



Irvington Palms Plaza

40803-40839 Fremont Blvd.
Fremont, CA 94538



For Additional information, contact Exclusive Agent:

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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Property Description

Introducing a prime leasing opportunity in the heart of the Irvington District of Fremont. This immaculate property boasts a signalized intersection at Fremont Blvd. and Chapel Way, ensuring maximum visibility and accessibility for potential tenants. The inclusion of monument signage offers prominent brand exposure, while ample parking provides convenient access for customers and employees. Additionally, the property is fire sprinklered, prioritizing safety and compliance. With its strategic location and impressive features, this space presents an ideal canvas for businesses to establish a strong presence in this thriving commercial hub.

Available Now.

Offering Summary

Lease Rate:	\$2.75 SF/month
Estimated NNN Charges	\$1.04 SF/month - 2026
Number Of Units:	9
Available SF:	971 SF
Lot Size:	1.948 Acres
Building Size:	23,014 SF



Property Highlights

- Signalized intersection at Fremont Blvd. and Chapel Way
- Irvington District of Fremont
- Prominent Monument Signage
- Ample On-Site Parking
- Fire Sprinkler System for Safety Compliance

Co-Tenants:

Round Table Pizza, Learn & Play Montessori School, Bhimavaram Restaurant & Banquet, Kumon Math & Reading Center, Construction & More, Chicken G's Restaurant



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Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	971 SF	Lease Rate:	\$2.75 SF/month

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
■ 40811 Fremont Blvd.	Available	971 SF	NNN	\$2.75 SF/month	Former Salon & Spa. Full height storefront glass, 2 glass entrance doors, 100% drop t-bar ceiling 10' AFF (Above Finish Floor), 2' x 4' recessed fluorescent lights, plumbing stub outs for at least 3 shampoo bowls, 3 or 4 private rooms, 1 ADA restroom with upgraded tile wainscot, upgraded slate flooring throughout, separate HVAC, separate electrical panel (150 Amp; 3 PH; 4 W; 120/208V), fire alarm monitoring system, and ADT security alarm system. Available Now.



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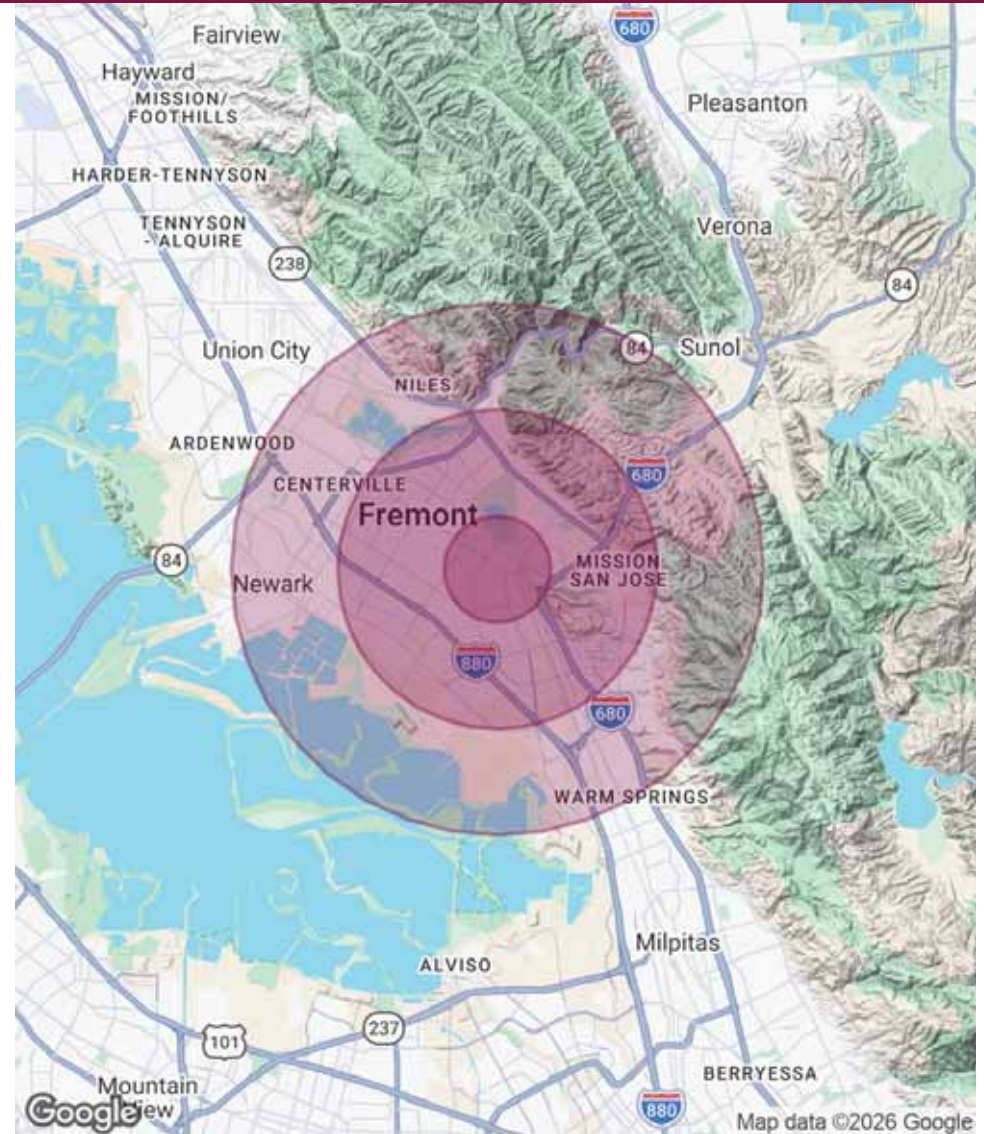
Population	1 Mile	3 Miles	5 Miles
Total Population	29,202	144,302	245,360
Average Age	39	39	39
Average Age (Male)	38	38	39
Average Age (Female)	39	40	40

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	9,281	46,944	79,514
# of Persons per HH	3.1	3.1	3.1
Average HH Income	\$201,430	\$217,566	\$218,092
Average House Value	\$1,294,930	\$1,321,134	\$1,307,880

* Demographic data derived from 2020 ACS - US Census

Traffic Counts - 24 Hour ADT 2018

Fremont Blvd. at Grimmer Blvd.	18,800
Grimmer Blvd. at Irvington Avenue	20,455
Fremont Blvd. at Roberts Avenue	27,143
Fremont Blvd. at Chapel Way	33,388
Interstate 680	159,000



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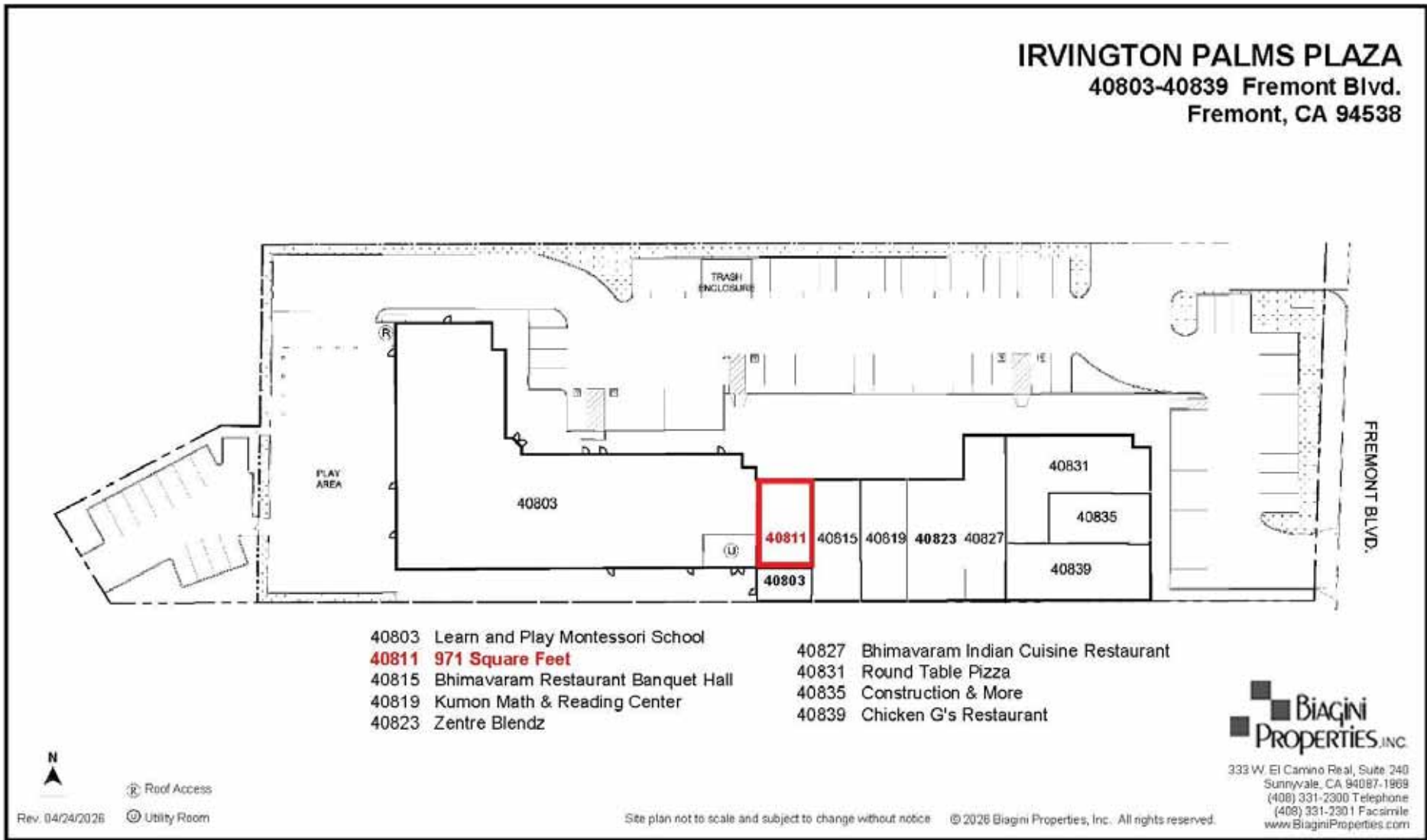
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