



PACIFIC COMMONS

FREMONT
CALIFORNIA

RETAIL POWER CENTER



2099 Mt. Diablo Blvd., Suite 206
Walnut Creek, CA 94596

SANDY BERRY
sandy@lockehouse.com
650-548-2697
License #00880014

DANIELLE BROMSTEAD
danielle@lockehouse.com
925-488-4144
License #01339574

MEGHAN BASSO
meghan@lockehouse.com
925-488-4143
License #01880016

WHY YOU SHOULD BE AT **PACIFIC COMMONS**



Major Retailers



- ✓ I-880 at Auto Mall Parkway
- ✓ City of Fremont, CA
- ✓ County of Alameda
- ✓ Fourth Largest City in the Bay Area



- ✓ 1.1 Million Square Feet of Retail
- ✓ Served by Interstates I-880 and I-680, Highway 84 (Dumbarton Bridge), and other arterials including Auto Mall Parkway, Cushing Parkway, Boscell Road, and Christy Street
- ✓ 8.3 Million Square Foot Master Plan on 400 Acres
- ✓ The Combination of **Pacific Commons** and **The Block** brings 1.1 million Square Feet of National and Regional-Serving Retail to the Trade Area
- ✓ Fremont Technology Center: 140 Acres (Amazon, UPS)
- ✓ 2.5 Million Square Feet of Dealerships, Class A Industrial, Manufacturing and R&D



OPPORTUNITIES - Anchor & Shops Spaces Available

PLANNING AREA 1

Anchored by H Mart, Nordstrom Rack, Burlington, Old Navy, Sephora and DSW
± 24,638 SF **Lease Pending** | ± 1,601 SF (2nd Gen Restaurant)

PLANNING AREA 2

Anchored by Lowe's
± 2,407 SF **Lease Pending** | ± 1,571 SF

PLANNING AREA 3

Anchored by Costco and Total Wine & More
Fully Leased

PLANNING AREA 4

Anchored by TJ Maxx, HomeGoods
± 1,705 SF

PLANNING AREA 5

Anchored by Target, ULTA and Century Theatres
± 50,000 SF | ± 5,733 SF (2nd Gen Restaurant) | ± 6,867 SF | ± 6,513 SF (Freestanding 2nd Gen Restaurant) | ± 3,198 SF



SITE PLAN

3 |



AREA 1 ANCHOR

| | |
|----------------------|-----------|
| Burlington | 47,807 SF |
| H Mart (Coming Soon) | 97,970 SF |

AREA 1 JUNIOR ANCHOR

| | |
|------------|-----------|
| Five Below | 10,120 SF |
|------------|-----------|

AREA 1 SHOPS R3

| | |
|--------------------|-----------------|
| Coldstone Creamery | 1,236 SF |
| Ohana BBQ | 1,586 SF |
| Available | 1,601 SF |
| Sephora | 5,382 SF |

AREA 1 JUNIOR ANCHOR

| | |
|----------------------------------|------------------|
| Available Lease Pending | 24,638 SF |
|----------------------------------|------------------|

AREA 1 SHOPS R2

| | |
|------------------------------|----------|
| Verizon Wireless | 2,500 SF |
| U Break I Fix | 1,159 SF |
| School of Rock (Coming Soon) | 2,855 SF |
| Dish 'N Dash | 2,447 SF |
| Five Guys | 3,126 SF |

AREA 1 PAD RESTAURANTS

| | |
|----------------|----------|
| Market Broiler | 6,738 SF |
| Pho Ha Noi | 6,603 SF |

AREA 2 SHOPS P4

| | |
|----------------------------------|-----------------|
| Bundoo Khan Restaurant | 5,710 SF |
| iTea | 1,395 SF |
| Available Lease Pending | 2,407 SF |

AREA 2 SHOPS P5

| | |
|------------------|-----------------|
| Panera Bread | 5,135 SF |
| Xfinity/Comcast | 1,930 SF |
| Available | 1,571 SF |
| Available | 3,452 SF |
| Little Madfish | 2,589 SF |

AREA 1 P3

| | |
|-------------------------------|----------|
| Citibank | 4,300 SF |
| Vummi Jewellers (Coming Soon) | 3,428 SF |

AREA 2 SHOPS P5

| | |
|------------------------------|----------|
| Raising Cane's (Coming Soon) | 3,153 SF |
|------------------------------|----------|

AREA 3 SHOPS R4

| | |
|----------------|----------|
| Panda Express | 2,398 SF |
| 85 Degrees | 3,333 SF |
| Firehouse Subs | 2,466 SF |

AREA 3 SHOPS R5

| | |
|---------------------------|----------|
| Slice House (Coming Soon) | 2,424 SF |
| Wingstop | 1,618 SF |
| Management Office | 1,638 SF |
| Gen Korean BBQ House | 8,047 SF |



AREA 5 SHOPS J1

| | |
|-----------------------------------|-----------------|
| Available | 6,867 SF |
| Restaurant Lease Pending | 5,733 SF |
| Brian Black Tea | 1,455 SF |
| Woof Gang Bakery | 1,026 SF |

AREA 5 ANCHOR

| | |
|------------------|------------------|
| Available | 50,000 SF |
|------------------|------------------|

AREA 5 SHOPS S5

| | |
|---------------|----------|
| Blaze Pizza | 3,089 SF |
| Krispy Kreme | 1,474 SF |
| Crumb Cookies | 1,431 SF |
| KOJA Kitchen | 3,018 SF |

AREA 5 SHOPS S1

| | |
|--------------------------|-----------------|
| The Habit | 2,403 SF |
| The Kebab Shop | 2,325 SF |
| Available | 3,198 SF |
| Zhang Fri Hot Pot | 2,517 SF |
| Technology Credit Union | 2,041 SF |
| Rangoli Flavors of India | 2,987 SF |

AREA 5 SHOPS S3

| | |
|-------------------|----------|
| Madison Reed | 2,245 SF |
| Bath & Body Works | 4,053 SF |

AREA 5 PAD 1

| | |
|------------------|-----------------|
| Available | 6,513 SF |
|------------------|-----------------|

AREA 5 SHOPS S4

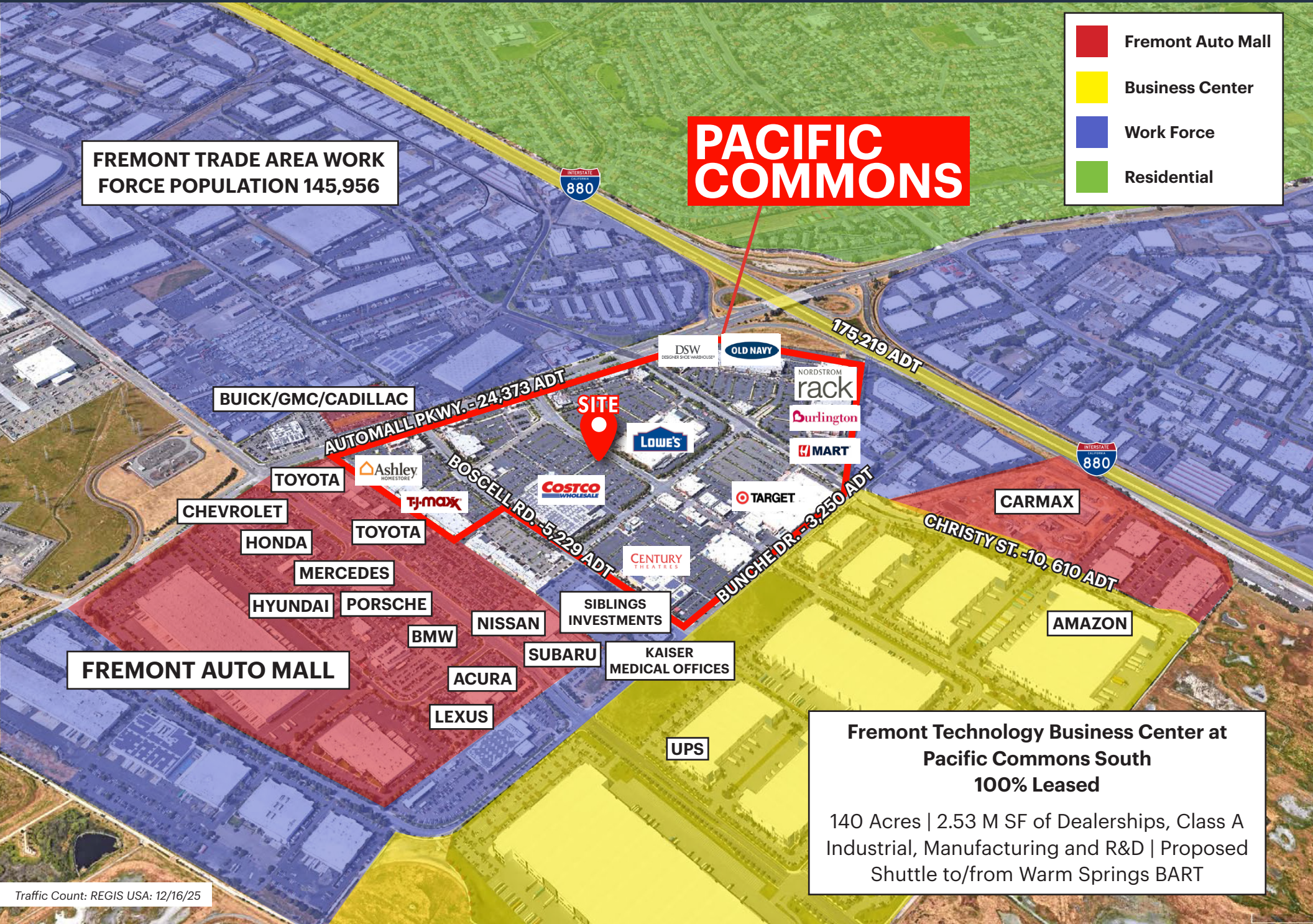
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|------------------|----------|
| Men's Wearhouse | 5,863 SF |
| T-Mobile | 1,337 SF |
| Ono Hawaiian BBQ | 1,731 SF |

AREA 4 SHOPS M / J

| | |
|----------------------|-----------|
| TJ Maxx / HomeGoods | 43,588 SF |
| Miniso (Coming Soon) | 12,385 SF |
| Mancini's Sleepworld | 8,138 SF |
| Salon by JC | 5,763 SF |
| Ashley Furniture | 35,095 SF |

AREA 4 SHOPS P9

| | |
|----------------------|-----------------|
| Meet Fresh | 2,989 SF |
| Available | 1,705 SF |
| Red Hot Chili Pepper | 3,768 SF |
| Haidilao Hot Pot | 6,000 SF |



**FREMONT TRADE AREA WORK
FORCE POPULATION 145,956**

**PACIFIC
COMMONS**

- Fremont Auto Mall
- Business Center
- Work Force
- Residential

BUICK/GMC/CADILLAC

AUTOMALL PKWY. - 24,373 ADT

TOYOTA

CHEVROLET

HONDA

MERCEDES

HYUNDAI

PORSCHE

BMW

NISSAN

SUBARU

ACURA

LEXUS

FREMONT AUTO MALL

BOSCELL RD. - 5,229 ADT

SITE

LOWE'S

COSTCO

**CENTURY
THEATRES**

**SIBLINGS
INVESTMENTS**

**KAISER
MEDICAL OFFICES**

UPS

OLD NAVY

**DSW
DESIGNER SPACE WORKSHOP**

**NORDSTROM
rack**

Burlington

H MART

TARGET

BUNCHE DR. - 3,250 ADT

CARMAX

CHRISTY ST. - 10, 610 ADT

AMAZON

**Fremont Technology Business Center at
Pacific Commons South
100% Leased**

140 Acres | 2.53 M SF of Dealerships, Class A
Industrial, Manufacturing and R&D | Proposed
Shuttle to/from Warm Springs BART

| DEMOGRAPHICS | 3 MILES | 5 MILES | 7 MILES |
|--------------------|-----------|-----------|-----------|
| Population | 95,797 | 230,278 | 368,252 |
| Avg. HH Income | \$224,029 | \$224,245 | \$226,646 |
| Daytime Population | 103,390 | 193,352 | 334,852 |

| DRIVE TIMES | 10 MIN | 15 MIN | 30 MIN |
|--------------------|-----------|-----------|-----------|
| Population | 88,284 | 270,160 | 952,726 |
| Avg. HH Income | \$219,194 | \$224,603 | \$228,999 |
| Daytime Population | 110,771 | 267,355 | 956,953 |

Source: Regis Sites USA Online 12/16/25

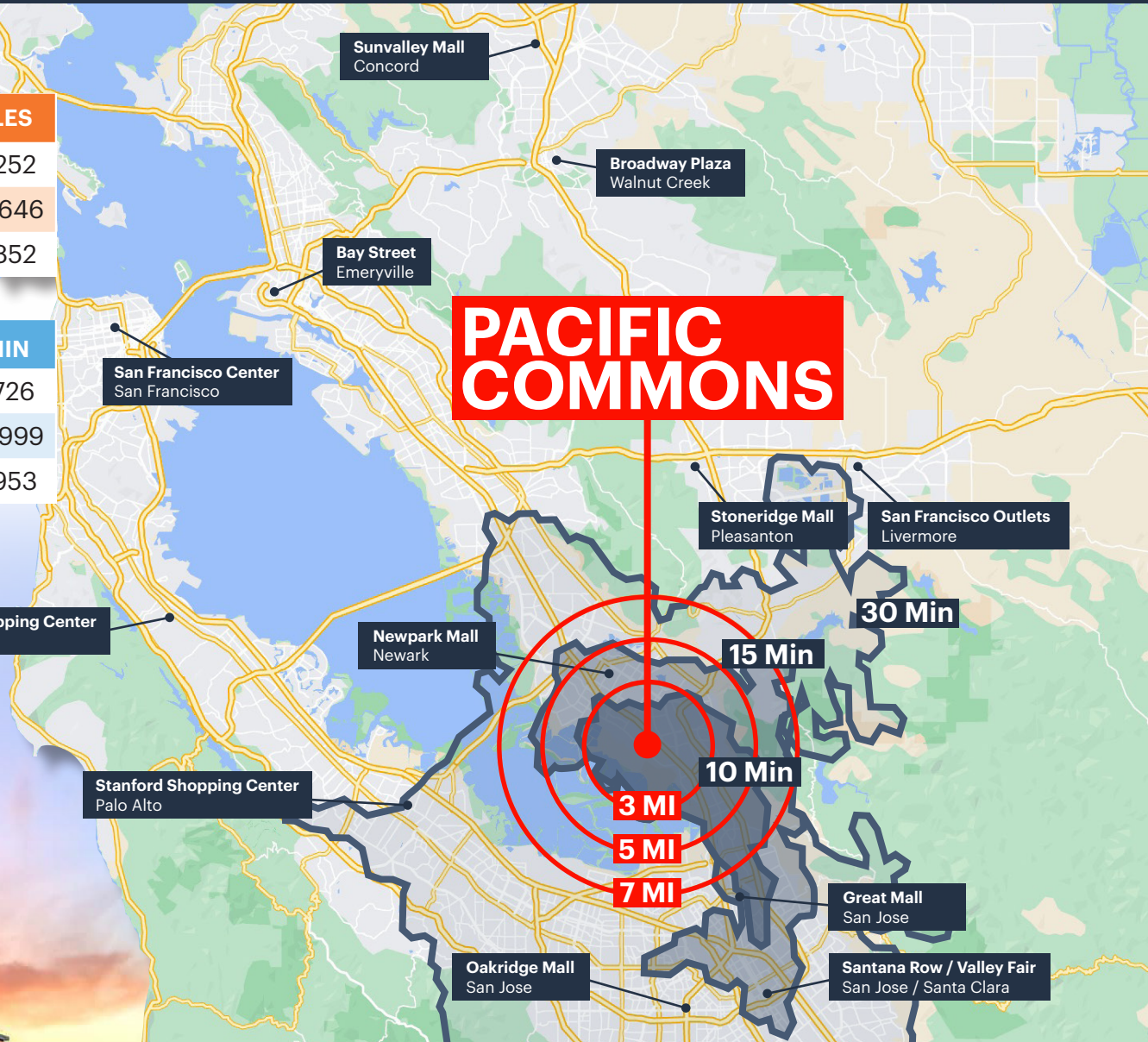


18
Miles Away
STONERIDGE MALL
PLEASANTON

34
Miles Away
BROADWAY PLAZA
WALNUT CREEK

19
Miles Away
STANFORD
SHOPPING CENTER

32
Miles Away
BAY STREET
EMERYVILLE



WHY YOU SHOULD BE IN

FREMONT

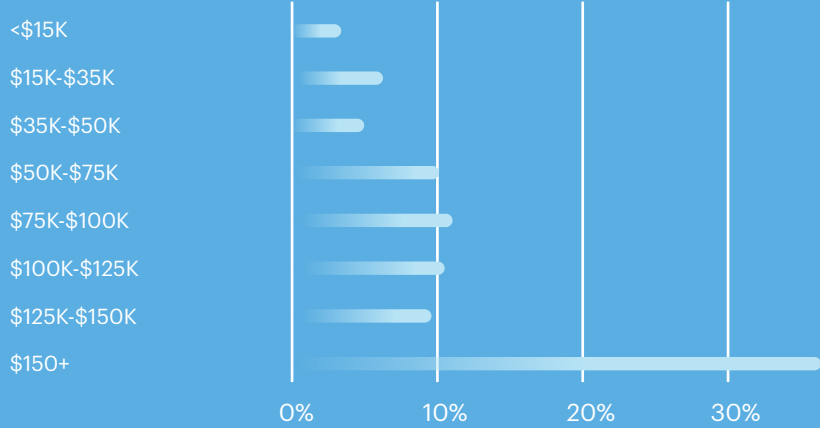
TRADE AREA

POLYGON DEMOGRAPHICS

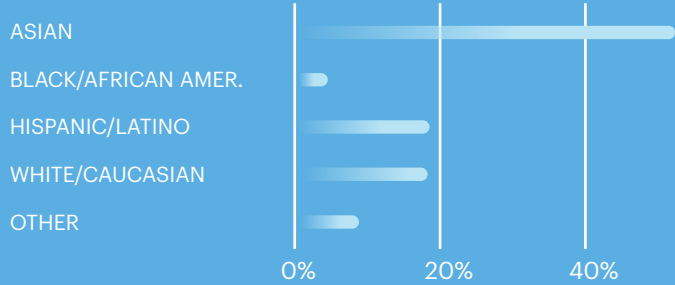
SUMMARY

| | |
|------------------------------|----------|
| TOTAL POPULATION | 649.15K |
| TOTAL HOUSEHOLDS | 215.85K |
| MEDIAN HOUSEHOLD INCOME | \$173.7K |
| BACHELOR'S DEGREE AND HIGHER | 59.1% |

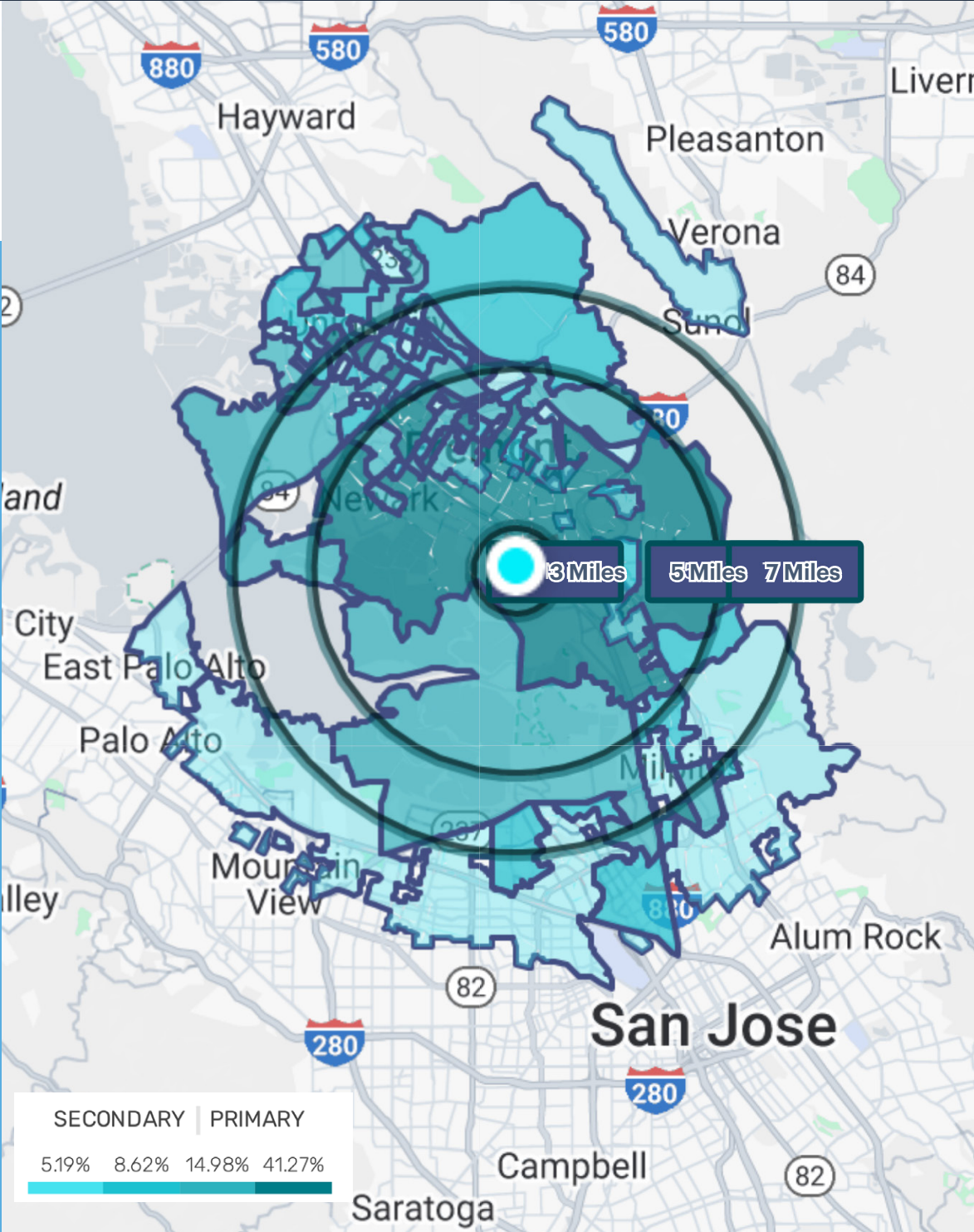
HOUSEHOLD INCOME



POPULATION BY RACE



Source: Adavn Real Estate Intelligence 12/16/25



WHY YOU
SHOULD
BE IN

FREMONT

REAL ESTATE INTELLIGENCE



TOP POWER CENTERS NATIONWIDE

PACIFIC COMMONS MAKES THE **TOP 100**

RANKING **#20** WITH OVER **12.71M** VISITS

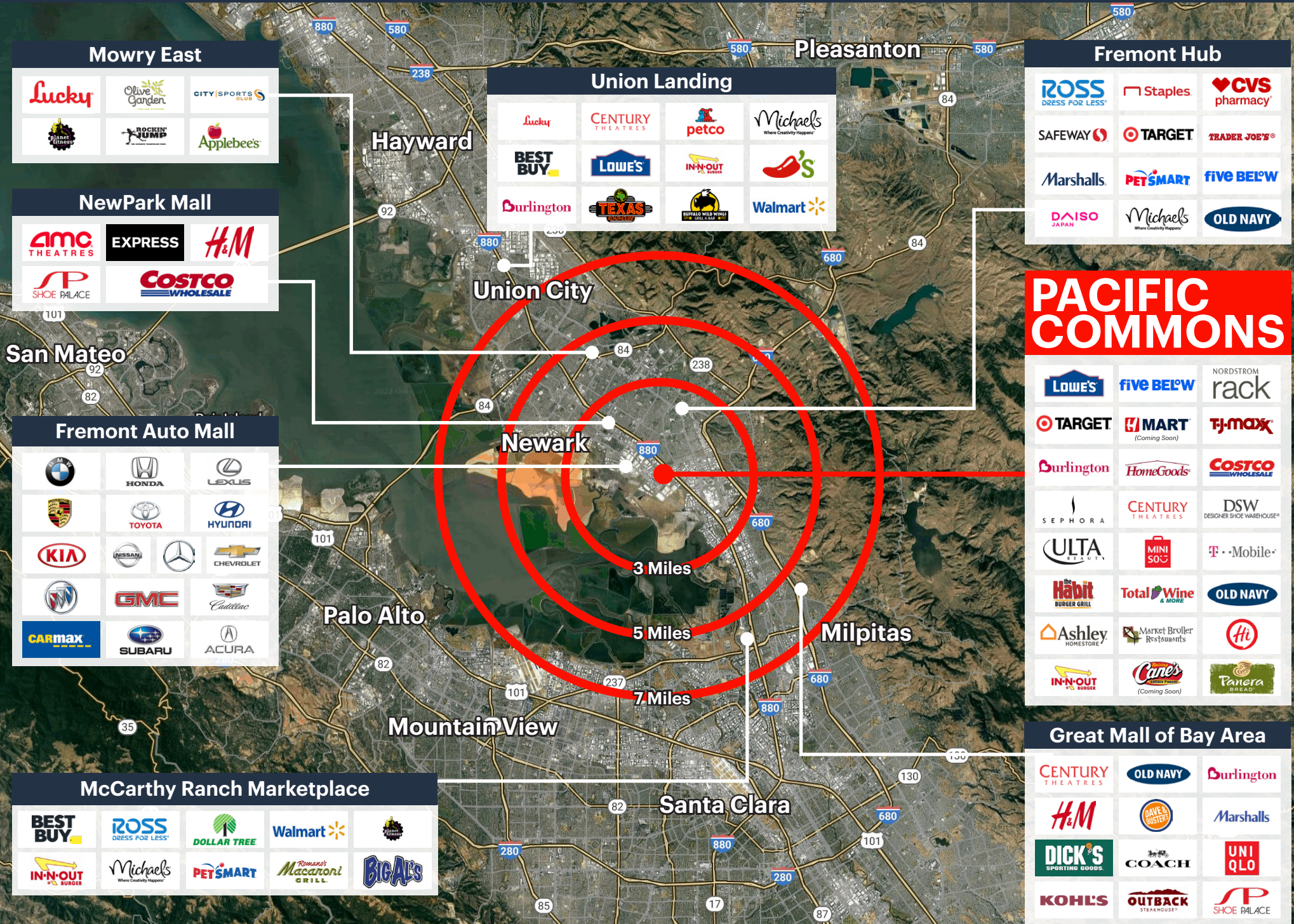
DEMOGRAPHICS

TOP TRADE AREA PERSONAS

- 45%** Ultra Wealthy Family
#TechTitans
- 24%** Educated Urbanites
#SiliconNation
- 10%** Near-Urban Diverse Families
#AsianEnclaves
- 9%** Educated Urbanites
#Urbanists
- 4%** Near-Urban Diverse Families
#MixedMecca



COMPETITION AERIAL





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Sources: Demographics and Traffic Counts - SITE USA Regis Online, CreditIntell, PlacerAi 1/21/25. Photography: Vestar and Shutterstock.com