



# Irvington Palms Plaza

40803-40839 Fremont Blvd.  
Fremont, CA 94538



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For Additional information, contact Exclusive Agent:

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**Biagini Properties, Inc.**

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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## Property Description

Introducing a prime leasing opportunity in the heart of the Irvington District of Fremont. This immaculate property boasts a signalized intersection at Fremont Blvd. and Chapel Way, ensuring maximum visibility and accessibility for potential tenants. The inclusion of monument signage offers prominent brand exposure, while ample parking provides convenient access for customers and employees. Additionally, the property is fire sprinklered, prioritizing safety and compliance. With its strategic location and impressive features, this space presents an ideal canvas for businesses to establish a strong presence in this thriving commercial hub.

Available Now.

## Offering Summary

Lease Rate:	\$2.10 SF/month
Estimated NNN Charges	.98 SF/month - 2025
Number Of Units:	9
Available SF:	1,150 SF
Lot Size:	1.948 Acres
Building Size:	23,014 SF



## Property Highlights

- Signalized intersection at Fremont Blvd. and Chapel Way
- Irvington District of Fremont
- Prominent Monument Signage
- Ample On-Site Parking
- Fire Sprinkler System for Safety Compliance

## Co-Tenants:

Round Table Pizza, Learn & Play Montessori School, Pink Theory Salon & Spa, Bhimavaram Restaurant & Banquet, Kumon Math & Reading Center, Construction & More, Chicken G's Restaurant



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### Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,150 SF	Lease Rate:	\$2.10 SF/month

### Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
■ 40823 Fremont Blvd.	Available	1,150 SF	NNN	\$2.10 SF/month	Full height storefront glass, double glass entrance doors, in-ground grease interceptor, outdoor dining area, upgraded ceramic tile throughout, washable ceiling tiles, Marlite walls, 100% drop t-bar ceiling 10' AFF (Above Finish Floor), 2' x 4' recessed fluorescent lights, plumbing stub outs & electrical for electric hot water heater, 1 ADA restroom, 1 small private office, 1 small storage room, separate HVAC, separate electrical panel (150 Amp; 3 PH; 4 W; 120/208V).
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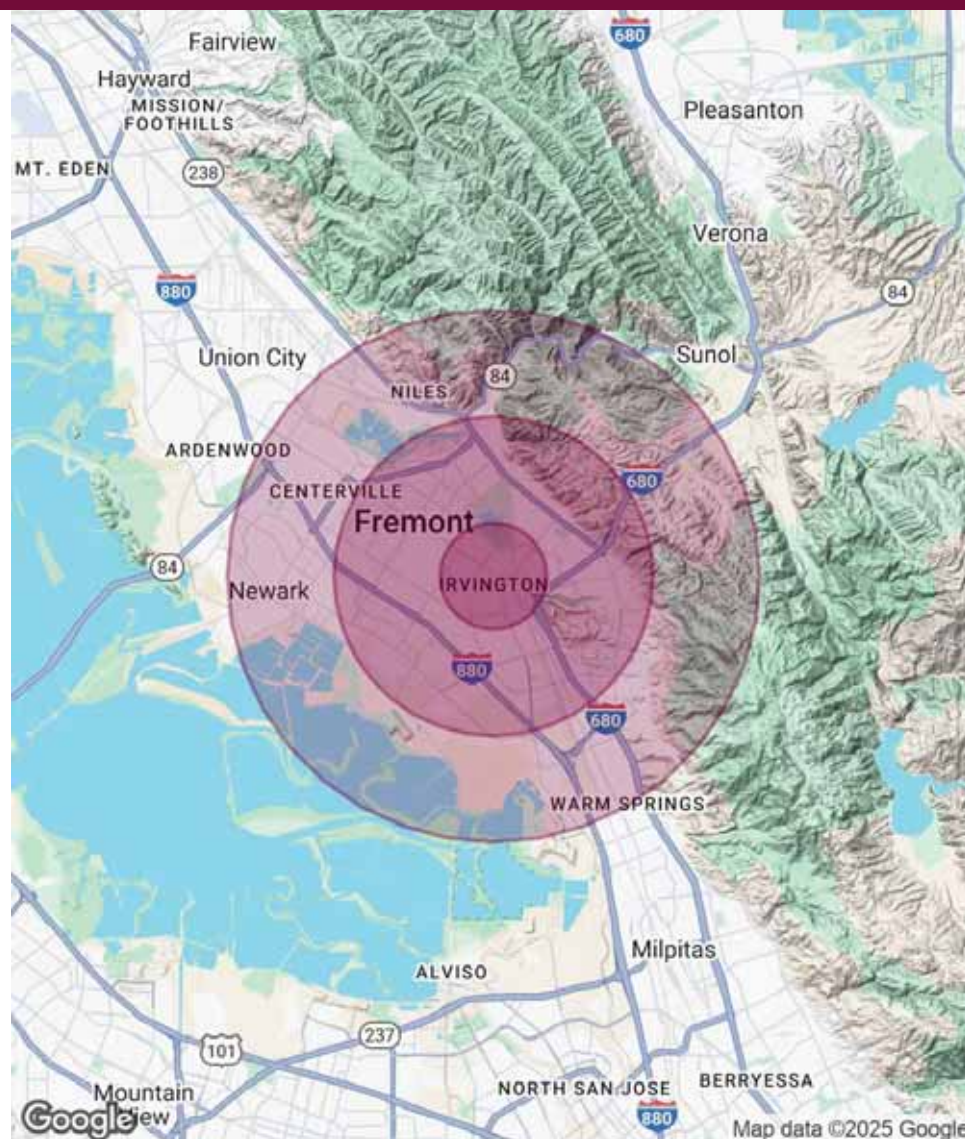
Population	1 Mile	3 Miles	5 Miles
Total Population	29,202	144,302	245,360
Average Age	39	39	39
Average Age (Male)	38	38	39
Average Age (Female)	39	40	40

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	9,281	46,944	79,514
# of Persons per HH	3.1	3.1	3.1
Average HH Income	\$201,430	\$217,566	\$218,092
Average House Value	\$1,294,930	\$1,321,134	\$1,307,880

\* Demographic data derived from 2020 ACS - US Census

#### Traffic Counts - 24 Hour ADT 2018

Fremont Blvd. at Grimmer Blvd.	18,800
Grimmer Blvd. at Irvington Avenue	20,455
Fremont Blvd. at Roberts Avenue	27,143
Fremont Blvd. at Chapel Way	33,388
Interstate 680	159,000



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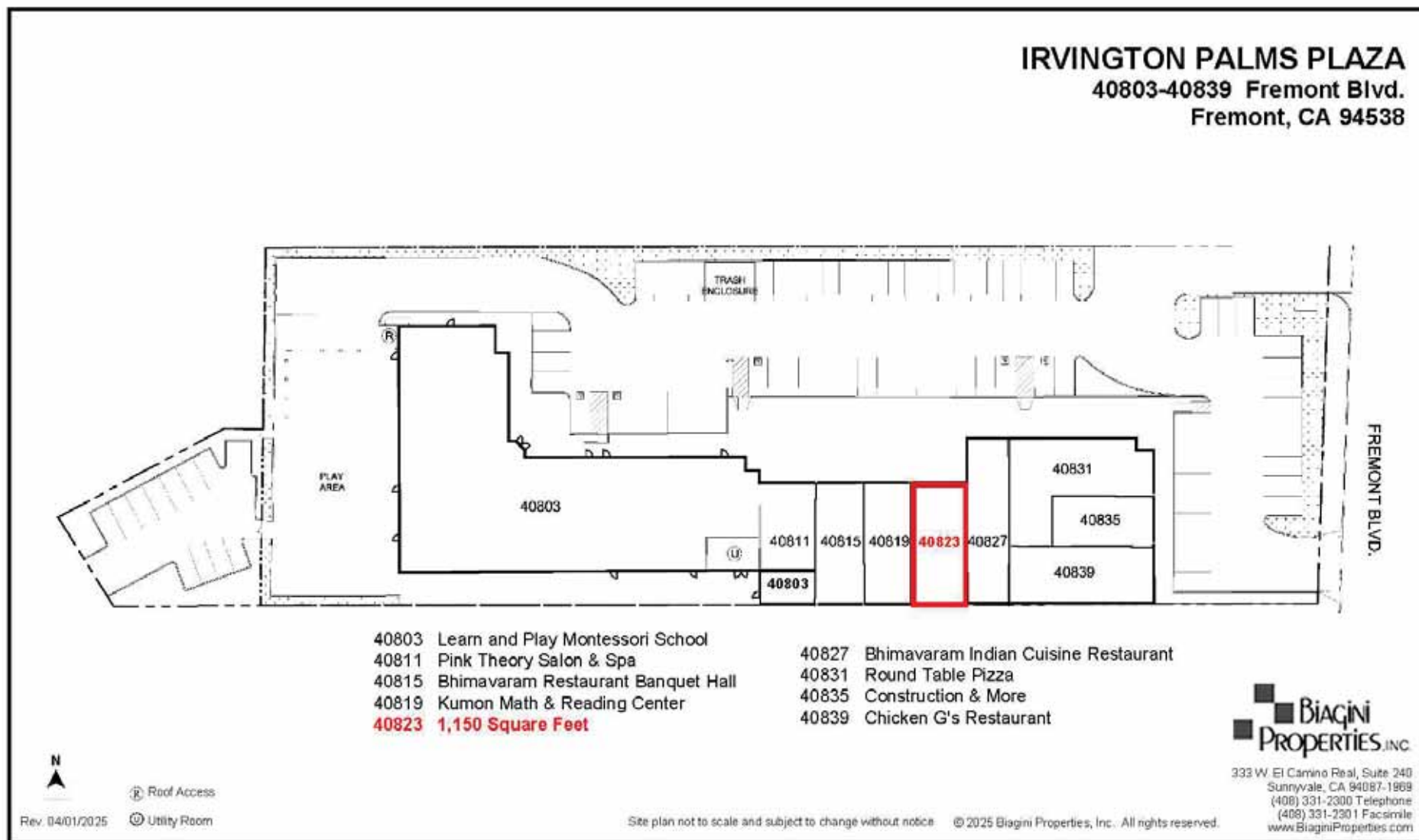
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