



A collage of images for Pacific Commons. At the top right, a woman with curly hair, wearing a white jacket and an orange top, holds several shopping bags. The main title "PACIFIC COMMONS" is in large, bold, white and blue letters. To the right, the text "FREMONT CALIFORNIA" is in orange. Below the title is a white box containing the words "RETAIL POWER CENTER". The background of the title area features palm trees and a sunset. At the bottom, there is a collage of various food items, including a burger, a sandwich, and several bowls of food, suggesting a variety of dining options.

 **LOCKEHOUSE**
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



PACIFIC COMMONS

FREMONT TRADE AREA WORK FORCE POPULATION 145,956

Fremont Auto Mall
Business Center
Work Force
Residential

The map illustrates the Fremont Technology Business Center at Pacific Commons South, featuring the following key areas and developments:

- BUICK/GMC/CADILLAC** (located on AUTOMALL PKWY. - 24,373 ADT)
- TOYOTA** (located on BOSCELL RD. - 5,229 ADT)
- CHEVROLET** (located on BOSCELL RD. - 5,229 ADT)
- HONDA** (located on BOSCELL RD. - 5,229 ADT)
- MERCEDES** (located on BOSCELL RD. - 5,229 ADT)
- HYUNDAI** (located on BOSCELL RD. - 5,229 ADT)
- PORSCHE** (located on BOSCELL RD. - 5,229 ADT)
- BMW** (located on BOSCELL RD. - 5,229 ADT)
- NISSAN** (located on BOSCELL RD. - 5,229 ADT)
- ACURA** (located on BOSCELL RD. - 5,229 ADT)
- LEXUS** (located on BOSCELL RD. - 5,229 ADT)
- TOYOTA** (located on BUNCHE DR. - 3,250 ADT)
- BUICK/GMC/CADILLAC** (located on BUNCHE DR. - 3,250 ADT)
- ASHLEY HOMESTORE** (located on BUNCHE DR. - 3,250 ADT)
- TJ-MAXX** (located on BUNCHE DR. - 3,250 ADT)
- COSTCO WHOLESALE** (located on BUNCHE DR. - 3,250 ADT)
- LOWE'S** (located on BUNCHE DR. - 3,250 ADT)
- CENTURY THEATRES** (located on BUNCHE DR. - 3,250 ADT)
- SIBLINGS INVESTMENTS** (located on BUNCHE DR. - 3,250 ADT)
- KAIER MEDICAL OFFICES** (located on BUNCHE DR. - 3,250 ADT)
- LODGE** (located on BUNCHE DR. - 3,250 ADT)
- UPS** (located on BUNCHE DR. - 3,250 ADT)
- AMAZON** (located on CHRISTY ST. - 10,610 ADT)
- CARMAX** (located on CHRISTY ST. - 10,610 ADT)
- NORDSTROM RACK** (located on CHRISTY ST. - 10,610 ADT)
- BURLINGTON** (located on CHRISTY ST. - 10,610 ADT)
- H MART** (located on CHRISTY ST. - 10,610 ADT)
- TARGET** (located on CHRISTY ST. - 10,610 ADT)
- INTERSTATE 880** (located on the eastern edge of the map)

The map also highlights the **FREMONT AUTO MALL** (shaded red) and the **Fremont Technology Business Center at Pacific Commons South** (shaded yellow).

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

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

PACIFIC COMMONS

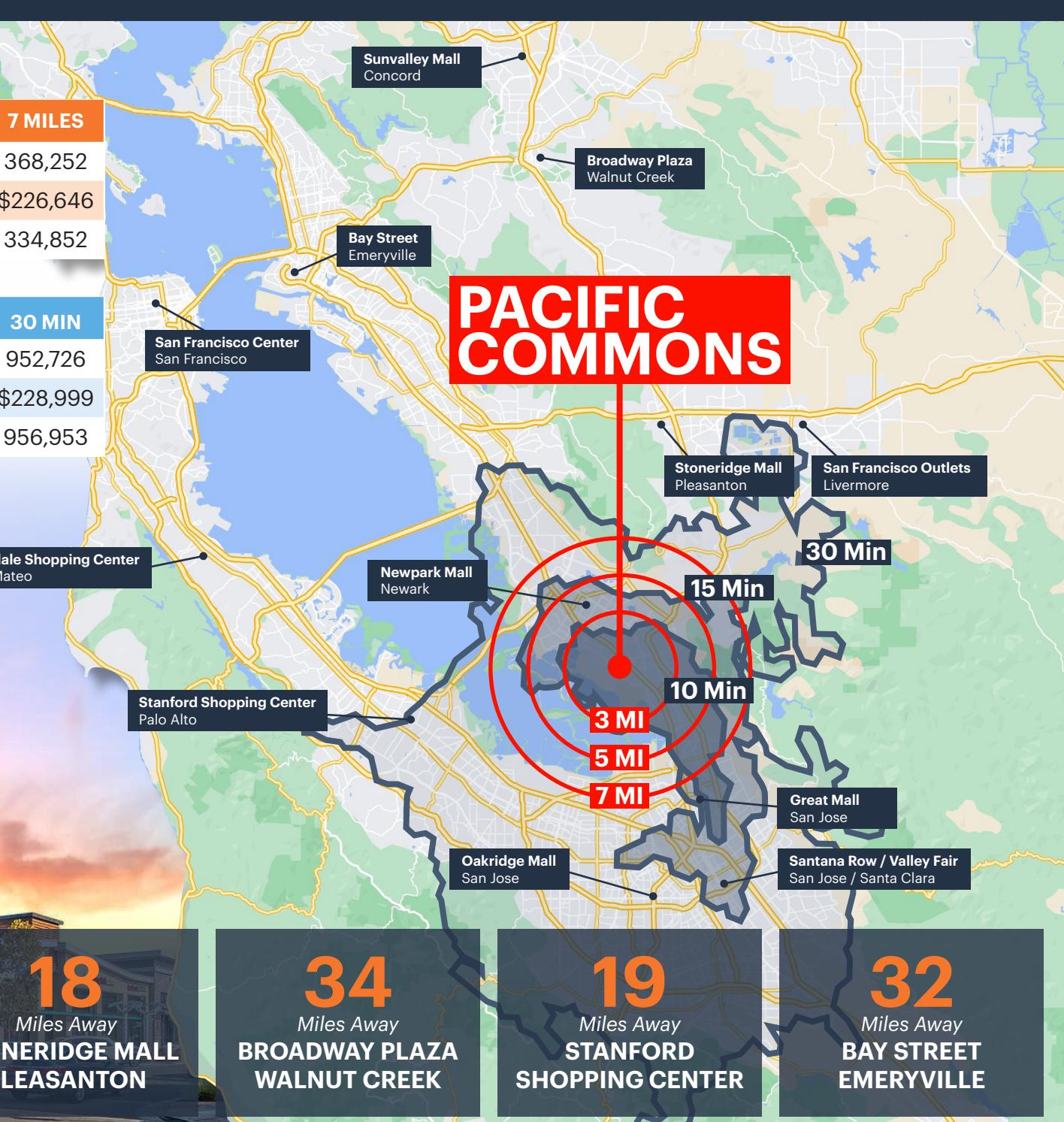


18
Miles Away
STONERIDGE MALL
PLEASANTON

34
Miles Away
BROADWAY PLAZA
WALNUT CREEK

19
Miles Away
STANFORD
SHOPPING CENTER

32
Miles Away
BAY STREET
EMERYVILLE

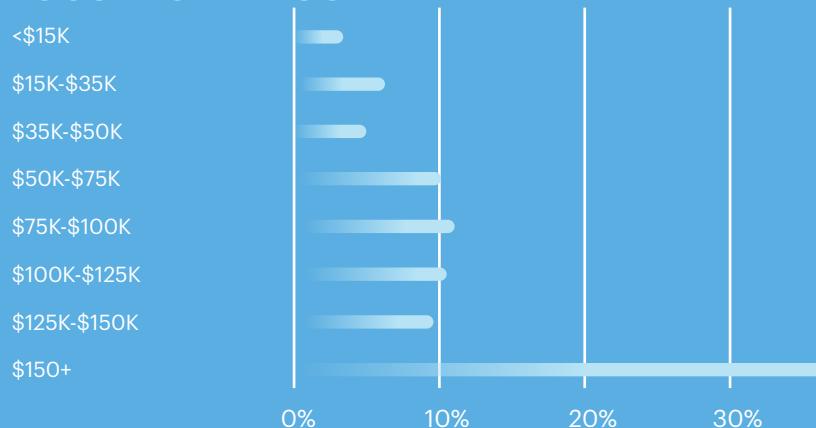


WHY YOU SHOULD BE IN **FREMONT** TRADE AREA POLYGON DEMOGRAPHICS

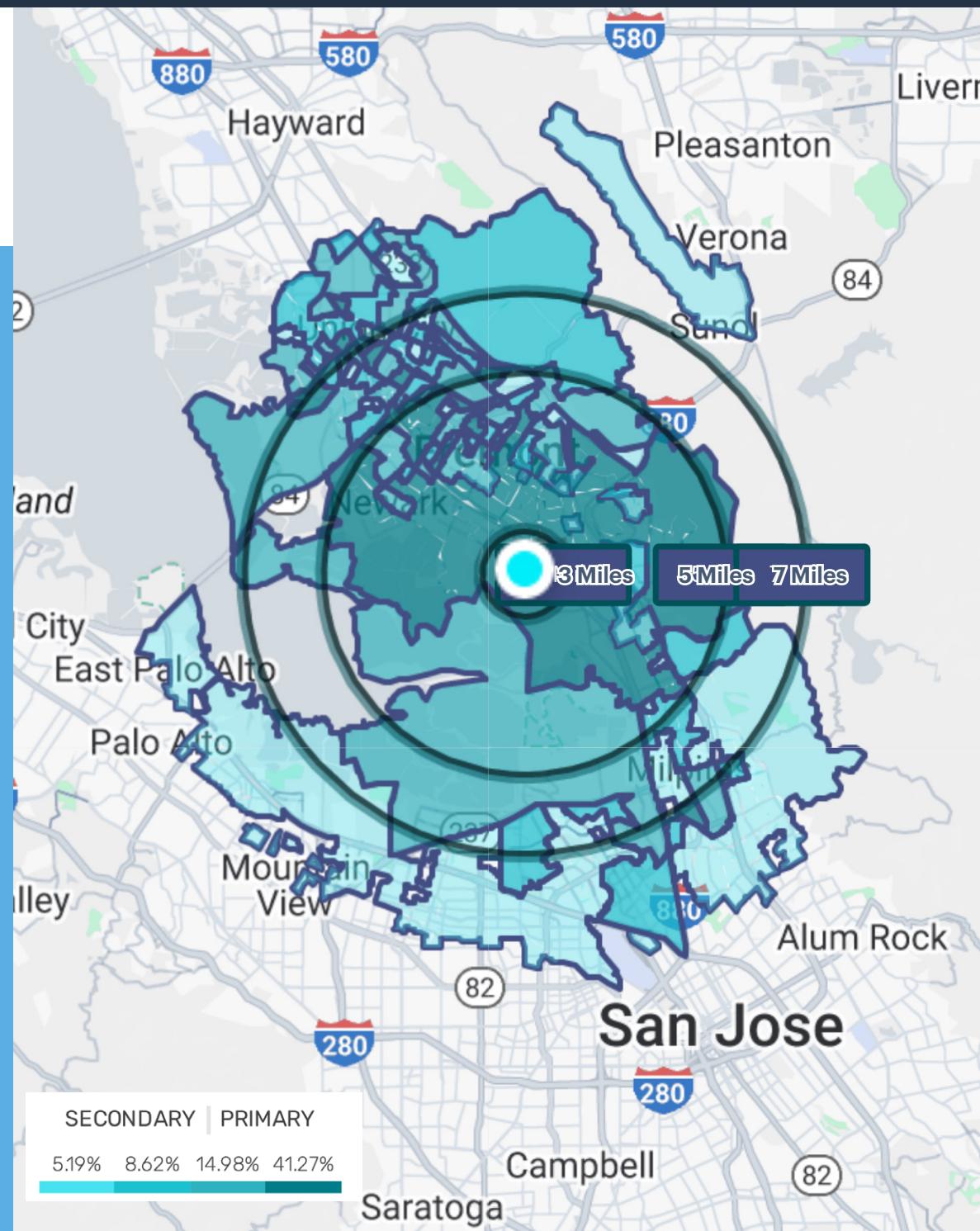
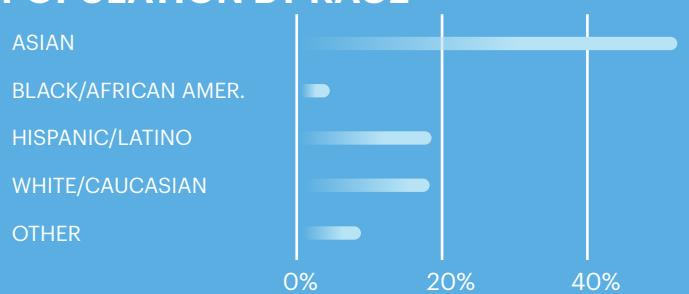
SUMMARY

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



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



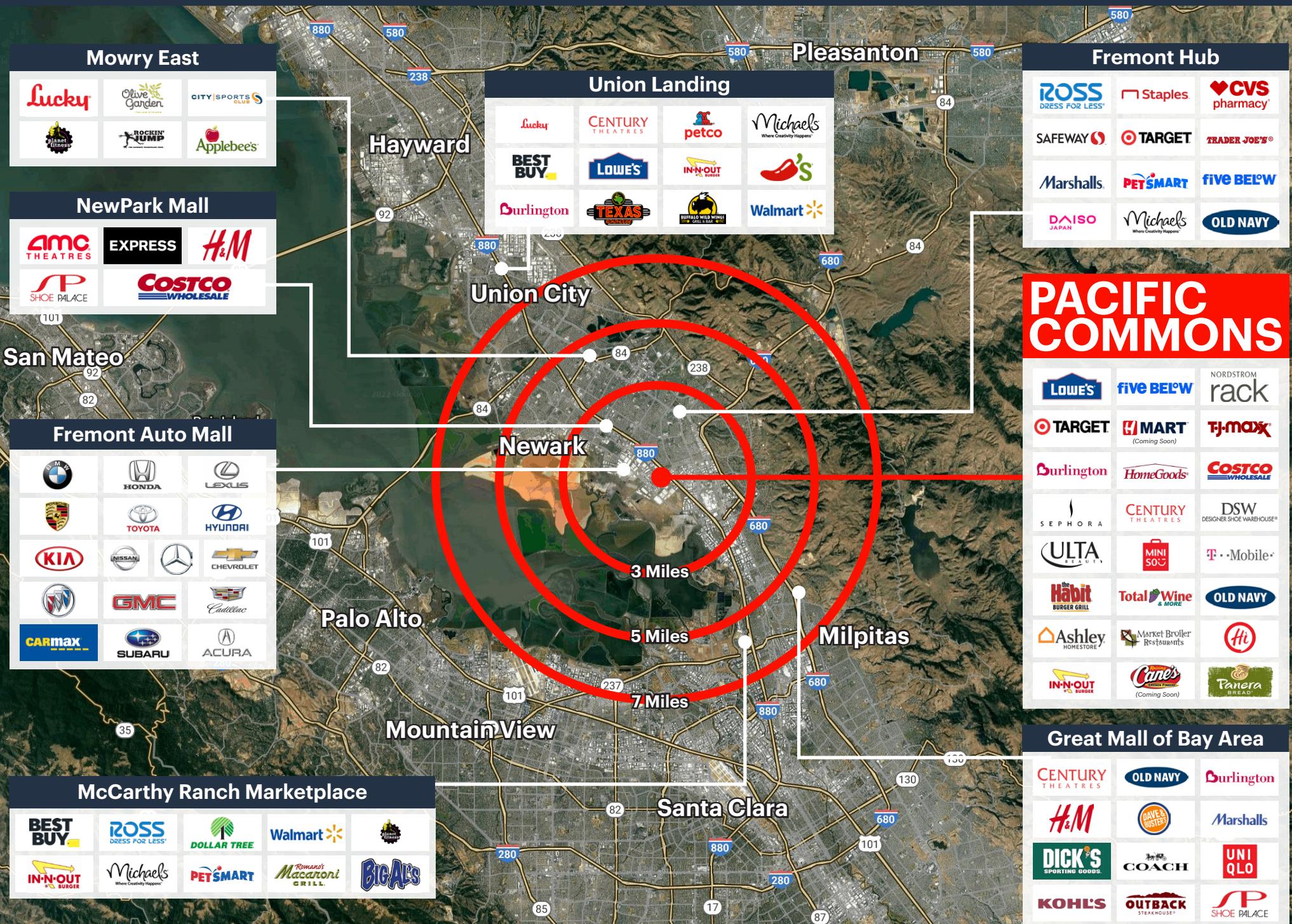
DEMOGRAPHICS

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





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

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