

MISSION VALLEY SHOPPING CENTER

40055 MISSION BLVD

Fremont, CA 94539

RETAIL ANCHOR FOR SALE
Former *Lucky* Supermarket

28,768 SF
2.48 Acres

LEAD CONTACT

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Offering Summary

OFFERING PRICE

\$7,500,000

BUILDING AREA

28,768 Square Feet

LAND AREA

2.48 Acres

PARKING

115 Stalls + Reciprocal Parking Agreement

ZONING

MB-CC (Mission Boulevard Corridor Central)

YEAR BUILT

1971

YEAR REMODELED

1992

ENCUMBRANCES

None, Building is Vacant

APN

525-8-3-1



Grocery Store Anchor For Sale

Perfect for Owner-User!

PROPERTY HIGHLIGHTS

& Overview

- High Visibility Anchor Space (Former Lucky Supermarket) within Mission Valley Shopping Center in Fremont, CA
- Expansive 2.48 Acre Site with 115 Parking Stalls and Reciprocal Parking Agreement
- Brand New Roof and Refurbished HVAC System.
- Well Maintained and Active 45,067 Square Foot Shopping Center Co-Tenanted by Starbucks, Fremont Bank, Jack-in-the-Box Along with Other Daily Needs Tenants
- Affluent Mission Valley Neighborhood with a Median Household Income over \$195,000, paired with a Median Home Value of approximately \$2.6 Million.
- Excellent Access along Mission Boulevard with convenient connectivity to Interstate 680 and other Silicon Valley Transit Routes.

PHOTO GALLERY
Exterior



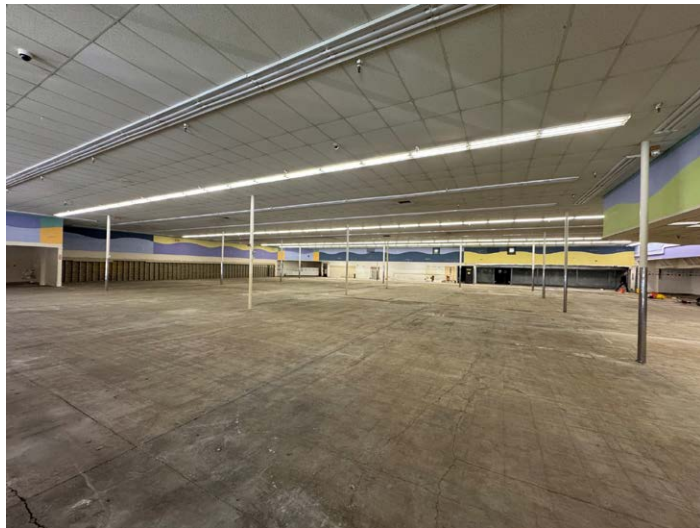
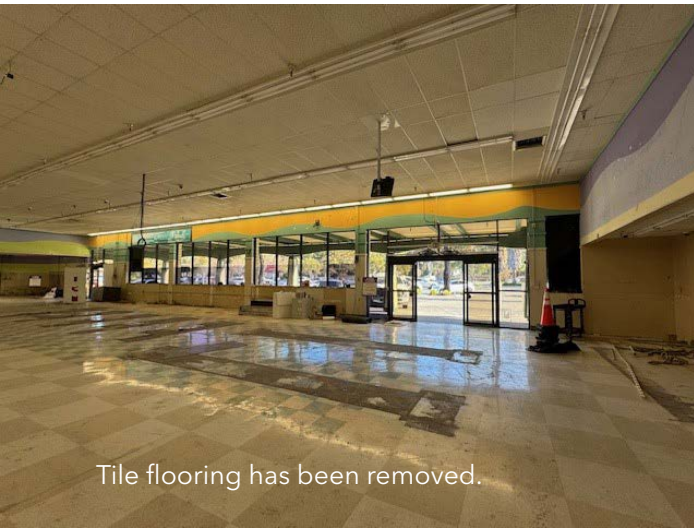
Side of the Building



Loading Dock with Roll-Up Doors

PHOTO GALLERY

Interior



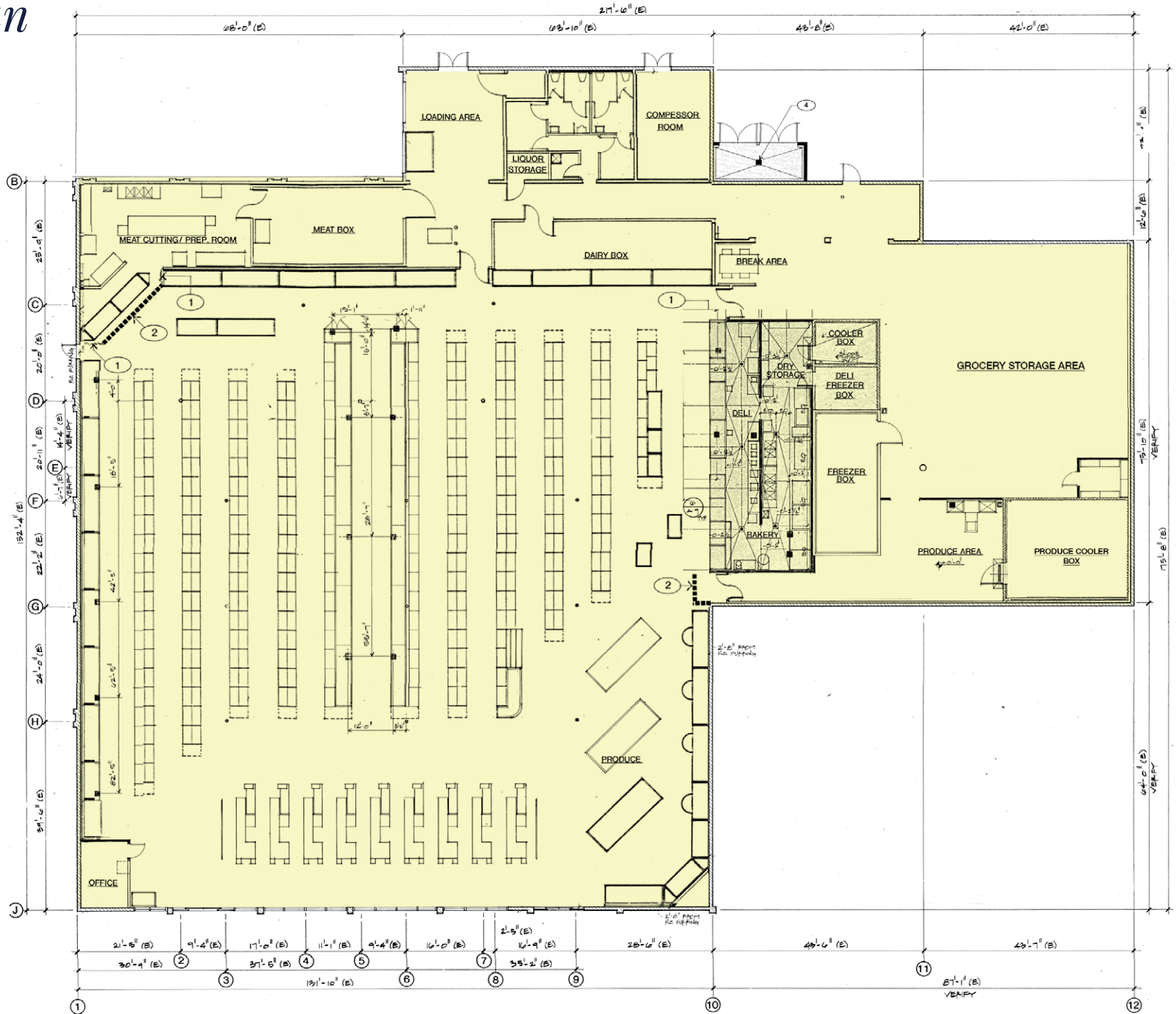
MISSION VALLEY SHOPPING CENTER

Site Plan

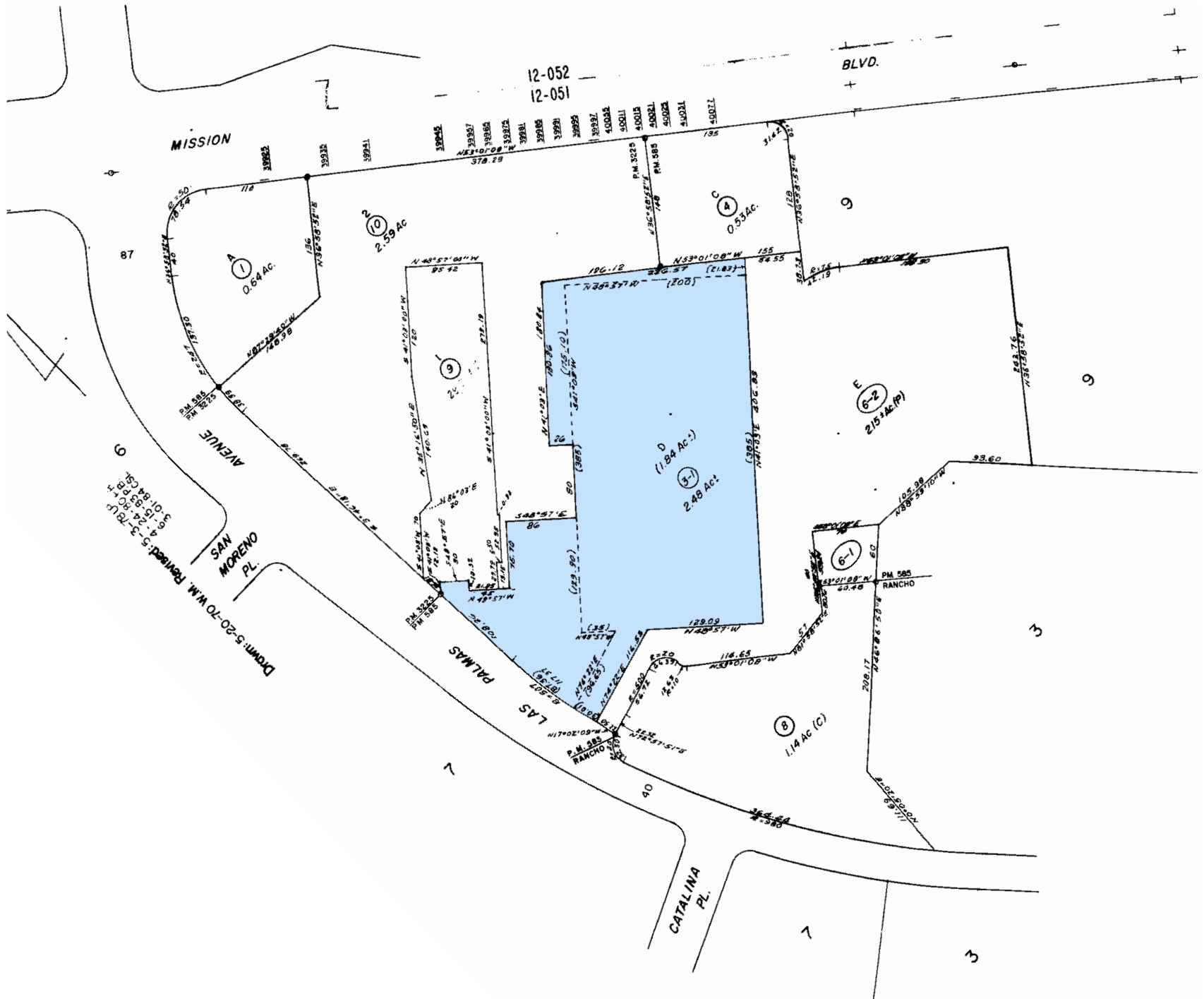


MISSION BLVD: 29,937 ADT

AS-BUILT Floor Plan



APN 525-8-3-1
Plat Map





LOCATION OVERVIEW

Fremont

Fremont is an affluent Bay Area city of over 230,000 residents, strategically located between Silicon Valley and the East Bay. Anchored by major employers such as Tesla, the city is a major hub for technology, advanced manufacturing, clean energy, and life sciences. Top rated public schools, a highly educated workforce, and high household incomes (Fremont's median household income exceeding \$167,000) support a dense and stable consumer base. Fremont's retail market benefits from consistent daily-needs demand, limited new development, and strong regional accessibility via I-680, I-880, and BART.

Within the city, the Mission Valley district is a mature, residentially anchored sub-market defined by strong demographics and long-term stability. The immediate trade area features median household incomes exceeding \$195,000 within a one-mile radius, reflecting a concentration of affluent households. Strong homeownership, proximity to employment centers, and consistent neighborhood demand support consistent traffic and reliable daily-needs spending, making Mission Valley one of Fremont's most resilient retail trade areas.

230,504

TOTAL POPULATION

Fremont, 2020 Census

17,512

NEIGHBORHOOD POPULATION

Within 5 min. drive of site

13,507

DAYTIME POPULATION

Within 5 min. drive of site

\$195,063

MEDIAN HOUSEHOLD INCOME

Within 5 min. drive of site

AERIAL MAP

Nearby Retailers

*Parcel boundaries are approximately marked, please refer to plat map.



MISSION VALLEY SWIM CLUB (POOL)

RSM
Russian School of Mathematics

Rachel's Ballet

Mission San Jose CHILDREN'S CENTER
Preschool/Daycare

Think Zone

the CODER SCHOOL

ups

DAILY BAGEL CAFE

Starbucks

La Farfalla Bakery

76

ELEVEN

238

Mission Blvd

Las Palmas Ave

San Moreno Pl

Las Palmas Ave

San Moreno Ct

ARCO

Jack
In the box

F6
FREMONT BANK

AERIAL MAP

Market Overview



NEWARK MARKETPLACE

- Safeway
- ROSS DRESS FOR LESS
- O'Reilly AUTO PARTS
- IHop
- WELLS FARGO

WALGREENS PLAZA

- Walgreens
- KidStrong
- McDonald's

ACE Hardware

WHOLE FOODS

GATEWAY PLAZA

- Raley's
- pet food express
- ME Massage Envy

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- Starbucks
- UPS

FREMONT HUB

- Target
- Marshalls
- Michaels
- TRADER JOE'S
- five BEEW
- Safeway
- ROSS DRESS FOR LESS

KAISER PERMANENTE

SPROUTS FARMERS MARKET

CVS

99 RANCH MARKET

Home Depot

APNI MANDI
FARMERS MARKET

NEWARK

FREMONT

NEWARK MALL

- AMC THEATRES
- Costco WHOLESALE
- 24 HOUR FITNESS
- HOT TOPIC
- SHOERPLAZA

Walmart

Home Depot

PACIFIC COMMONS

- Costco WHOLESALE
- Lowe's
- Target
- CINEMARK
- Burlington
- Rack
- IN-N-OUT
- SEPHORA
- ULTA
- OLD NAVY
- TJ-maxx
- Total Wine
- five BEEW
- Bath & Body Works

TESLA FREMONT FACTORY

99 RANCH MARKET

CVS

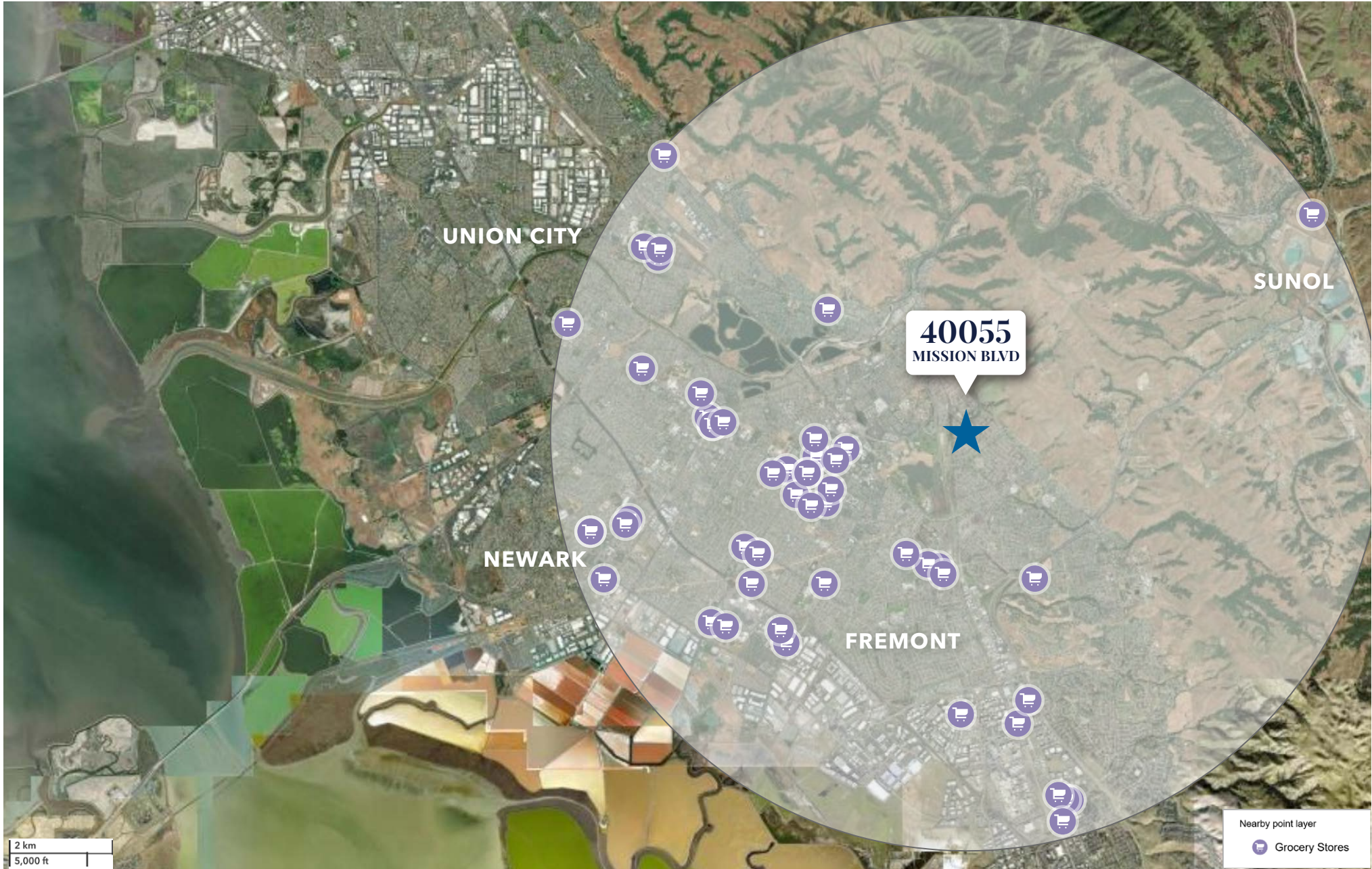
OSAKA

SAFeway

AERIAL MAP

Nearby Grocery Stores (5-Mile Radius)

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