

Newpark Mall



**SITE**  
±15,000 SF

224,432 CPD



**SKY ZONE**  
TRAMPOLINE PARK



Mowry Ave 54,184 CPD

**FOR LEASE**

Retail Space Available

39161 Farwell Dr | Fremont, CA 94538





# Executive Summary

39161 Farwell Dr | Fremont, CA 94538



±15,000 SF  
Available

252,721 SF  
GLA

\$146K  
Med. HH Income  
Within 3 Miles

## PROPERTY HIGHLIGHTS

- Visibility from I-880 which sees traffic of over 224K cars per day
- Part of Fremont's Mowry Ave retail corridor, between NewPark Mall to the south and the Fremont Hub to the north
- Surrounded by numerous regional and national retail tenants including Sky Zone Trampoline Park, City Sports Club, Sherwin Williams, Dunkin' Donuts, Chick-fil-A, Olive Garden, Applebee's, Lucky, Bevmo!, Harbor Freight Tools and many more

## NEARBY RETAILERS



**SKY ZONE**  
TRAMPOLINE PARK



**SHERWIN WILLIAMS.**





# Market Aerial

39161 Farwell Dr | Fremont, CA 94538



**HARBOR FREIGHT TOOLS**  
Quality Tools at Ridiculously Low Prices



**BevMo!**



**Lucky**



Mowty Ave



Blacow Rd



Farwell Dr



Sherwin Williams



Sky Zone Trampoline Park

**SITE**  
**±15,000 SF**



# Demographic Highlights

39161 Farwell Dr | Fremont, CA 94538



## Population

	1 Mile	3 Miles	5 Miles
2023 Estimated Population	20,321	171,552	294,464
2028 Projected Population	20,229	170,533	293,981
Projected Annual Growth 2023 to 2028	-0.09%	-0.12%	-0.03%

## 2023 Daytime Population

	1 Mile	3 Miles	5 Miles
Daytime Population	19,101	163,738	289,379
Workers	10,096	83,857	149,413
Residents	9,005	79,881	139,966

## 2023 Income

	1 Mile	3 Miles	5 Miles
Average Household Income	\$199,217	\$182,318	\$198,514
Median Household Income	\$162,849	\$146,370	\$157,144

## Households & Growth

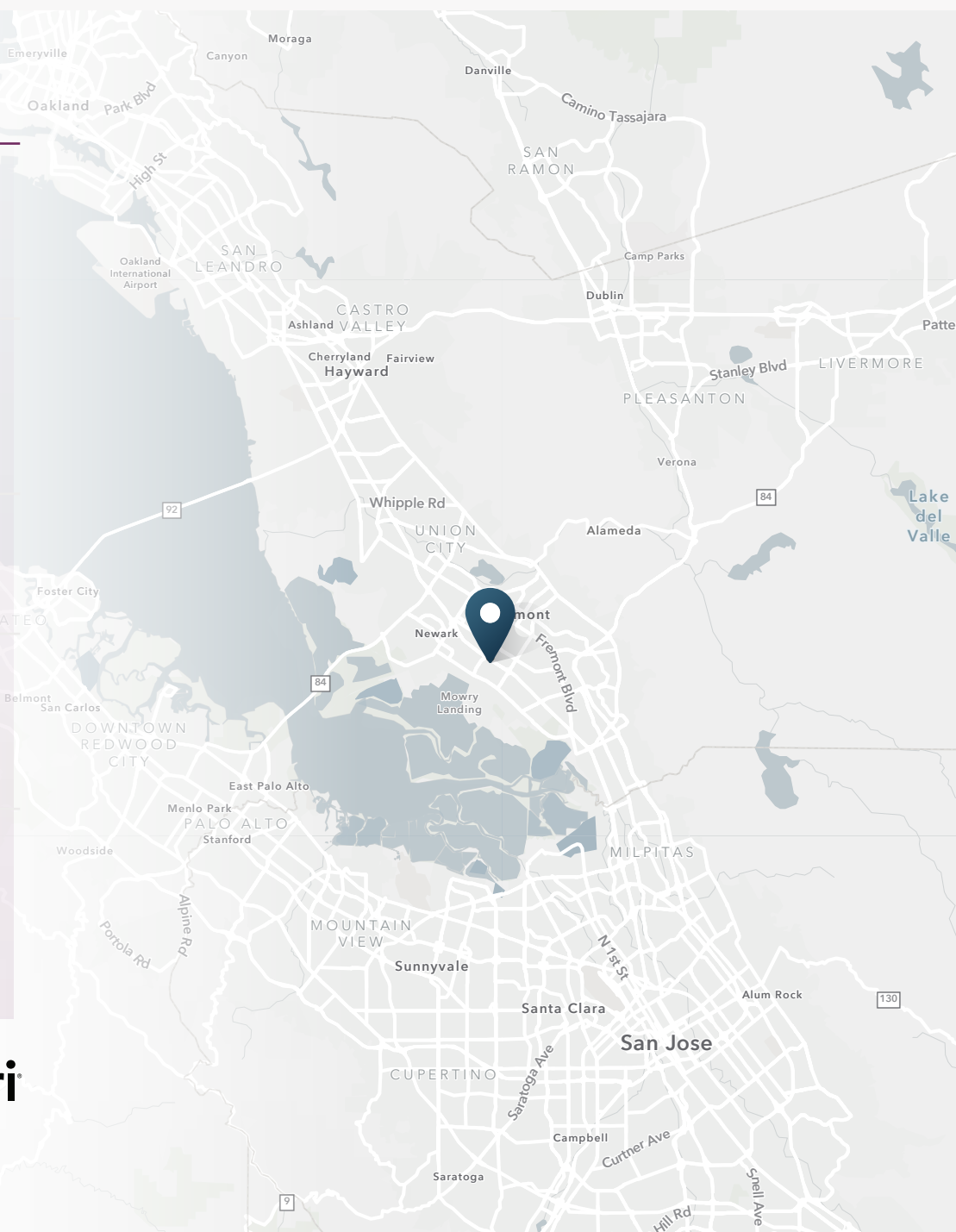
	1 Mile	3 Miles	5 Miles
2023 Estimated Households	6,682	56,063	95,359
2028 Projected Households	6,667	55,870	95,472
Projected Annual Growth 2023 to 2028	0.00%	-0.01%	0.06%

## 2023 Race & Ethnicity

	1 Mile	3 Miles	5 Miles
White	23.62%	19.38%	17.85%
Black or African American	2.46%	3.00%	2.84%
Asian or Pacific Islander	53.62%	54.52%	59.82%
Other Race	8.06%	11.81%	9.29%
Two or More Races	10.60%	9.64%	8.75%
Hispanic	17.70%	20.82%	17.04%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





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