

For Sale

Prime Commercial Corner

**4695 Thornton Avenue
Fremont, CA 94536**

+2,984 SF Commercial Building

+8,432 Lot Area (3 Parcels)

\$2,500,000



Contact Will Stuart

Call/Text 650-799-6179

Email: wsmilestone@gmail.com

*** 23,000 Traffic Count**

*** Mixed Use Zoning**

*** Mo-Mo Food Truck**

*** Hard Signalized Corner**

*** Blocks from Priority Development Area**

*** Seller Financing Considered**

*The information set forth herein is deemed accurate but it is not guaranteed. Property is sold strictly "as is".
References to square footage and dimensions are approximate only.*


Fremont
Property Report

APN	501 008007902
Council District	2
ALCO APN	501-80-79-2
Alameda County Data	<u>Parcel</u> <u>Tax</u>
Zoning	MX
PUD	None
Landuse	Commercial - Mixed Use
FEMA Community No. 065028	Letter of Map Change(s) None
	Elevation Certificate(s) None

Clear Report

ZONING DISTRICTS: Brief summation

ZONING DISTRICT			PURPOSE OF DISTRICT			Development Standards		
R-1	RESIDENTIAL SINGLE FAMILY	To promote and maintain predominantly single-family home neighborhoods together with compatible accessory and supporting uses.				See Table 18.90.040 R-1 and R-2 District Development Standards		
R-2	RESIDENTIAL ONE & TWO FAMILY	To promote and maintain duplex/two-family home neighborhoods in order to increase housing opportunities for both ownership and rental homes.				See Table 18.90.040 R-1 and R-2 District Development Standards		
R-3	RESIDENTIAL MULTI-FAMILY	To promote and encourage well planned, suitable, and appropriate multiple dwelling developments within low-medium and medium density land use designations as shown on the general plan land use map insofar as compatible with the intensity of existing and future land use.				See Table 18.90.050 and the Multi-Family Design Guidelines (MFDG)		
R-G	RESIDENTIAL GARDEN APARTMENT	To maintain and provide for developments constructed prior to the adoption of the R-3 multifamily residential district on July 22, 2003.				See Table 18.90.070 R-G District Development Standards		
CC	CITY CENTER	To protect and promote the public health, safety, comfort, convenience, and general welfare of the community and implement the intended residential densities and nonresidential intensities in the <i>General Plan</i> and <i>City Center Community Plan</i> .				See FMC 18.43 City Center Districts CC-TN, CC-UN, CC-UO		
C-G	COMMERCIAL GENERAL	To accommodate a broader range of commercial uses than are permitted in the C-N District. In addition to allowing retail trade and general merchandising, the C-G District also permits offices, educational and instructional services, health-related services, personal services, group assembly, and other uses which are not oriented toward retail trade and general merchandising.				Development of properties in the commercial and mixed-use districts shall conform to the building and site standards set forth in Table 18.45.020.		
C-N	COMMERCIAL NEIGHBORHOOD	To provide areas for convenience shopping primarily for residents of the neighborhood.						
C-O	COMMERCIAL OFFICE	To provide an area wherein professional, financial, health care, and general commercial offices and limited personal services may develop outside of other commercial districts.						
C-R	COMMERCIAL REGIONAL	To provide locations for national retailers, large format retailers, hotels, auto sales and similar uses which serve the residents of the city and the region.						
TC-P	TOWN CENTER PEDESTRIAN	To provide areas for mixed retail, service, office, and residential uses in a pedestrian-oriented setting. Intended for areas which were initially developed before Fremont's incorporation, and which are characterized by small parcels, a mix of older and newer structures, and a mixed-use context.						
TC-T	TOWN CENTER TRANSITIONAL	To provide areas for mixed retail, service, office, and residential uses in a pedestrian-oriented setting. Intended for areas that are still transitioning from a suburban character to a walkable, mixed-use character.						
MX	MIXED USE	To accommodate commercial uses and secondarily to create opportunities for mixed-use development including ground floor retail and service uses and upper floor residential uses.						
D	DOWNTOWN	To implement the Downtown Community Plan and Design Guidelines, a comprehensive long-term planning document intended to facilitate the creation of a vibrant, urban, mixed-use district within the center of the city to provide distinctive retail opportunities, housing, offices, civic plazas, entertainment and cultural art venues, an art program, and consolidated city government offices.				See the <i>Downtown Community Plan and Design Guidelines</i> for details. D-CA, D-MD, D-E, D-CC		
I-G	INDUSTRIAL GENERAL	To provide areas for general industrial, manufacturing, wholesale, and other related commercial and service uses needed by the city and the region.				See FMC 18.50.030, 18.50.040 Building and Site Standards, Performance Standards		
I-S	INDUSTRIAL SERVICE	To provide locations for industrial uses which are generally oriented toward serving local businesses and residents and can operate in proximity to commercial and residential uses with a minimum of adverse effects.				See FMC 18.50.030, 18.50.040 Building and Site Standards, Performance Standards		
I-T	INDUSTRIAL TECH	To provide areas devoted to research and development activities such as product development, engineering, sales and administration, as well as light manufacturing, and wholesale uses.				See FMC 18.50.030, 18.50.040 Building and Site Standards, Performance Standards		
OS	OPEN SPACE	To permit limited but reasonable use of open lands while protecting the public health, safety and welfare from the dangers of seismic hazards and unstable soils; preserve the topography of the city that shapes it and gives it its identity; allow land to be used for agricultural production in its natural or as near natural state as possible; coordinate with and carry out regional, county, and city open space plans; and where permitted, encourage the clustering of dwelling units in order to preserve and enhance the remainder of open space lands as a limited and valuable resource.				Varies See Table 18.55.110		

ZONING DISTRICT		PURPOSE OF DISTRICT	
P	PLANNED DISTRICT	To encourage and provide a means for effectuating desired redevelopment, rehabilitation and conservation in the city, including, mixed land uses, and/or varied dwelling types.	
PF	PUBLIC FACILITY	To foster the orderly development of large-scale education in the community and special approved uses on publicly owned land as a vital part of the community built of uses which may overburden community facilities and resources.	
S	INTERIM STUDY	To permit temporary control of the development in an area being made to prevent any changes in land use which may be detrimental to the city's future development.	
WSI	WARM SPRINGS INNOVATION	To implement the <i>Warm Springs/South Fremont Community Plan</i> and create a vibrant, urban, mixed-use district in the vicinity of the South Fremont BART station.	
(H-I)	HILLSIDE OVERLAY	To promote and encourage the orderly development of hillside areas and requirements established to meet the public health, safety, and general welfare of the community with development of hillside areas.	
(HOD)	HISTORICAL OVERLAY	To identify the areas of the city which possess a unique historical character, enhance, promote and expand the cultural and historical resources of such areas through the adoption and implementation of standards and guidelines. These standards and guidelines shall be applied to existing development as well as new construction.	
(I)	IRVINGTON OVERLAY	To identify areas within central Irvington for which special development guidelines have been prepared. Development in these areas shall conform to the <i>Irvington Design Guidelines</i> contained within the <i>Chaparral Community Plan</i> .	
(Q)	QUARRY OVERLAY	To provide for the establishment of districts which are specifically designed to regulate the operation of quarries and to assist in the rehabilitation of such areas upon completion of quarrying to a condition indicated on the general plan for the quarried area.	
(GG)	GLENMOOR GARDENS, MISSION PALMS, MISSION RANCH OVERLAYS	To identify areas subject to design guidelines and standards for the construction of single family homes in the Glenmoor Gardens, Mission Palms, and Mission Ranch neighborhoods.	
(TOD)	TRANSIT ORIENTED DEVELOPMENT OVERLAY	To create a compact, high intensity mix of residential, office, and service uses that promote areas of the City that have a high potential for transit-oriented development near existing and future transit stations.	