

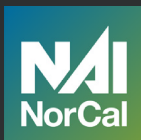


OFFERING MEMORANDUM



Prime Mixed Use Development Opportunity-Downtown Fremont

3 2 7 5 C A P I T O L A V E N U E , F R E M O N T , C A 9 4 5 3 8



Mary Alam
NAINORCAL.COM

Mary Alam, MBA

Executive Vice President / Principal
malam@nainorcal.com

415.358.2111

CalDRE #01927340

Co-Listed
Allegro Real Estate Services
Galina Yusupov
CalDRE #01120702

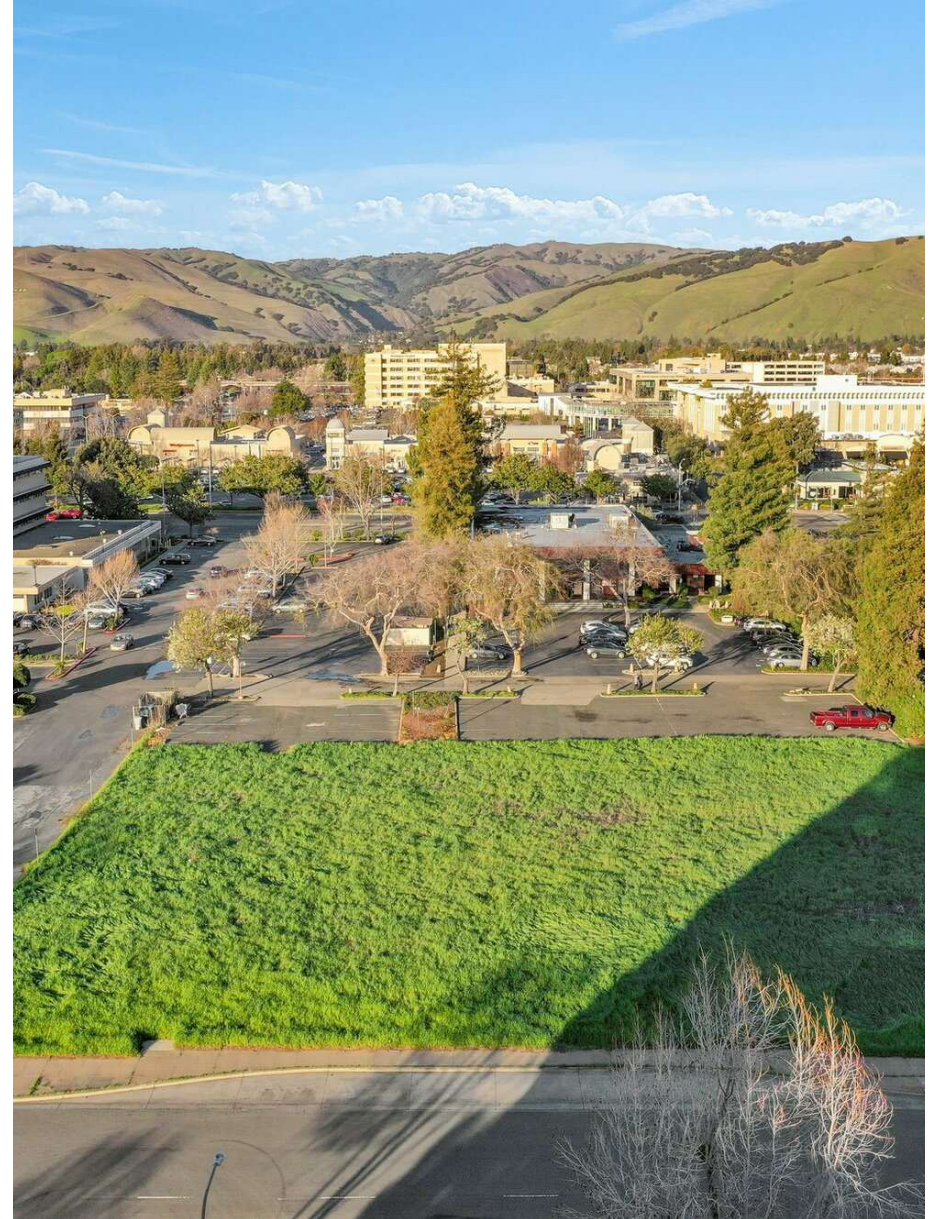
Confidentiality & Disclosure

The information contained in the following investment summary is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from NAI Northern California Investment Real Estate Brokerage and should not be made available to any other person or entity without the written consent of the broker. This investment summary has been prepared to provide concise, unverified information to prospective purchasers and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The broker has not made any investigation, and makes no warranty or representation, with respect to the zoning and development potential and possibilities or income or expenses for the subject property; the future projected financial performance of the property; the size and square footage of the property and improvements; the presence or absence of contaminating substances, PCBs, or asbestos; the compliance with state and federal regulations; the physical condition of improvements thereon; the financial condition or business prospects of any tenant; or any tenant's plans or intentions to continue occupancy of the subject property.

No guarantee, warranty, or representation of any kind is made regarding the completeness or accuracy of descriptions or measurements (including square footage measurements and property condition), such should be independently verified, and NAI Northern California and its advisors expressly disclaim any liability in connection therewith. Photos may be virtually staged or digitally enhanced and may not reflect actual property conditions or conditions surrounding the property. We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. This offering memorandum is subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions, or estimates, for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Table of Contents

PROPERTY INFORMATION	4
LOCATION INFORMATION	13
SALE COMPARABLES	19
DEMOGRAPHICS	23



SECTION 1

Property Information

Executive Summary

SALE PRICE
\$5,500,000

SQUARE FOOTAGE
38,111 SF

LAND SIZE (AC)
0.86

Other Details

Offering Price:	\$5,500,000
Price / SF:	\$144
Lot Size:	38,111 SF/0.86 AC (per CoStar)
Lot Size Notes:	Chicago Title records show lot size of 38,111 sf or .86 AC. Some City of Fremont historic communication refers to it as .82 AC.
Zoning:	Partly D-CA (Downtown/ Capitol Avenue) & partly D-MD (Downtown/ Mid District)
Street Frontage:	170 ft/Capitol Ave and 240 ft/Hastings Ave
APNs:	501-1841-002 thru 501-1841-047

Property Highlights

- Rare large 0.86 corner Parcel primed for mixed use development. Recently expired entitlements will expedite new approval process
- Tract map 8227 includes 45 Condominium units-consisting of 4 commercial spaces (one APN) and 44 residential units
- Coveted Transit oriented location in Fremont's Central District, across the street from City Hall and less than a mile from Fremont Bart and many amenities
- Successful previous (now expired) entitlements for a PUD Project with a proposal for 44 residential condos and 4 commercial units
- Quick access to all Bay Area locations via I-880, 680, Bart, Amtrak and more
- Great schools, multiple medical providers and diverse retail nearby
- Strategic location near major employers including many high-tech & manufacturing firms. Meta and Tesla are a famous local presence
- Population of 291,000 within a 5-mile radius with a high medium household income of \$220,000

Property Description



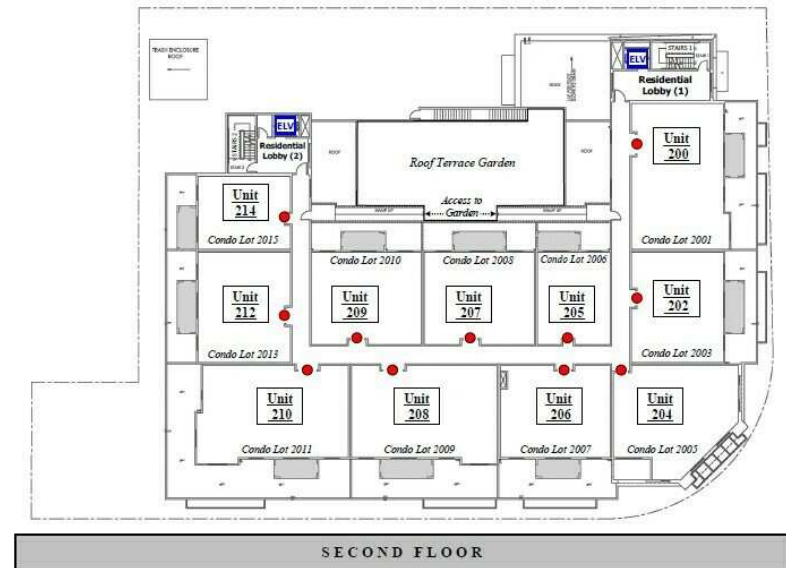
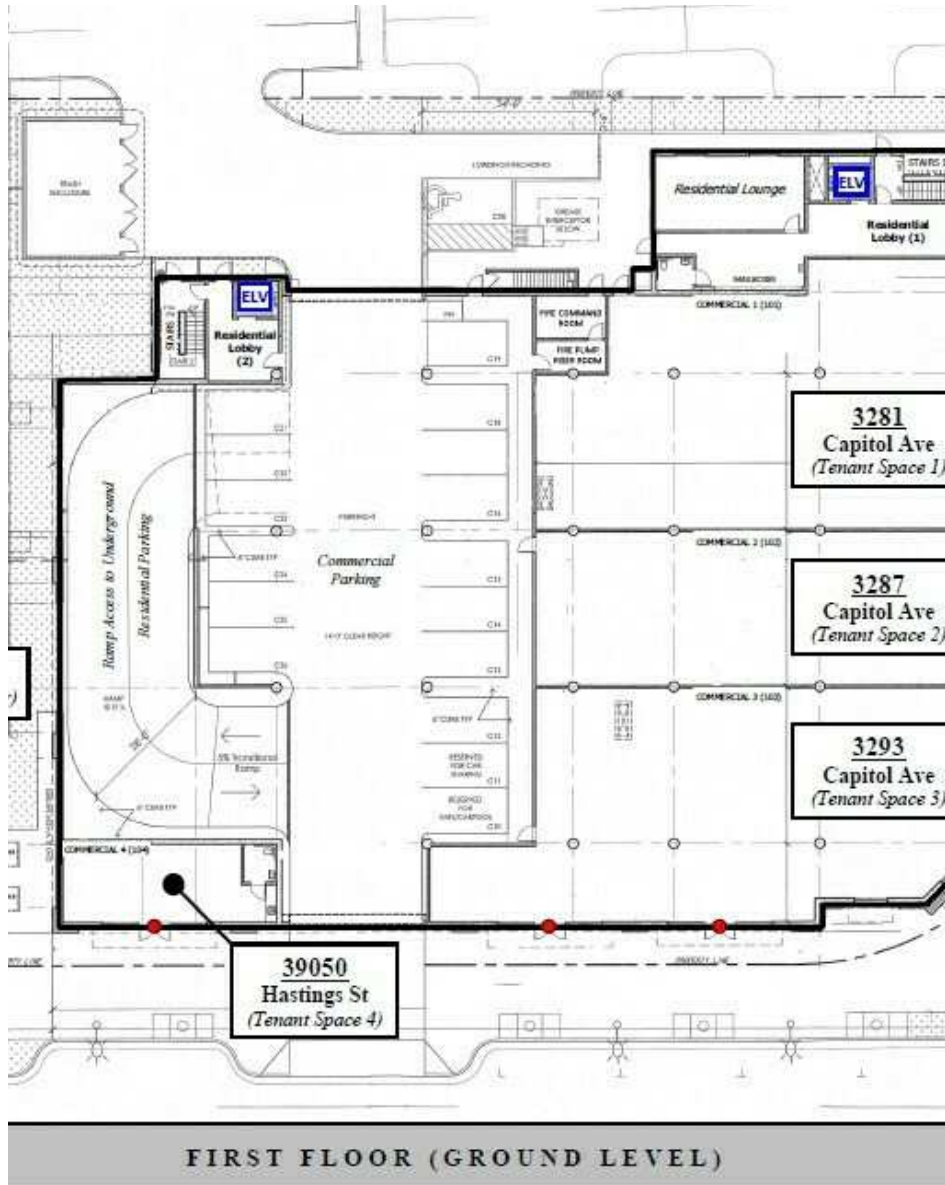
Property Description

Introducing 3275 Capitol Avenue, Fremont, CA, 94538 – an exceptional investment opportunity. Zoned D-CA and D-MD, this property offers limitless potential for much needed transit-oriented development. Strategically located in the thriving Fremont Central District, it presents a prime location for a range of multifamily or mixed-use projects. The property's advantageous zoning and coveted address make it an ideal choice for forward-thinking investors seeking to capitalize on the dynamic growth and development in the region. Discover the endless possibilities waiting at 3275 Capitol Avenue.

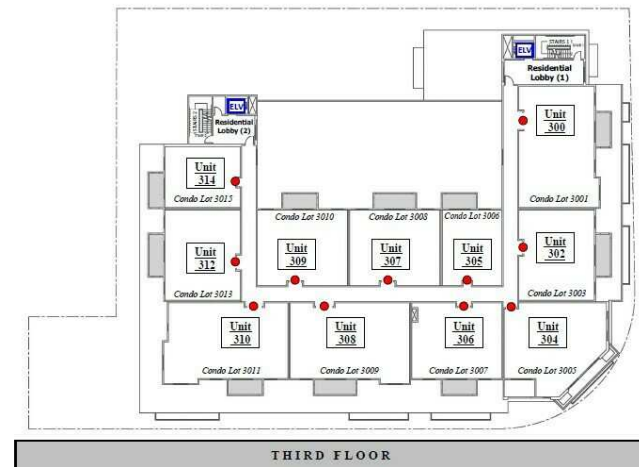
Site Description

This prime downtown Fremont parcel is located in the Fremont Central district at the intersection of Capitol and Hastings Avenues, across the street from the Fremont City Hall and less than half a mile from the Kaiser Permanente Medical Offices and Whole Foods and only 4 minutes from Fremont Bart, Trader Joe's and many amenities. Zoned D_MD and D-CA, (Downtown Multifamily and commercial), the parcel was previously entitled for a mixed-use project with 44 residential condominiums and 4 commercial units. The parcel map has been subdivided into 45 individual APNs.

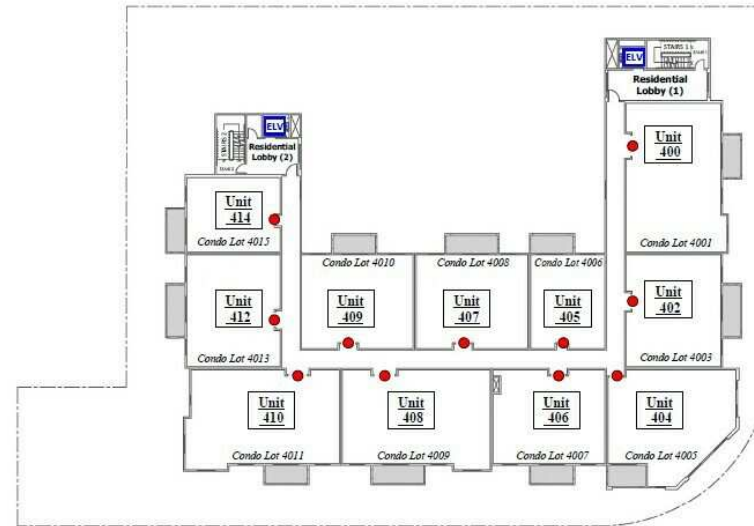
Parcel Map Addresses



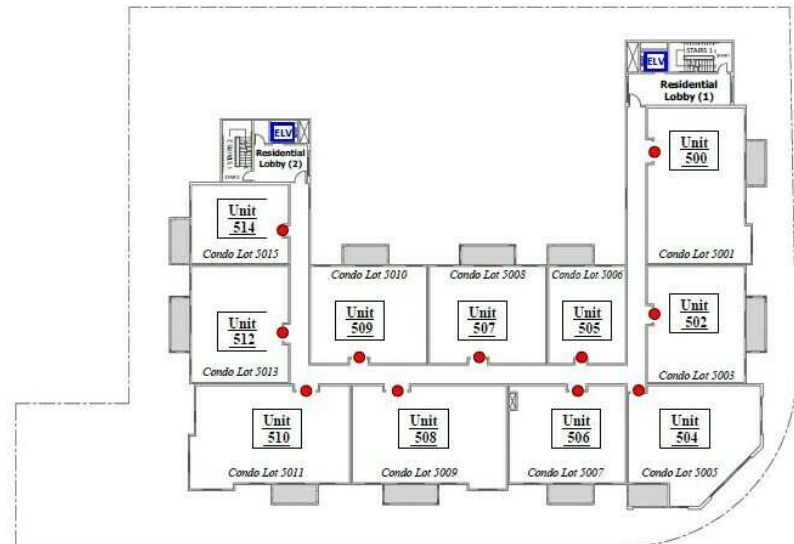
3275
Capitol Ave
(Parcel & Building Address on Lot 1)
(Condominium Base Address)



Parcel Map Addresses (Continued)



FOURTH FLOOR



FIFTH FLOOR

Tract Map

NOTES

THE AREA MARKED "LOT 1" IS FOR THE CONSTRUCTION OF CONDOMINIUMS. ALL OPEN AREAS REMAINING ARE NOT HEREBY DEDICATED FOR PUBLIC USE, BUT ARE FOR THE USE OF THE OWNERS AS SPECIFIED IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE SUBDIVISION.

THE LOCATION OF THE EXISTING EASEMENT FOR INGRESS AND EGRESS RESERVED BY PARK PLAZA COMPANY (RE:2485, IM:264) IS NOT DEFINED OF RECORD AND IS NOT SHOWN HEREON.

ALL DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

BASIS OF BEARINGS

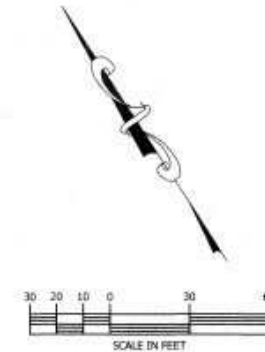
THE BEARING NORTH $31^{\circ}56'33"$ EAST OF THE MONUMENT LINE OF CAPITOL AVENUE, AS SHOWN ON PARCEL MAP 5395, FILED AUGUST 22, 1989 (187-PM-10), ALAMEDA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN HEREON.

COURSE DATA

- ① $R=22.50'$ $D=90^{\circ}00'00"$ $L=35.34'$
- ② $N56^{\circ}55'34"W$ 14.94'
- ③ $N33^{\circ}04'26"E$ 21.31'
- ④ $N27^{\circ}06'30"W$ 7.19'
- ⑤ $R=25.00'$ $D=43^{\circ}56'44"$ $L=19.17'$
- ⑥ $N00^{\circ}11'07"E$ 15.51'
- ⑦ $R=37.50'$ $D=32^{\circ}53'19"$ $L=21.53'$
- ⑧ $N08^{\circ}52'50"W$ 20.70'
- ⑨ $N31^{\circ}56'33"E$ 27.00'
- ⑩ $N56^{\circ}55'34"W$ 11.82'

LEGEND

- FOUND STANDARD STREET MONUMENT (R1)
- SET 1/2" REBAR & CAP -- RCE 27818
- ✕ SET NAIL & TAG -- RCE 27818
- M-M MONUMENT TO MONUMENT DISTANCE
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- IEE INGRESS AND EGRESS EASEMENT
- JAE JOINT ACCESS EASEMENT
- PSDE PRIVATE STORM DRAIN EASEMENT
- PSDRE PRIVATE SURFACE DRAINAGE RELEASE ESMT.
- PSE PUBLIC SERVICE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- (R1) REFERS TO PARCEL MAP 5395 (187-PM-10)
- SUBDIVISION BOUNDARY LINE
- PARCEL/LOT LINE
- EASEMENT LINE
- MONUMENT LINE
- //// NO VEHICULAR ACCESS



TRACT 8227

FOR CONDOMINIUM PURPOSES
(4 COMMERCIAL UNITS & 44 RESIDENTIAL UNITS)

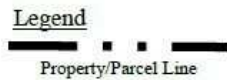
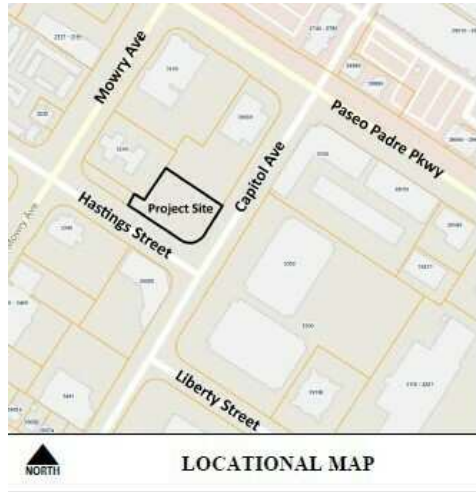
BEING PARCEL 1 OF PARCEL MAP 5395,
FILED AUGUST 22, 1989 (187-PM-10), ALAMEDA COUNTY RECORDS
AND A PORTION OF VACATED HASTINGS STREET (2018-045750)

CITY OF FREMONT, ALAMEDA COUNTY, CALIFORNIA

DeBolt Civil Engineering
Danville, California 94526

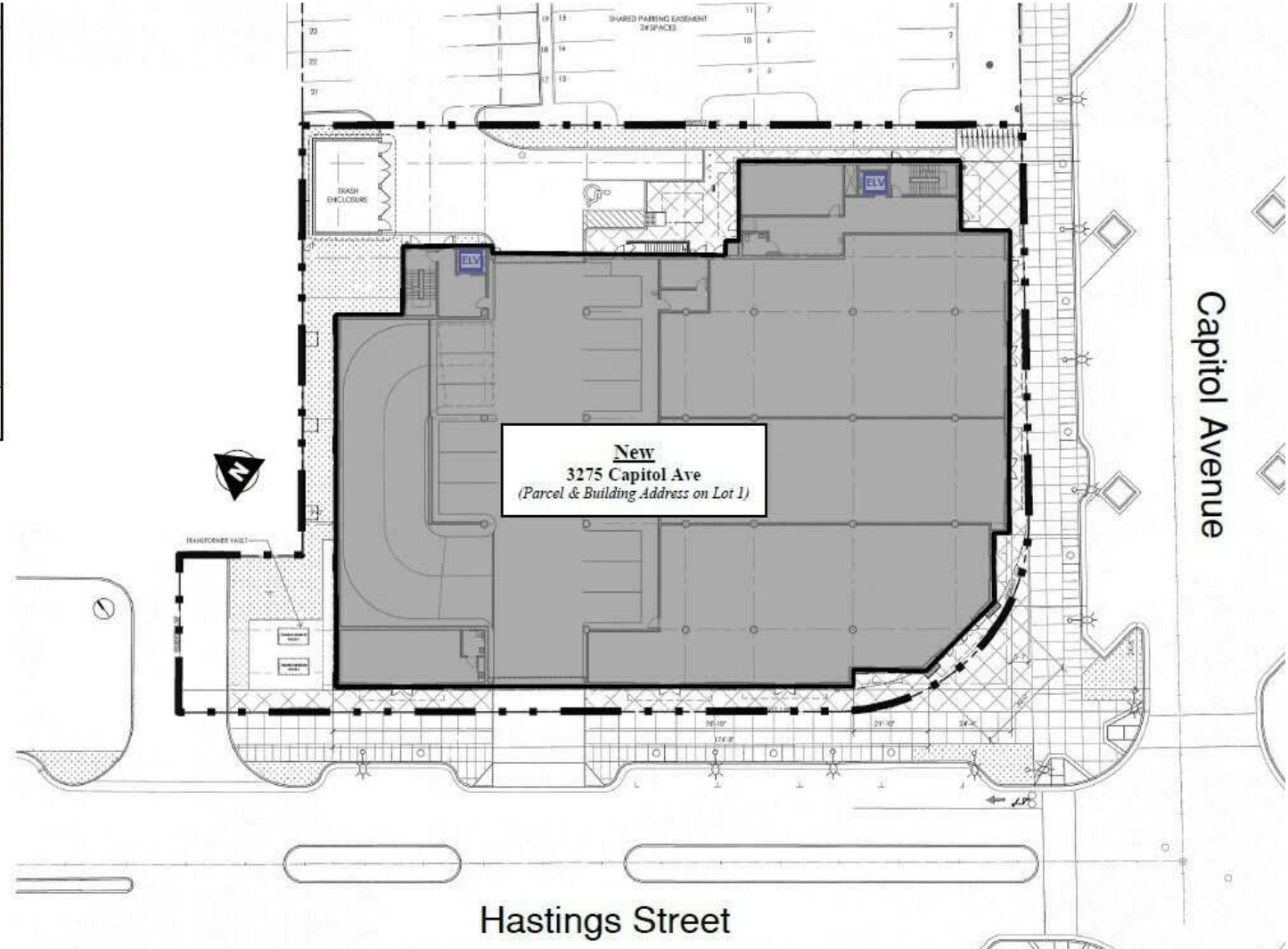
JUNE 2019 SCALE: 1 in. = 30 ft.

Locational Map and Lot Lines



ADDRESS CHRONOLOGY

- Addresses issued for Tract 8227: 9/9/2019 (RC)



Zoning



Multiple Zoning District Designations
for APN:

501 113005300

Refer to Zoning Atlas in Fremont Grid
566-C-384
to verify accuracy
Size (SF) is estimated by GIS

#	Zoning District Designations	Size (SF)	Percent
1	D-CA	7,560	21.3%
2	D-MD	27,954	78.7%
Total		35,515	

Source:

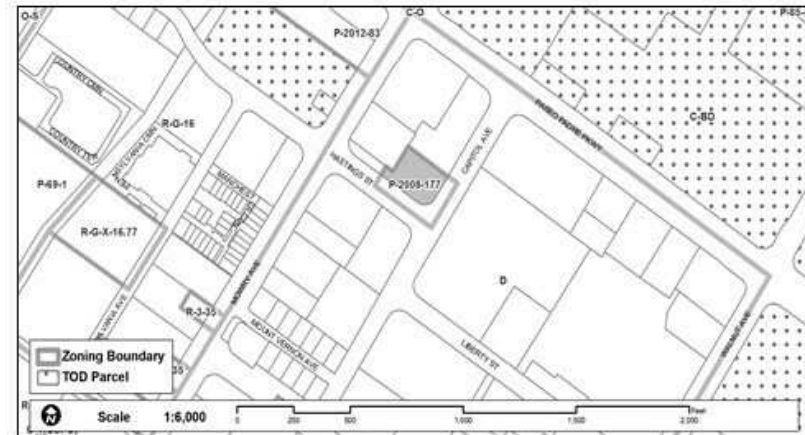
<https://egisrpts.fremont.gov/public/cfm/fremont/zoning.cfm?KEY=501%20113005300>

SURROUNDING LAND USES:

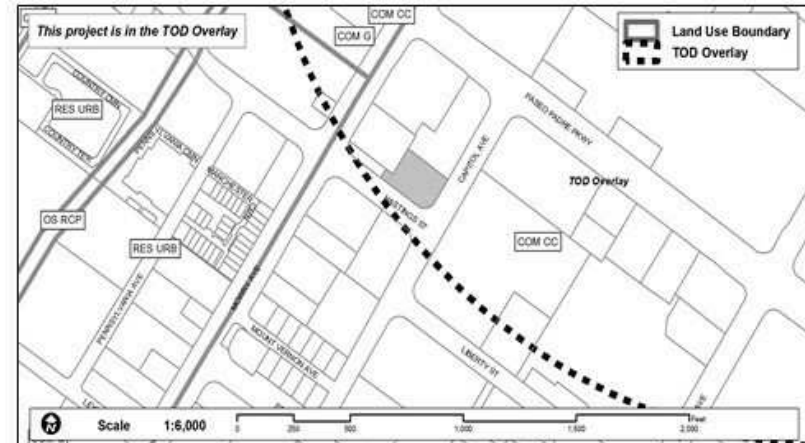
North: Medical/professional office uses; Downtown ("D") District
South: Medical/professional office and commercial uses; Downtown ("D") District
East: Fremont City Hall offices, medical/professional office uses; Downtown ("D") District
West: Medical/professional office and commercial uses; Downtown ("D") District

These images are for reference purposes only. Buyers shall conduct their independent verification of zoning

Existing Zoning
(Shaded Area represents the Project Site)

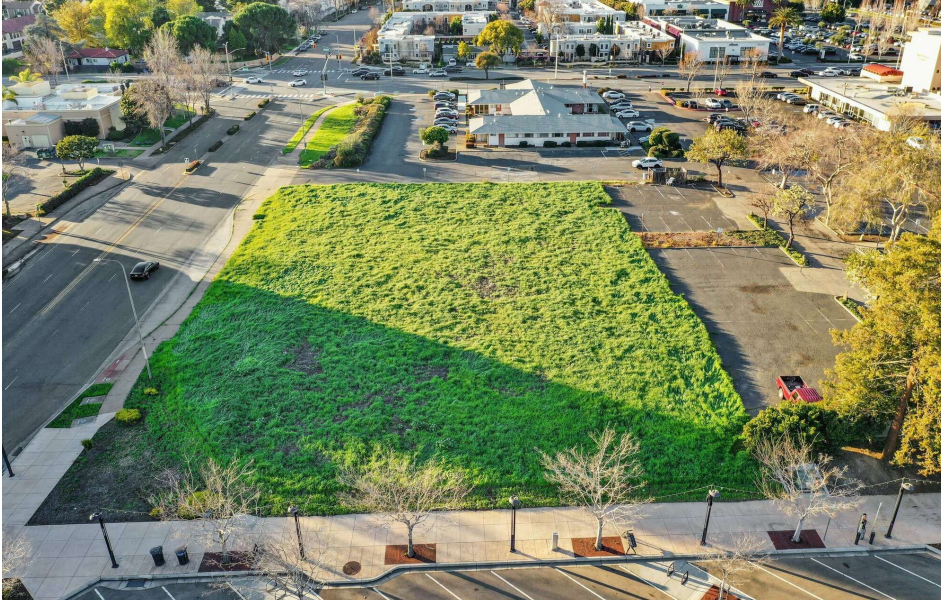


Existing General Plan Land Use Designation
(Shaded Area represents the Project Site)



Land Use with
TOD (Transit Oriented District) Overlay

Additional Photos



SECTION 2

Location Information

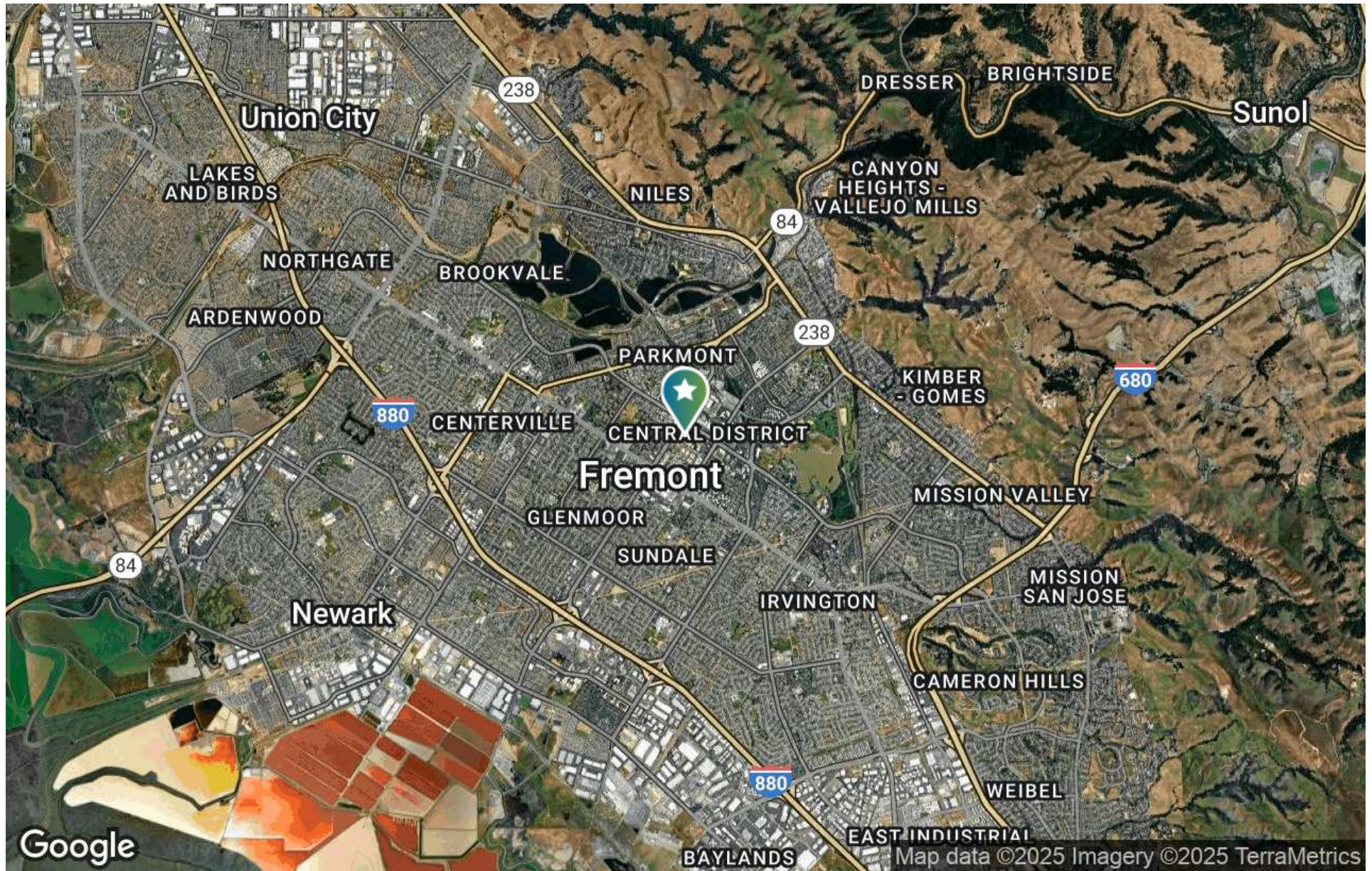
Fremont, CA



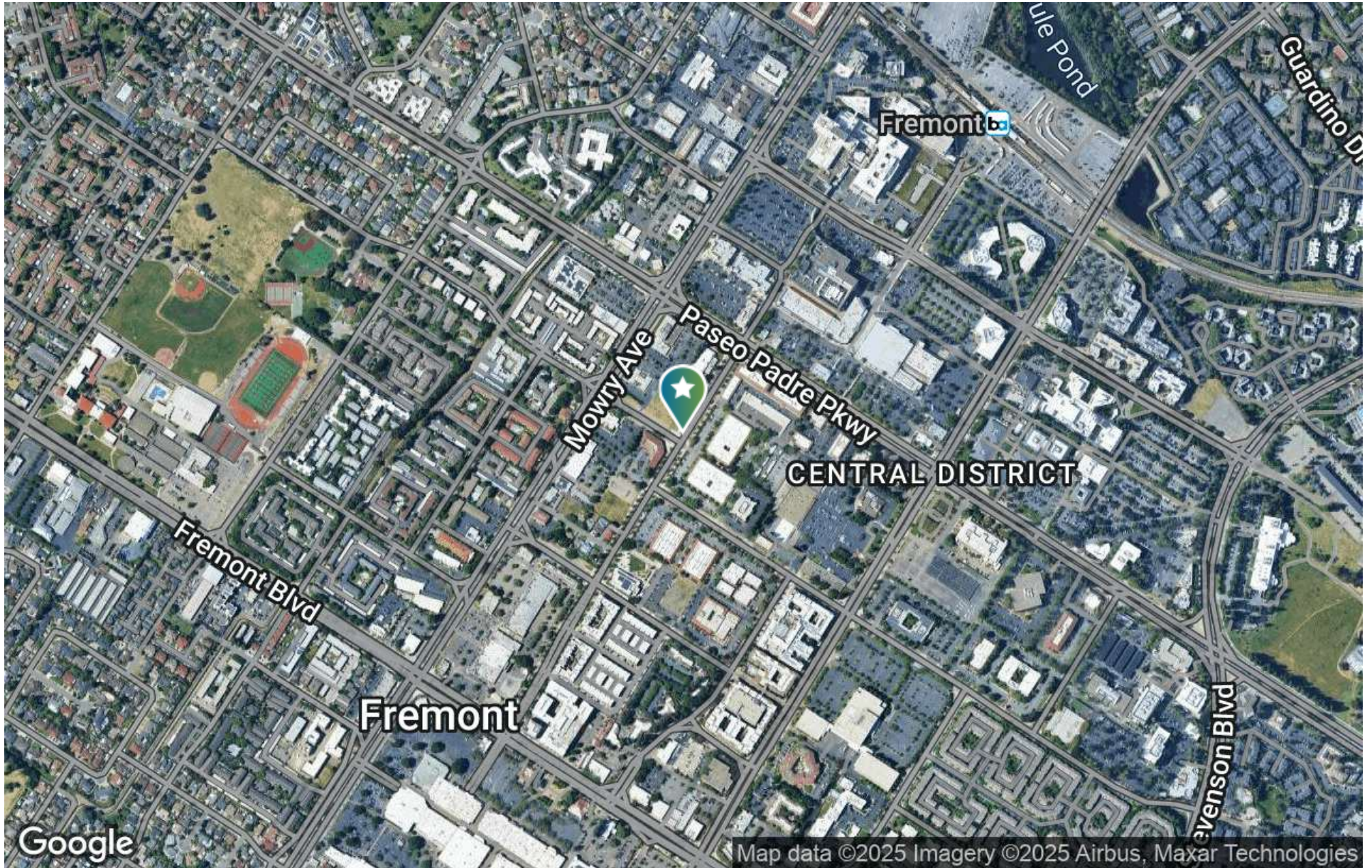
Fremont, CA, with a population of 230,504 and a median household income of \$162,336, was named the happiest city in the US for three consecutive years (2021-2023). The city's appeal lies in its diverse community, convenient location, access to transportation, high-ranking public schools, parks, and recreational amenities. Fremont is home to over 1,200 high-tech, life science, and clean technology firms, with 35% of jobs related to manufacturing. It also boasts 500 eateries/restaurants and over 3,600 small businesses. The city's affordable commercial real estate and talented workforce attract various industries, including major companies like Seagate, Tesla, and Meta. Fremont's five districts (Centerville, Niles, Irvington, Warm Springs, and Mission San Jose) each have unique characteristics, contributing to the city's diverse community where over 98 languages are spoken. Fremont has strong roots in advanced manufacturing and is considered the "hardware side of the Bay." Fremont, CA, enjoys its reputation as a great place to live, work, and play. It is conveniently located near major transportation options and is home to nationally recognized schools, parks, and recreational amenities. The city is also home to major employers like Seagate, Tesla, and Meta. Fremont has several major employment hubs, including Warm Springs/South Fremont, Bayside Industrial Zone, Ardenwood Technology Park, and Fremont Downtown and City Center, each with its own unique industries and development opportunities. The city is experiencing significant residential and commercial development, especially in Downtown Fremont and the City Center area.

Market	Alameda
Sub Market	Fremont
Cross Streets	Hastings St

Location Map



Aerial Map



Surrounding Map

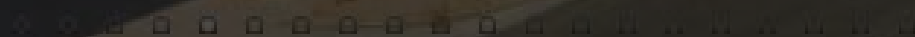


Fremont-Major Employment Hub



SECTION 3

Sale Comparables



Sale Comparables

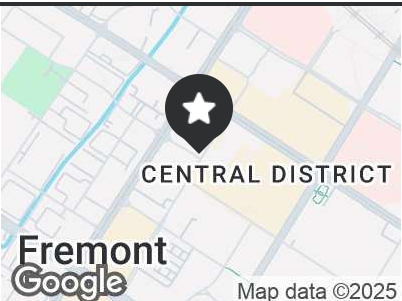


Subject Property

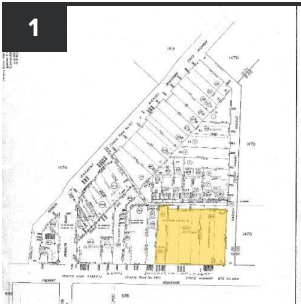
3275 Capitol Avenue | Fremont, CA 94538



Sale Price: \$5,500,000 **Price PSF:** \$144
Lot Size: 38,111 SF



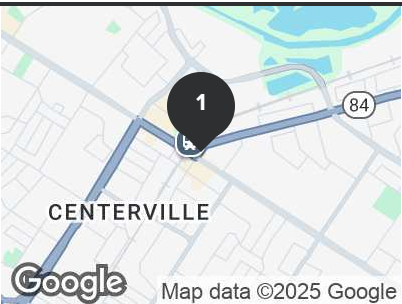
Introducing 3275 Capitol Avenue, Fremont, CA, 94538 – an exceptional investment opportunity. Zoned D-CA and D-MD, this property offers limitless potential for development or redevelopment. Strategically located in the thriving Alameda area, it presents a prime location for a range of commercial or mixed-use projects. The property's advantageous zoning and coveted address make it an ideal choice for forward-thinking investors seeking to capitalize on the dynamic growth and development in the region. Discover the endless possibilities waiting at 3275 Capitol Avenue.



37358-37494 Fremont Blvd

Fremont, CA 94536

Sale Price: \$14,336,500 **Closed:** 12/20/2024 **Price / AC:** \$7,352,051
Price PSF: \$168.78 **Lot Size:** 84,942 SF



A 1.86 AC Land for development-possibly to affordable housing

Sale Comparables



3800 Adams Ave
3800 Adams Ave | Fremont, CA 94538

Sale Price:	\$6,500,000	Price / AC:	\$10,655,737	Price PSF:	\$244.62
Lot Size:	0.61 Acres				



For Sale-Vacant Land-Approved for 11 tri-level townhomes ranging in size from 1938 sf to 2329 sf

Sale Comps Map



 **Subject Property**
3275 Capitol Avenue | Fremont, CA 94538



37358-37494 Fremont Blvd
Fremont, CA
94536



3800 Adams Ave
3800 Adams Ave
Fremont, CA 94538

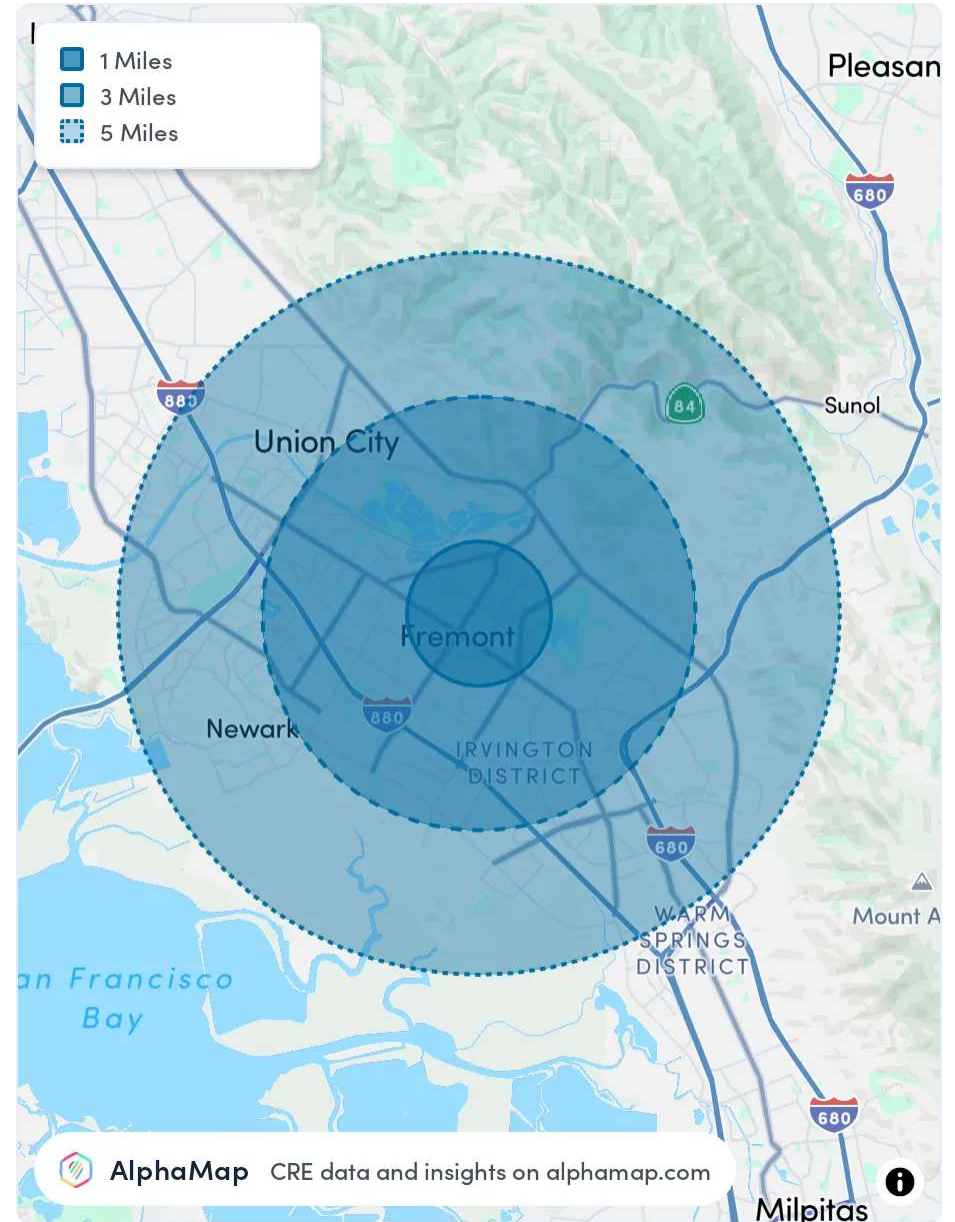
SECTION 4

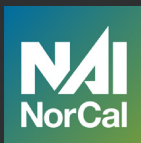
Demographics

Area Analytics

Population	1 Mile	3 Miles	5 Miles
Total Population	35,765	175,145	291,343
Average Age	37	39	40
Average Age (Male)	36	38	39
Average Age (Female)	37	40	40

Household & Income	1 Mile	3 Miles	5 Miles
Total Households	12,882	57,209	93,128
Persons per HH	2.8	3.1	3.1
Average HH Income	\$186,549	\$208,962	\$220,086
Average House Value	\$1,081,441	\$1,275,888	\$1,292,055
Per Capita Income	\$66,624	\$67,407	\$70,995





NAI NorCal
GLOBAL REACH. LOCAL EXPERTISE.

San Francisco
1 Embarcadero Center, #1200
San Francisco, CA 94111