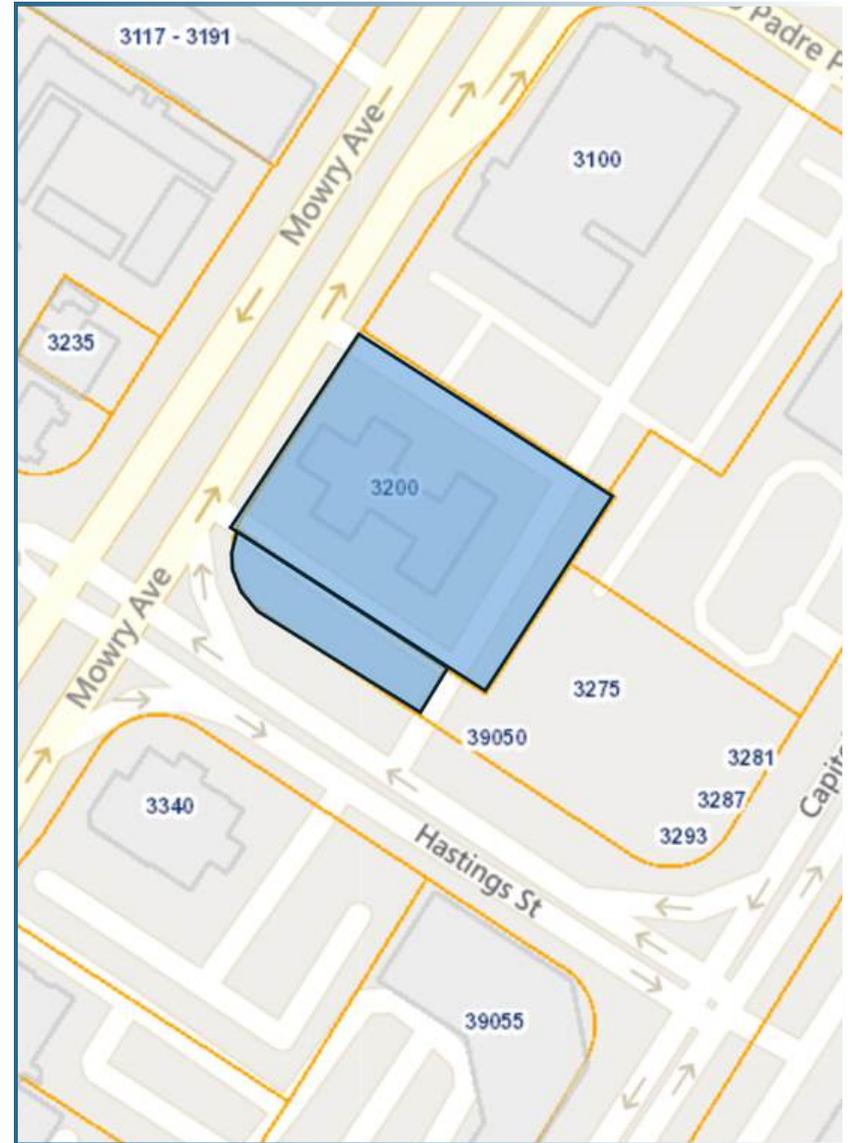
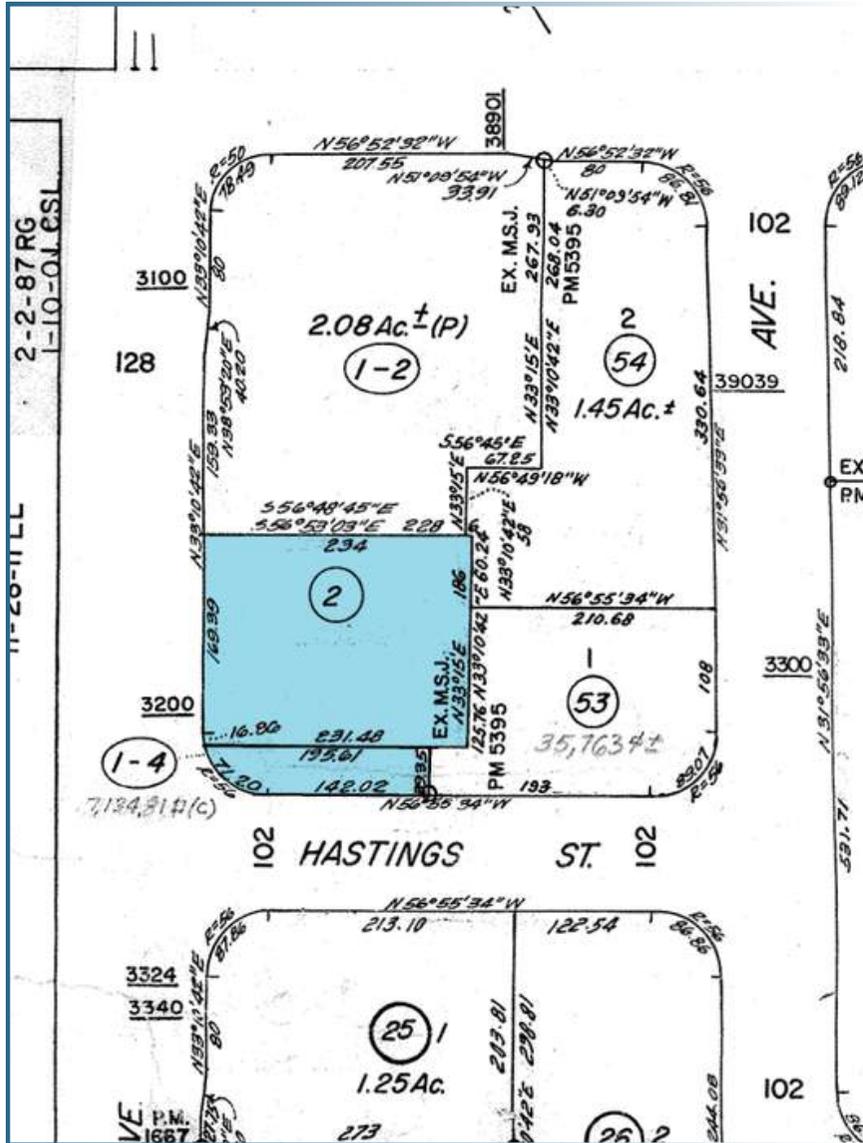
- First time on the market in 30+ years.
- Property to be delivered vacant at closing.
- Ideal for General Commercial use.
- Located within the Central Downtown General Plan.
- Adjacent to Fremont City Hall.
- Many new development projects in the immediate area.



# PARCEL & ZONING MAP

APNS: 501-1130-2 & -1-4

ZONING: C-C (COMMUNITY COMMERCIAL)



# ZONING MAP

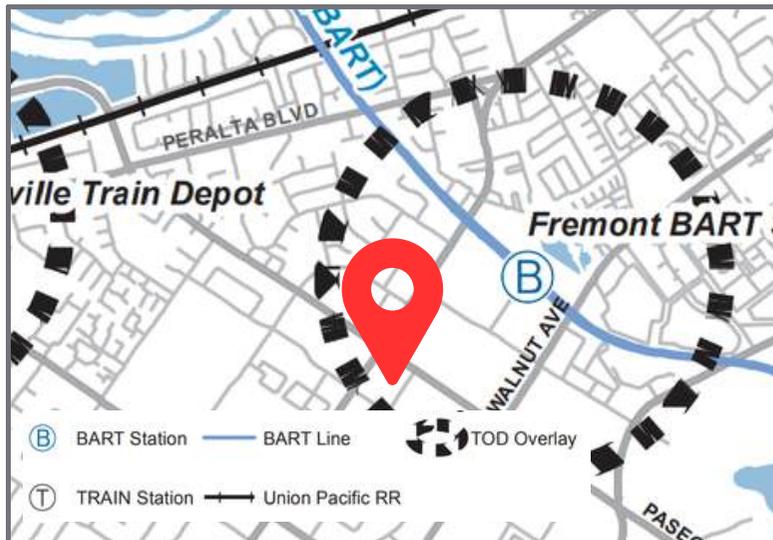
## PRIORITY DEVELOPMENT AREAS AND PRIORITY PRODUCTION AREAS



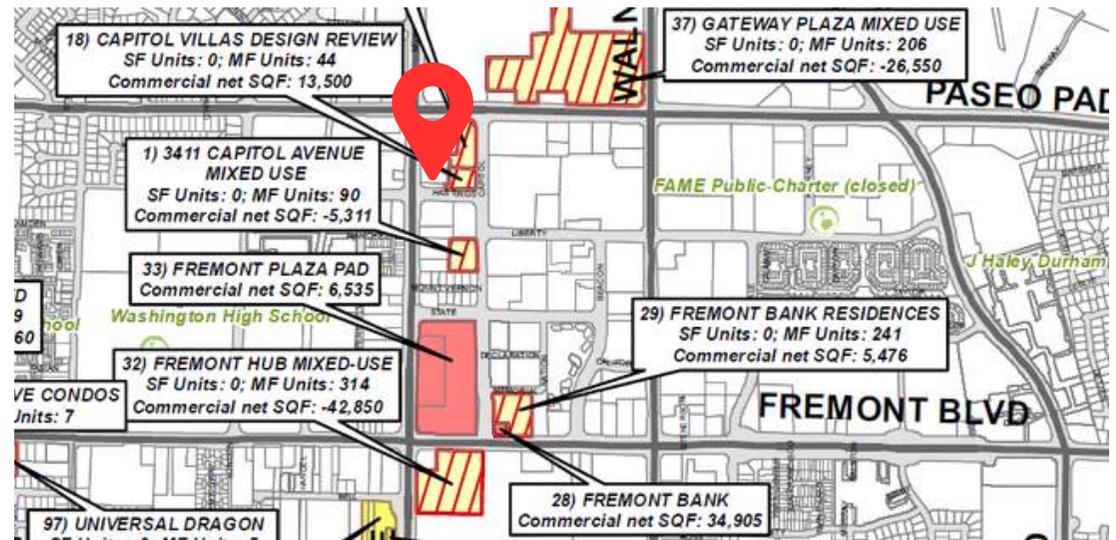
## GENERAL PLAN CITY NEIGHBORHOODS



## TRANSIT ORIENTED DEVELOPMENT (TOD) LOCATIONS IN FREMONT



## DEVELOPMENT ACTIVITY MAP



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# PROPERTY IMAGES



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## AREA OVERVIEW

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Fremont, California is a dynamic and strategically located city in Alameda County on the southeastern shore of the San Francisco Bay, recognized as the fourth-largest city in the Bay Area and a key part of Silicon Valley's East Bay region. Officially incorporated in 1956 from five historic townships, Fremont blends rich cultural heritage with modern economic vitality and a diversified, globally connected economy that supports a high quality of life for residents and businesses alike. The city is home to more than 230,000 residents, with a highly educated workforce, strong median household income, and broad demographic diversity that enhances its cultural and economic vibrancy. Fremont offers a desirable suburban-urban mix with abundant parks, trails, regional attractions such as Central Park's Lake Elizabeth and Mission Peak Regional Preserve, and easy access to major transit corridors, making it ideal for living, working, and recreation. Its strategic position within Silicon Valley's innovation ecosystem and high quality of life make Fremont a compelling location for investment and growth.

<https://www.fremont.gov>

# DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>Population</b>			
2024 Estimated Population	37,911	178,424	297,552
2029 Projected Population	37,425	173,618	289,572
2020 Census Population	36,121	182,739	304,593
<b>Households</b>			
2024 Estimated Households	13,476	58,377	95,388
2029 Projected Households	13,258	56,689	92,664
2020 Census Households	12,977	60,022	97,899
<b>Income</b>			
2024 Estimated Average Household Income	\$162,427	\$170,981	\$175,547
2024 Median Household Income	\$139,715	\$147,968	\$152,346



**Mark Hong**  
CAL DRE 01067529  
(213) 251-9000  
markhong@korusre.com

**Kent Park**  
CAL DRE 02283882  
(510) 499-1082  
kentpark28@gmail.com



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