

**#824**

46356 Warm Springs Blvd, Fremont, CA 94539



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# #824

\$30.00 /SF/YR

- The Permitted use for Education/Tutoring Center
- Educational Service
- Retail



Rental Rate: \$2.50/SF/Month

Property Type: Retail, Tutoring Center

Property Subtype: Storefront Retail/Office

Gross Leasable Area: 1000 SF

Year Built: 2009

Cross Streets: Mission Blvd

Walk Score ®: 74 (Very Walkable)

Transit Score ®: 39 (Some Transit)

Taxes: \$86.17 USD/SF/MO

Operating Expenses: \$500.00 USD/SF/MO

Rental Rate Mo: \$2.50 /SF/MO

## 1st Floor Ste #824

Space Available	1,000 SF
Rental Rate	\$2.5 / sqft / month
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Specialty
Space Type	Tutoring
Space Use	Retail
Lease Term	Negotiable

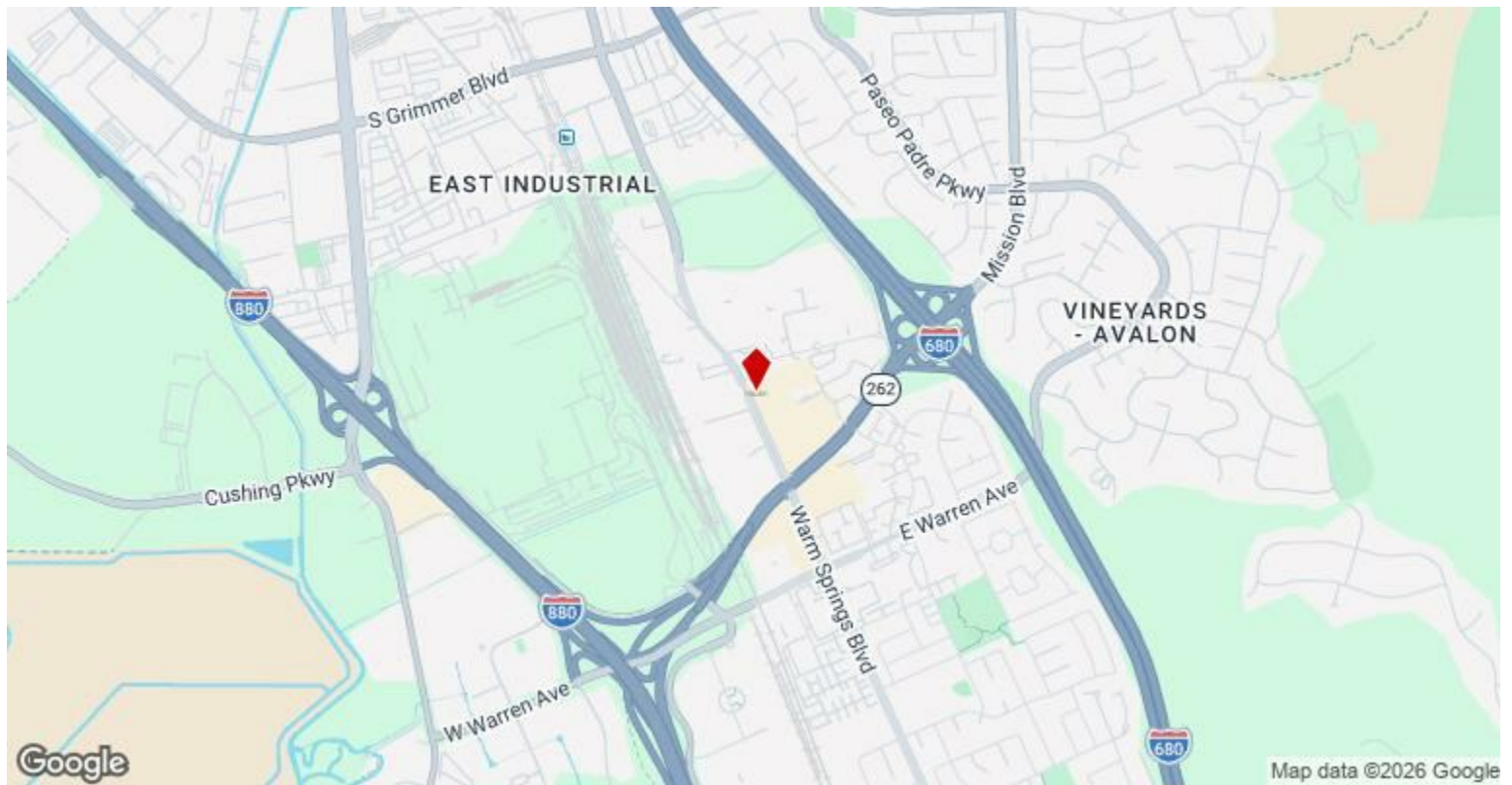
After-School Tutoring Center, Training, Retail, Office,  
Moving in conditions

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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Asian Medical Clinic Of Fremont	-	
Best In Class Education Center	-	
Cricket	-	
De Anza Dental Center Inc	-	
Dr. Po-Jen Lin And Associates	-	
Dentistry	-	
DT Nails & Spa	-	
LeKitchen Appliances	-	



**For Lease - After school Tutoring Center Space - 46356 Warm Springs Blvd, # 824,**

**Fremont, CA 94539. Located in the highly desirable Fremont Warm Springs area,**

**The space has been approved by HOA and City for after-school educational use,**

**Learning centers, or enrichment programs. Available for immediate occupancy.**

# Property Photos



Front door3



Front door4

# Property Photos



Building Photo



Building Photo

# Property Photos



# Property Photos



Building Photo