



# For Lease

Medical Office Space  
±3,771 Square Feet Available  
Adjacent to Washington Hospital  
38690 Stivers Street, Fremont, CA

AVISON  
YOUNG



Presented by:

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**AVISON  
YOUNG**

# Property Details

Asking Price for Lease	\$2.90 NNN
NNN Costs (taxes & insurance)	Approximately \$0.22/sf
Space Size	±3,771 Square Feet
Adjacent Tenant in Building	Washington Hospital
Building Size	±10,285 Square Feet
Project Land Size	±35,680 Square Feet
Split Zoning	CC-UO & OS (TOD Overlay)
Year Built	1972
Roof Condition	Good Condition
HVAC	All units functioning properly
Parking Stalls	65 shared parking spaces
Electrical Meters	3 electrical meters
Gas Meters	3 gas meters
Water Meter	1 water meter

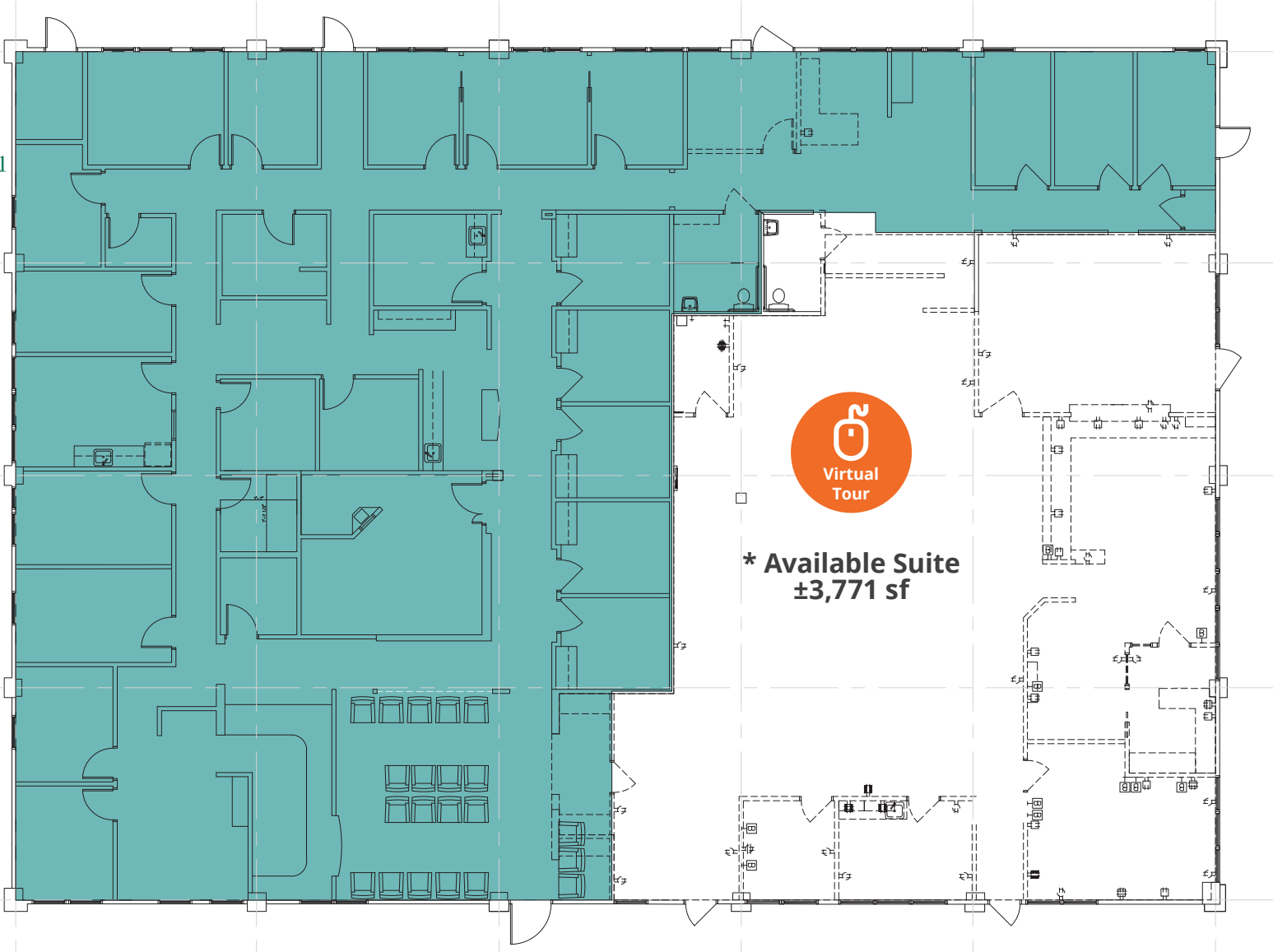




PLEASE SEE  
RECEPTIONIST  
BEFORE LEAVING

EXIT

# Floor Plan



**\* Available Suite  
±3,771 sf**



Washington Hospital  
Healthcare System

38690 Stivers Street  
Fremont, CA





## Investment Highlights

- Washington Hospital just signed a new 5-year and have been in the building for 20+ years.
- Located just a short walk from Washington Hospital campus.
- Ideal owner user opportunity offering 3,771 sf of vacant space.
- Highly desirable medical office location.
- The vacant space was previously used by a physical therapist.



**Asking Price**  
\$2.90 NNN



**Building Size**  
±10,285 sf



**Vacant Space**  
±3,771 sf



**Parking**  
Parking 6.0/1,000





# Demographics



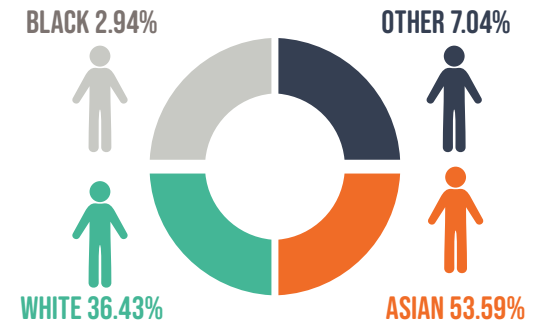
**MEDIAN AGE**

**40**

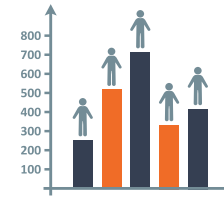
**MEDIAN HOME VALUE**

**\$983,614**

**POPULATION BY RACE**



**HOUSEHOLDS 98,603**



**AVERAGE HH INCOME**  
**\$164,606**

Average Household Size: **2.60**

Owner Occupied Housing Units: **61,437**

Renter Occupied Housing Units: **37,166**

Median Household Income: **\$140,447**

		1 Mile	3 Mile	10 Mile
Population	2028 Projection	32,538	173,858	298,019
	2023 Estimate	32,673	176,810	302,689
	2010 Census	28,951	169,129	287,369
	Growth 2020-2025	-0.41%	-1.67%	-1.54%
	Growth 2010-2020	12.86%	4.54%	5.33%

## Confidentiality & Disclaimer

This Confidential Offering Memorandum (the "Memorandum") has been prepared and presented to the recipient (the "Recipient") by Avison Young - Northern California ("Avison Young") as part of Avison Young's efforts to market for lease the property located at 38690 Stivers Street, Fremont, CA (the "Property"). Avison Young is the exclusive agent and broker for the owner(s) of the Property (the "Owner"). Avison Young is providing this Memorandum and the material contained in it to the Recipient solely to assist the Recipient in determining whether the Recipient is interested in potentially purchasing all or part of the Property. Avison Young also is providing this Memorandum and the material in it to the Recipient with the understanding that the Recipient will independently investigate those matters that it deems necessary and appropriate to evaluate the Property and that the Recipient will rely only on its own investigation, and not on Avison Young, the Owner or this Memorandum, in determining whether to purchase the Property.

Please Note the Following:

Avison Young, the Owner and their respective agents, employees, representatives, property managers, officers, directors, shareholders, members, managers, partners, joint venturers, corporate parents or controlling entities, subsidiaries, affiliates, assigns and predecessors and successors-in-interest make no representations or warranties about the accuracy, correctness or completeness of the information contained in this Memorandum. The Recipient is urged not to rely on the information contained in this Memorandum and to make an independent investigation of all matters relating to the Property.

This Memorandum includes statements and estimates provided by or to Avison Young and/or the Owner regarding the Property. Those statements and estimates may or may not be accurate, correct or complete. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements and estimates. Further, nothing contained in this Memorandum should be construed as representation or warranty about any aspect of the Property, including, without limitation, the

Property's (1) past, current or future performance, income, uses or occupancy, (2) past, current or prospective tenants, (3) physical condition, (4) compliance or non-compliance with any permit, license, law, regulation, rule, guideline or ordinance, or (5) appropriateness for any particular purpose, investment, use or occupancy. Again, the Recipient is urged not to rely on this Memorandum and the statements and estimates in it and to make an independent investigation regarding the Property and the statements and estimates contained herein.

This Memorandum may include statements regarding, references to, or summaries of, the nature, scope or content of contracts and/or other documents relating to the Property. Those statements, references or summaries may or may not be accurate, correct or complete. Additionally, Avison Young may not have referenced or included summaries of each and every contract and/or other document that the Recipient might determine is relevant to its evaluation of the Property. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements, representations or summaries. On request and as available, and subject to the Owner's consent, Avison Young will provide the Recipient with copies of all referenced contracts and other documents. Avison Young assumes no obligation to supplement or modify the information contained in this Memorandum to reflect events or conditions occurring on or after the date of its preparation of this Memorandum. More detailed information regarding the anticipated terms, conditions and timing of any offering by the Owner relating to the Property will be provided in due course by separate communication. Avison Young and/or the Owner reserve the right to engage at any time in discussions or negotiations with one or more recipients of this Memorandum and/or other prospective purchasers of the Property without notice or other obligation to the Recipient.

### EXCLUSIVE ADVISORS

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