



Fremont Hub

EAT • PLAY • SHOP





TRADER JOE'S

HUB FIVE TEN

Fremont Hub is a **504,000 SF** regional power center centralized within the Bay Area. The shopping center is highlighted by a national and local mix of over **90 brand name stores** and shoppers favorites, including Safeway, Trader Joe's, Five Below, Michaels, Marshalls and Target. Fremont Hub also features more than 30 restaurants, soft goods and daily needs retailers.

The existing Tenants are experiencing **great sales volumes** which demonstrate the regional draw and appeal of the center.

Fremont has a large daytime **employment population of over 310,000** within three miles of the property and the city itself has over **220,000 residents**. In fact, the employment hub in Fremont has been ranked No. 1 in U.S. for technology start-up businesses per capita. For several years in a row, Fremont has also been voted one of the best cities to raise a family in the country, coming in at number 3 in 2018.

The location and shopping center make this a great destination for Tenants looking to expand in this market!

SITE PLAN, EXISTING TENANTS & AVAILABILITIES



TENANT	SQFT	TENANT	SQFT
1 AT&T	2,944	41 Cold Stone Creamery	1,310
2 Chili's	6,096	42 Available	39,830
3 Tenant	7,742	43 Available	1,730
4 California Bank & Trust	6,000	44 Chai Shai	1,055
5 CVS	26,584	45 Available (Former Restaurant)	955
6 Ohana Hawaiian BBQ	1,057	46 Available	1,467
7 Available	1,506	47 Signature Carpet One	4,833
8 Dr. Guy G. Nazareno	1,902	48 Available	6,300
9 Vama Designs Bridal Couture	1,700	49 Lane Bryant	8,400
10 Available	3,500	50 Daiso Japan	8,400
11 Available (Former Nail Salon)	1,300	51 Ross Dress for Less	30,000
12 Nothing Bundt Cakes	2,380	52 Pacific Dental	3,069
13 Available	3,130	53 CosmoProf	2,500
14 Available	2,800	54 Comcast and/or Xfinity	2,500
15 Staples	19,300	55 Liberty Tax Services	695
16 High Limit	760	56 Available	1,028
17 Beauty Bar by Vama	445	57 Site for Sore Eyes	1,505
18 Magic Clippers	433	58 Pizza My Heart	2,560
19 Posh Bagel	2,090	59 The Nawab's Kitchen	1,532
20 Games of Fremont	3,349	60 Verizon Wireless	1,374
21 Available	2,078	61 Supercuts	900
22 Radiant Med Spa	1,522	62 Vision First Eye Care	1,488
23 Available	2,000	63 Provident Credit Care	2,073
24 C2 Education Center	1,818	64 Safeway	54,741
25 Available	2,300	65 Alterations To Go	850
26 Lendmark Financial Services	1,500	66 The UPS Store	1,075
27 ATP Acupuncture Clinic	977	67 European Wax Center	1,200
28 Half Price Books	8,781	68 Subway	1,280
29 Sleep Train	4,900	69 Michaels	23,683
30 Steve's Hallmark	4,200	70 T-Mobile	2,980
31 Umi Sushi Hotpot Buffet	10,493	71 LensCrafters	3,960
32 AutoZone	25,000	72 Available	4,600
33 Marshalls	30,028	73 King Noodle	3,300
34 Available	5,226	74 Duet Tea	1,499
35 Old Navy	14,999	75 Popeyes Louisiana Kitchens	1,584
36 Little Scissors	1,290	76 Available	3,050
37 Five Below	10,000	77 Hub's Five & Ten	6,755
38 Code Ninjas	1,860	78 GNC	2,355
39 Khaati Peeti Restaurant & Bar	2,500	79 Trader Joe's	12,000
40 Available (Former Restaurant)	1,710	80 PetSmart	26,050

Available

SHOPPING

90+

BRAND NAME STORES
& MANY MORE

DINING

20+

CASUAL & SIT-DOWN
RESTAURANTS

ENTERTAINMENT

3

VENUES FOR YOU,
YOUR FAMILY & FRIEND

GLA: 504,666 SF

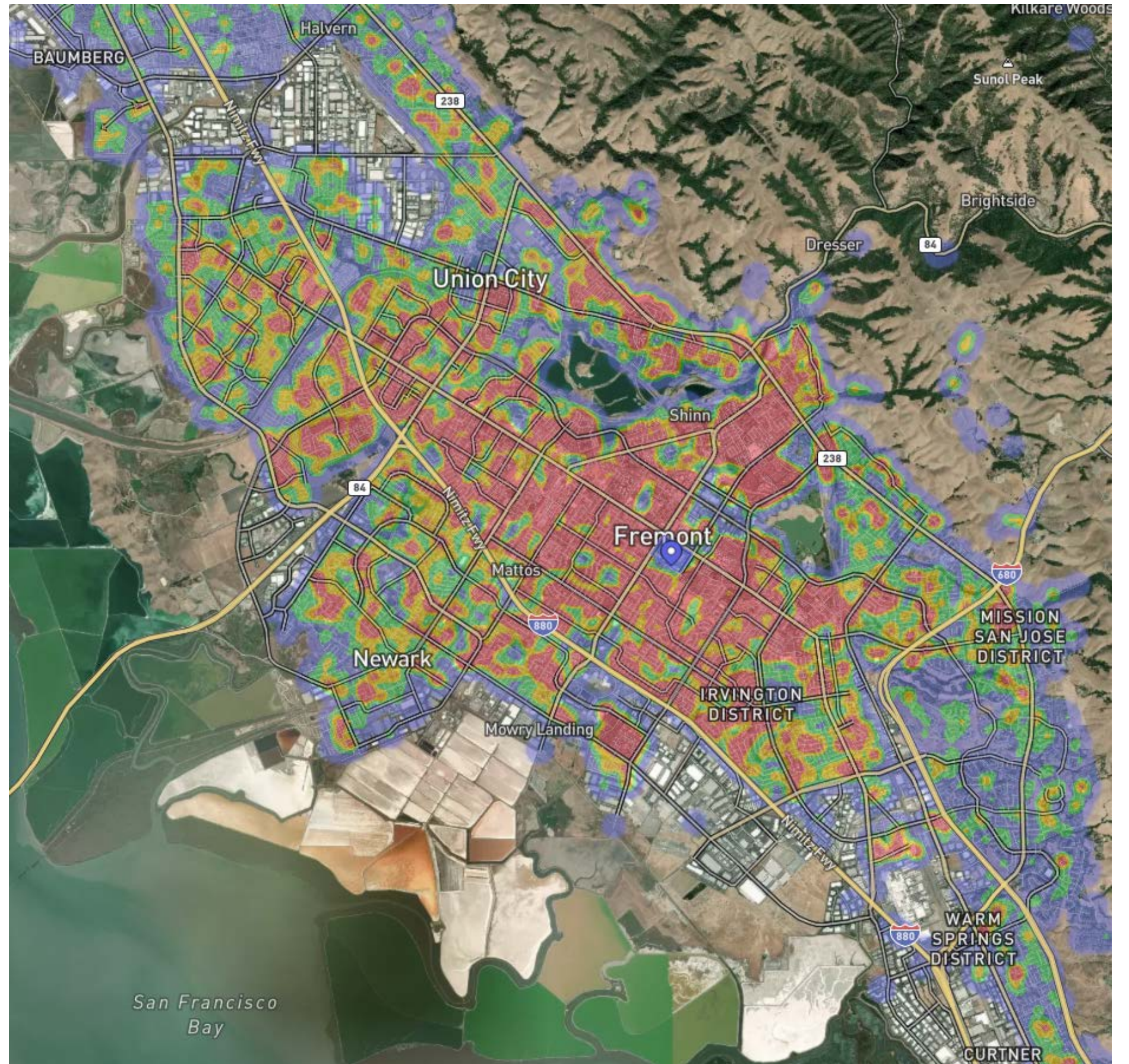
ACRES: 52

PARKING SPACES: 2,665

PARKING RATIO:
5.3 per 1,000 SF

MSA: San Francisco-
Oakland-Hayward (CA)

ADDRESS:
39221 Fremont Hub,
Fremont, CA 94538



FREMONT HUB

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NORTHGATE SCTR

WALGREEN'S PLAZA

THE HOME DEPOT

TARGET

Walmart ✱

PERALTA CTR

FREMONT PLAZA

WHOLE FOODS MARKET

BART

GETWAY PLAZA

TOWN FAIR SCTR

THE CROSSROADS

- Red Lobster
- Panda Express

CVS pharmacy

ARDENWOOD SCTR

THE HOME DEPOT

GLENMOOR SCTR

MOWRY LANDING SCTR

- Bevmo
- Chick-fil-A

MOWRY E. SCTR

- Lucky
- Planet Fitness
- Wendy's
- Denny's

SUNDALE SCTR

- Dollar Tree
- Grocery Outlet

RETAIL AREA

7 ELEVEN

DOLLAR TREE

NEW PARK MALL

FITNESS

amc

McDonald's

Burlington Coat Factory

THE GLOBE

Walmart ✱

MOWRY E. II SCTR

PACIFIC COMMONS

- Target
- Nordstrom Rack
- TJMaxx
- Dick's Sporting Goods
- Costco
- Total Wine
- Lowe's
- Joann Fabrics
- In-N-Out

Walmart ✱

THE HOME DEPOT



TRADE AREA



DEMOGRAPHICS



POPULATION

1 M	35,282
3 M	184,292
5 M	304,700



DAYTIME POPULATION

1 M	37,393
3 M	166,886
5 M	293,132



MEDIAN AGE

1 M	36.2
3 M	38.6
5 M	38.9



MEDIAN HOUSEHOLD INCOME

1 M	\$143,151
3 M	\$162,996
5 M	\$171,647



MEDIAN DISPOSABLE INCOME

1 M	\$110,616
3 M	\$120,124
5 M	\$125,371



MEDIAN NET WORTH

1 M	\$228,979
3 M	\$486,586
5 M	\$584,914





INDUSTRY profile

- Known as a Bay Area leader in advanced manufacturing
- Home to growing cluster of over 40 clean tech companies such as Tesla, Imergy, Soraa, and Solar City
- Other major companies include: Lam Research, Delta, Seagate, Western Digital, and Thermo Fisher Scientific
- Growing industries and employment sectors include:
 - Power Storage, Building Systems
 - High-Tech and Information Technology
 - Electric Vehicles
 - Logistics, Warehousing, Goods Movement
 - Biotechnology and Life Sciences
 - Healthcare
- Ranked No. 1 in U.S. for technology start-up businesses per capita (21 for every 100,000 residents) according to SizeUp.com
- Received over \$1 billion of venture capital funding in recent years
- 540 million square feet of industrial space; 63% of all R&D inventory in the East Bay

Washington Hospital
Healthcare System



Sutter Health
Palo Alto Medical
Foundation



Western
Digital



SYNNEX
CORPORATION

Lam
RESEARCH

Thermo
SCIENTIFIC

intel



FORTUNE 500 & MAJOR EMPLOYERS

Fremont Hub

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EAT • PLAY • SHOP

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