

FOR LEASE

WARM SPRINGS PLAZA

46615-46635 MISSION BOULEVARD, FREMONT, CA 94539

±1,080 SF AVAILABLE



LOCKEHOUSE

2099 Mt. Diablo Blvd., Suite 206
Walnut Creek, CA 94596
License #01784084

ADRIA GIACOMELLI
Partner
(925) 997-2307
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ABOUT WARM SPRINGS PLAZA

Warm Springs Plaza is an established $\pm 147,000$ SF community center anchored by 99 Ranch Market, CVS, Paris Baguette, BMO, and Orangetheory Fitness. Other regional and local tenants include Nektar Juice Bar, Art Of Problem Solving, Code Ninjas, Starbucks, Chaat House, and Fremont Bank. Located on the highly trafficked highway 262 connector between I-680 and I-880 and just blocks from the Warm Springs Bart Station, the tenants at Warm Springs Plaza benefit from the visibility and exposure of over 90,522 cars per day, convenient access and strong demographics of the affluent community.

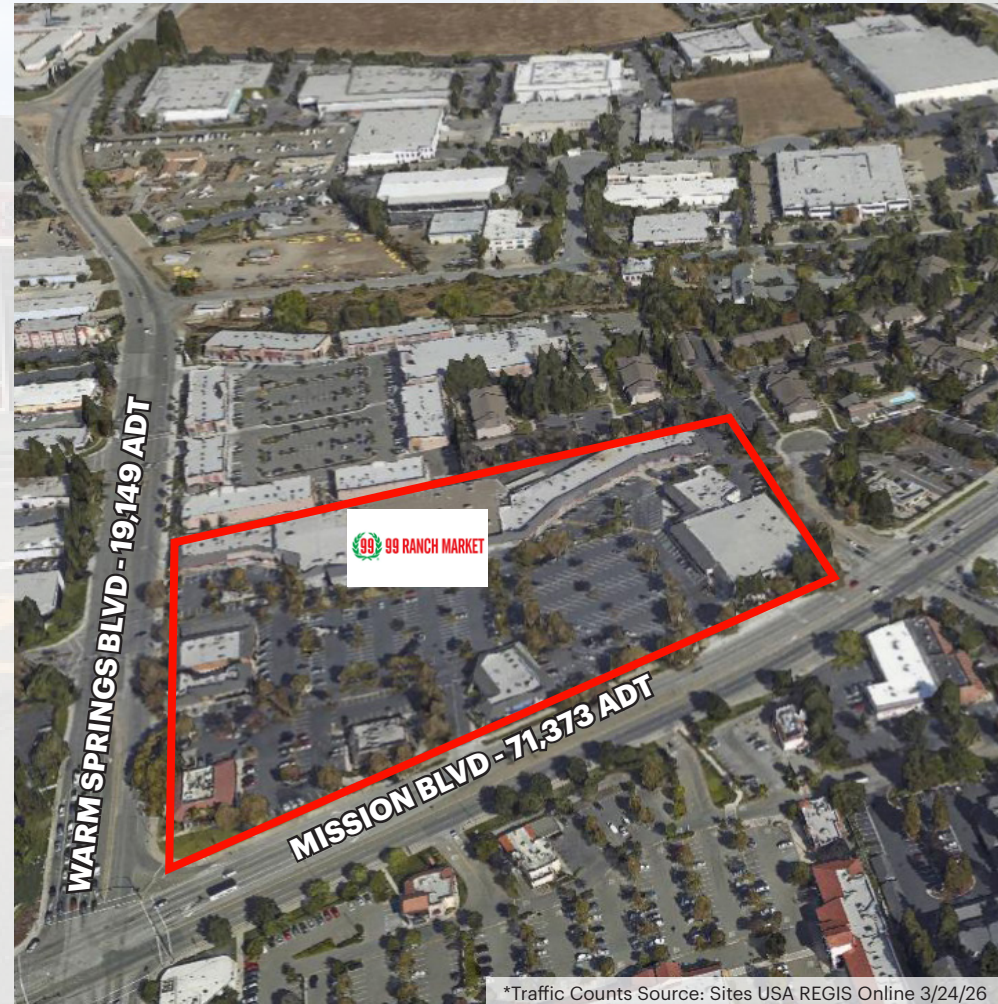
SUMMARY

ADDRESS	46583 Mission Boulevard, Fremont, CA 94539
CROSS STREETS	Mission Boulevard and Mohave Drive
AVAILABLE	Suite 750 - $\pm 1,080$ SF
RETAIL RENT	Suite 750 - \$5.00 PSF Per Month
NNN	\$1.24 PSF Per Month (2026 Estimate)
ZONING	Town Center Transitional

HIGHLIGHTS

- Pylon Signage Available
- Blocks from Warm Springs BART Station
- 850 Parking Stalls, Equating to 7 Stalls per 1,000 SF
- Traffic Counts of 90,522 ADT at Mission Blvd. and Warm Springs Blvd.
- Frontage Boasting ± 979 Linear Feet on Primary Commuter Route of Mission Blvd. & ± 721 Linear Feet Fronting Warm Spring Blvd.

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*Traffic Counts Source: Sites USA REGIS Online 3/24/26



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SITE PLAN



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AVAILABLE SPACE

ADDRESS	46637 Mission Boulevard, Fremont, CA 94539
SUITE	750 on Site Plan
GLA	±1,080 SF
DELIVERY DATE	Available Now
TENANT	Former Ice Cream Shop
BASE RENT	\$5.00 PSF / Month NNN
NNN	\$1.24 PSF / Month (2026 Estimate)
YouTube	https://youtu.be/yfh6cX6ZO9E



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AERIAL VIEW OF FREMONT



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**Fairfield Apartments**

524 Units
8,000 SF

**Metro Crossing**

1,000 Units
6,000 SF

Metro West

77 Units
9,350 SF

Innovia

290 Units
7,200 SF



5,000 Employees

**Warm Springs
Tech Center**

584,205 SF



SITE

**ThermoFisher
SCIENTIFIC**

700 Employees

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WARM SPRINGS PLAZA - FREMONT, CA

The city of Fremont is the fourth largest city in the San Francisco Bay Area, home to approximately 178,483 residents. Located conveniently near Interstates 680 and 880, Fremont is near passenger rail services including Altamont Commuter Express (ACE), Amtrak Capitol Corridor, and the new Warm Springs Bay Area Rapid Transit (BART) system. There are over 1,200 innovative firms as well as a broad range of great business locations and a superior workforce.

ADDITIONAL INFORMATION

Warm Springs Plaza Center: <http://www.warmspringsplaza.com>



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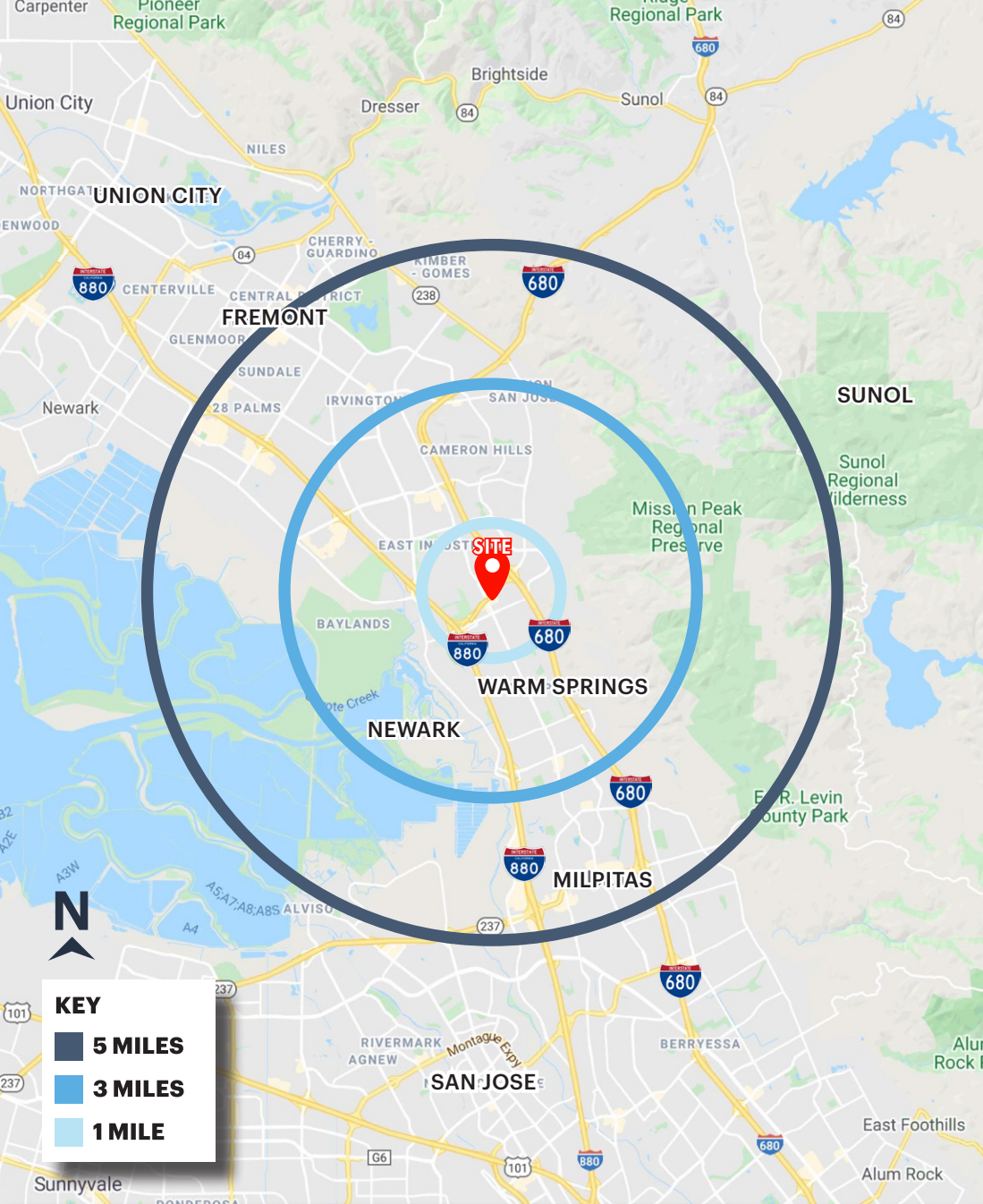
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KEY

- 5 MILES
- 3 MILES
- 1 MILE

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DEMOGRAPHICS

ESTIMATED POPULATION

1 MILE	3 MILES	5 MILES
10,163	62,173	165,706



DAYTIME EMPLOYEES

1 MILE	3 MILES	5 MILES
15,452	83,519	168,704



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$202,825	\$243,336	\$222,766



BACHELOR'S DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
72.2%	64.0%	59.4%



HOUSEHOLD RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$214.32 M	\$1.28 B	\$3.27 B



HOUSEHOLD DENSITY (PSM)

1 MILE	3 MILES	5 MILES
3,823	19,457	53,813



HOUSEHOLDS WITH CHILDREN

1 MILE	3 MILES	5 MILES
22.7%	49.5%	45.9%



HOME VALUES \$1,000,000 OR MORE

1 MILE	3 MILES	5 MILES
70.5%	70.7%	60.9%

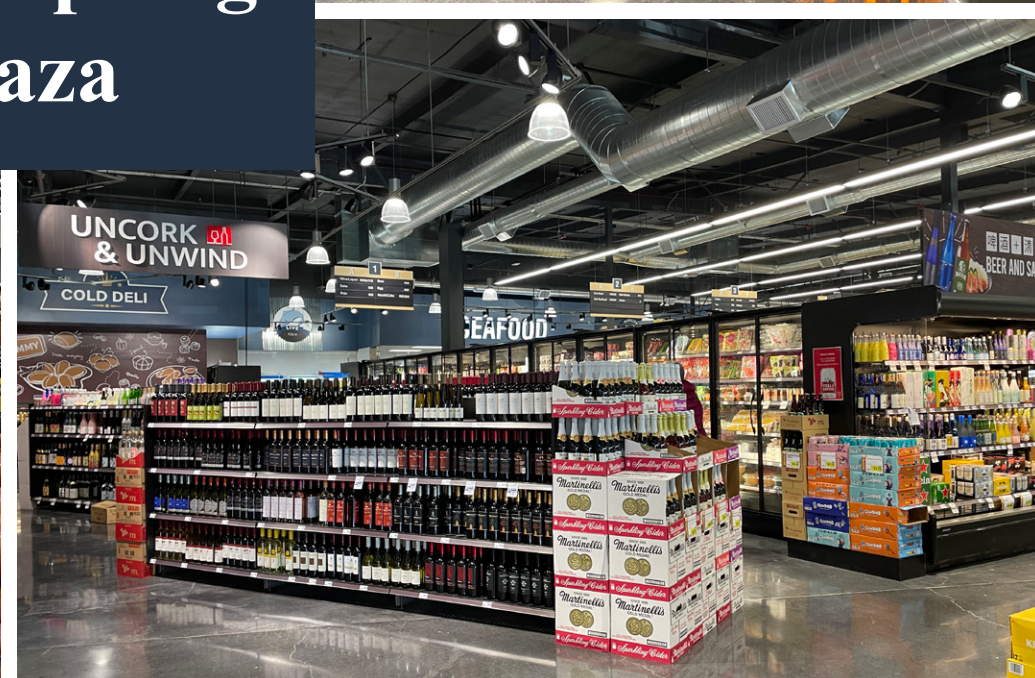


*Demographics Source: Sites USA REGIS Online 01/16/25

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