



THE
TOLMAN

39176 Fremont Blvd., Fremont, CA 94538



CHRIS HOMS
(650) 548-2687
chris@lockehouse.com
License #01901922

BRENDAN WALSH
(650) 400-7010
brendan@lockehouse.com
License #02140273

EXECUTIVE SUMMARY

SUMMARY

ADDRESS	39176 Fremont Blvd., Fremont, CA 94538
SPACES	Retail/Restaurant 1: ±1,665 SF Retail/Restaurant 2: ±2,384 SF <i>*Retail 1 & 2, Both Vented for Restaurant Use</i> <i>*Can be Combined: ±4,049 SF</i> Retail/Cafe 3: ±1,642 SF <i>*Non-Vented Food Use Possible</i>
RENT	Please Inquire with Agent
NNN	\$15.00 PSF / Annually

HIGHLIGHTS

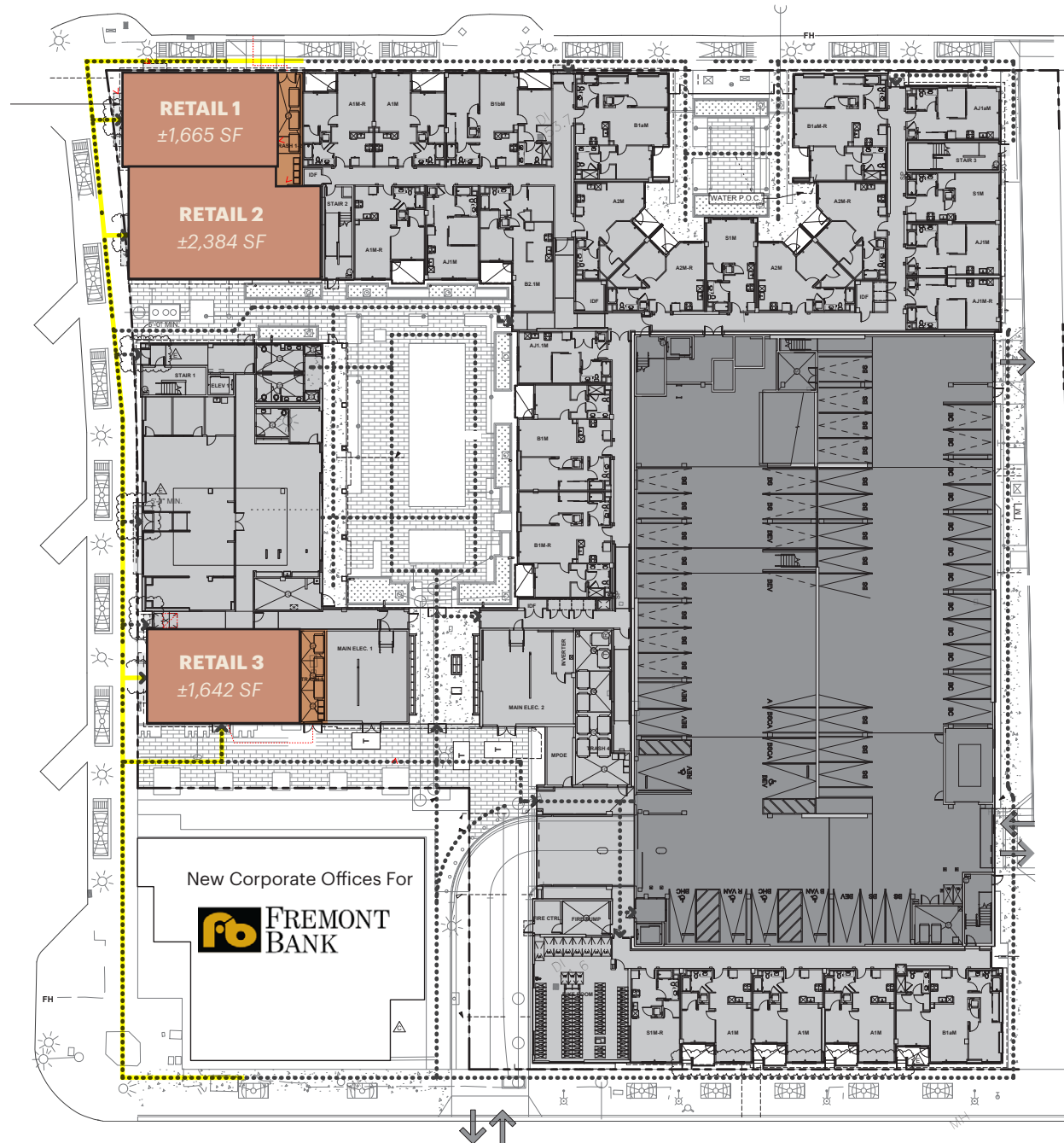
- 3 Retail Spaces Totaling Approx. 5,700 SF
- Located in the Heart of Downtown Fremont
- 118,073 Employees within 5 Miles
- \$214,349 Average Household Income within 5 Miles
- Traffic Counts:
 - Fremont Blvd. - 16,309 ADT
 - Capitol Ave. - 2,868 ADT



SITE PLAN

AVAILABILITY

#	SF
1	1,665 SF
2	2,384 SF
3	1,642 SF



MARKET AERIAL

Walgreens | STRETCH LAB | the Urban method.
 Panera | CHIPOTLE | Peet's COFFEE

WHOLE FOODS | BOUQUIN | THE GLOBE | citi

Washington Hospital Healthcare System

BART

GATEWAY PLAZA

Raley's | VITALITYBOWLS | the COUNTER
 Walgreens | ciné | Spitz & Co.
 pet food express | THE GLOBE | INCH'N'S

KAISER PERMANENTE

WALNUT PLAZA

Smart & Final | Sizzler | Cakes & Dates
 WELLS FARGO | UnionBank | CHASE

CAPITOL SQUARE

RawASF | AURA | SLIVER
 HONEY | deka lash
 Banter | FREMONT | DIN DING

THE CROSSROADS SHOPPING CENTER

food maxx | PANDA EXPRESS | Erik's DeliCafé
 MOUNTAIN MIKE'S | Red Lobster | BONGO BURGER

FREMONT PLAZA

SPROUTS | BOSTON ROTISSERIE CHICKEN | BIG 5
 Jamba Juice | NOAH'S | FedEx Office

FREMONT HUB SHOPPING MALL

SAFEWAY | Michaels | TRADER JOE'S | PET SMART
 TARGET | Marshalls | OLD NAVY | DAISO
 ROSS | CVS pharmacy | Staples | Party City

PASEO GRANDE PKWY. - 11,859 ADT

MOWRY AVE. - 26,321 ADT

FREMONT BLVD. - 16,309 ADT

WALNUT AVE. - 11,366 ADT

SITE

*Traffic Counts Source: Sites USA Regis 1/23/24

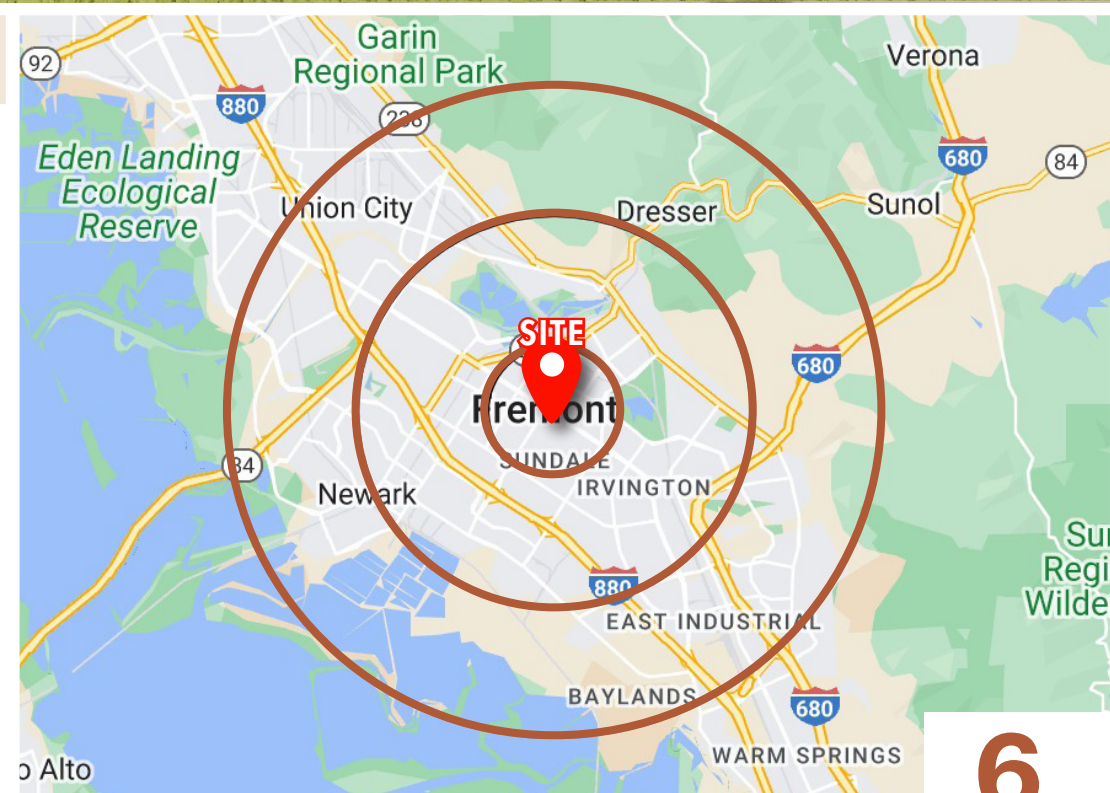
RENDERING



DEMOGRAPHICS



DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
Population	35,296	178,019	296,624
Daytime Population	25,504	108,463	199,598
Average Household Income	\$176,033	\$206,633	\$214,349
Household Income \$200,000 or More	32.7%	37.9%	40.6%
Median Home Value \$1,000,000 or More	40.2%	50.6%	53.4%
College Degree Bachelor Degree or Higher	58.1%	54.9%	55.8%
Total Retail Expenditures	\$641.59 M	\$3.99 B	\$5.79 B



*Demographics Source: Sites USA Regis 1/23/24



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