

±8,525 SF RESTAURANT BUILDING: OWNER/USER OR INVESTOR OPPORTUNITY



37311 FREMONT BLVD - FREMONT, CA

NEWMARK

OFFERING MEMORANDUM

EXECUTIVE SUMMARY

Newmark, as exclusive advisor, is pleased to offer the opportunity to acquire a $\pm 8,525$ square foot vacant restaurant building a 37311 Fremont Blvd. (the “Property”) in Fremont’s historic Centerville neighborhood. The Property benefits from excellent visibility on highly trafficked Fremont Blvd. (over 10,200 vehicles per day) immediate proximity to the Fremont/ Centerville Amtrak station, and existing restaurant infrastructure including a grease trap and walk in refrigerators. The current tenant is month to month, so the Property can be delivered vacant or potentially subject to the existing tenant leasing a portion.

Price: \$3,500,000

Size: $\pm 8,525$ square feet

Site: ± 0.45 acres

Delivered: Vacant (current tenant could potentially continue occupying a portion)



PROPERTY INFORMATION

| | |
|------------------|---------------------------------|
| Address | 37311 Fremont Blvd, Fremont, CA |
| APN | 501-536-3-3 |
| Size | ±8,525 square feet |
| Acres | 0.45 |
| Built | 1954 (since updated) |
| Restrooms | 5 |

Parking Surface parking on subject parcel, plus additional parking via reciprocal agreement with neighboring parcels. (also can be used by adjacent property per reciprocal easement). Current owner leases 29 stalls from Union Pacific Railroad for \$2,200 per month

Zoning TC-P (Town Center- Pedestrian) with TOD (transit-oriented development) overlay

DEMOGRAPHICS

| | 1 Mile | 3 Mile | 5 Mile |
|---------------------------|-----------|-----------|-----------|
| Population | 29,076 | 206,136 | 314,904 |
| Daytime Population | 22,863 | 170,380 | 293,617 |
| Avg. HH Income | \$159,757 | \$170,504 | \$172,437 |



PARKING LEASE FROM U.P. RAILROAD
can be used by adjacent property per reciprocal easement.

SUBJECT PARCEL
Parking can be used by adjacent parcel per reciprocal easement.

RECIPROCAL PARKING

RECIPROCAL PARKING

Note: Parking and reciprocal easements are approximate. Buyer to verify.

OFFERING HIGHLIGHTS

CENTRAL AND HIGHLY TRAFFICKED LOCATION

The Property is centrally located in Fremont's Centerville neighborhood, with frontage on Fremont Boulevard, a major east-west corridor connecting Highway 880 to Highway 680. The Fremont/Centerville Amtrak station is across the street.

OUTSTANDING DEMOGRAPHICS

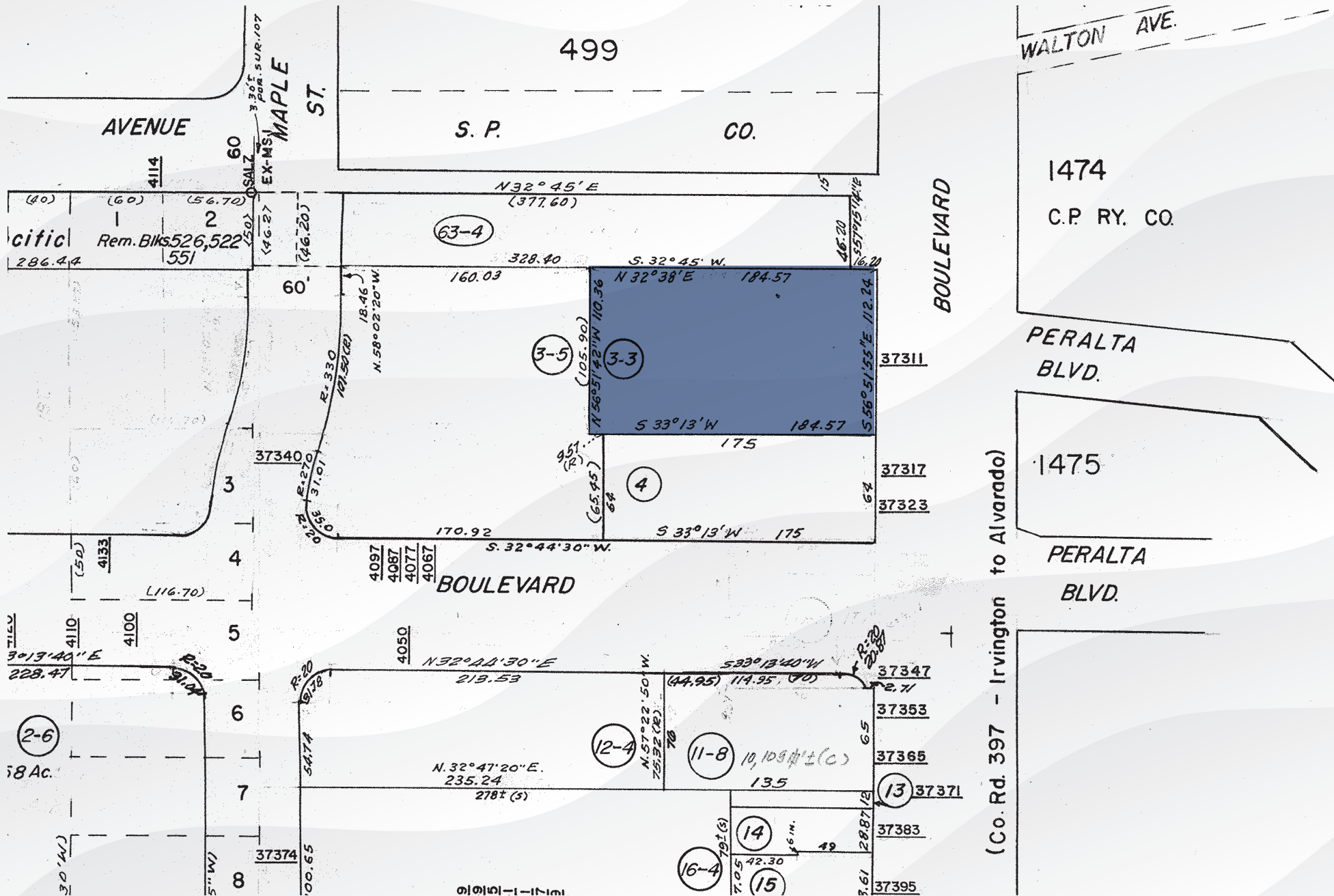
The Property is situated in a prosperous and highly educated area, with an average household income of approximately \$150,000 and a population of over 340,000 within a five-mile radius. Fremont is the fourth most populous city in the San Francisco Bay Area and continues to experience significant economic expansion, with a projected 48% increase in job demand by 2035.

EXISTING RESTAURANT INFRASTRUCTURE

Building is a fully functioning sit-down restaurant with walk in refrigerators, grease trap, hoods etc. There are 5 restrooms and 7 electrical meters.



PARCEL MAP



IMAGES



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NEARBY MULTI-FAMILY DEVELOPMENTS



CITY OF FREMONT

Fremont is a dynamic city strategically positioned in Silicon Valley, offering prime access to major innovation hubs and transit corridors like I-880 and I-680. The city's connectivity to the Port of Oakland, San Jose International Airport, and San Francisco enhances its appeal as a central point for businesses seeking accessibility to the broader Bay Area and beyond.

The business environment in Fremont is marked by steady economic growth, with an established presence in advanced manufacturing, clean technology, and life sciences. Home to major employers like Tesla, Seagate Technology, and Western Digital, Fremont fosters a pro-business climate that supports growth and innovation, making it an attractive location for established companies and startups alike.

Fremont's workforce is highly educated and diverse, with over half of residents holding a bachelor's degree or higher. The city's top-rated schools and welcoming community draw professionals and families, offering them both career and lifestyle opportunities. Fremont's extensive parks, cultural sites, and recreational options - including Mission Peak's hiking trails and unique attractions like the Niles Essanay Silent Film Museum - enhance quality of life and make it an appealing location for residents and businesses.

With a population of approximately 230,000 and a median household income well above the California average, Fremont has a solid economic base. Its business-friendly policies, strong infrastructure, and commitment to innovation create a favorable environment for commercial investment. Fremont's balanced mix of opportunity, accessibility, and quality of life contributes to its growing reputation as a preferred destination for businesses and residents alike.





**FUTURE
MULTI-FAMILY
RESIDENTIAL**

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FREMONT, CA

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