

Last Space Remaining - +1,600 SF

**New Lease Executed!**



THE  
**TOLMAN**



39176 Fremont Blvd., Fremont, CA 94538



**LOCKEHOUSE**

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# EXECUTIVE SUMMARY

## SUMMARY

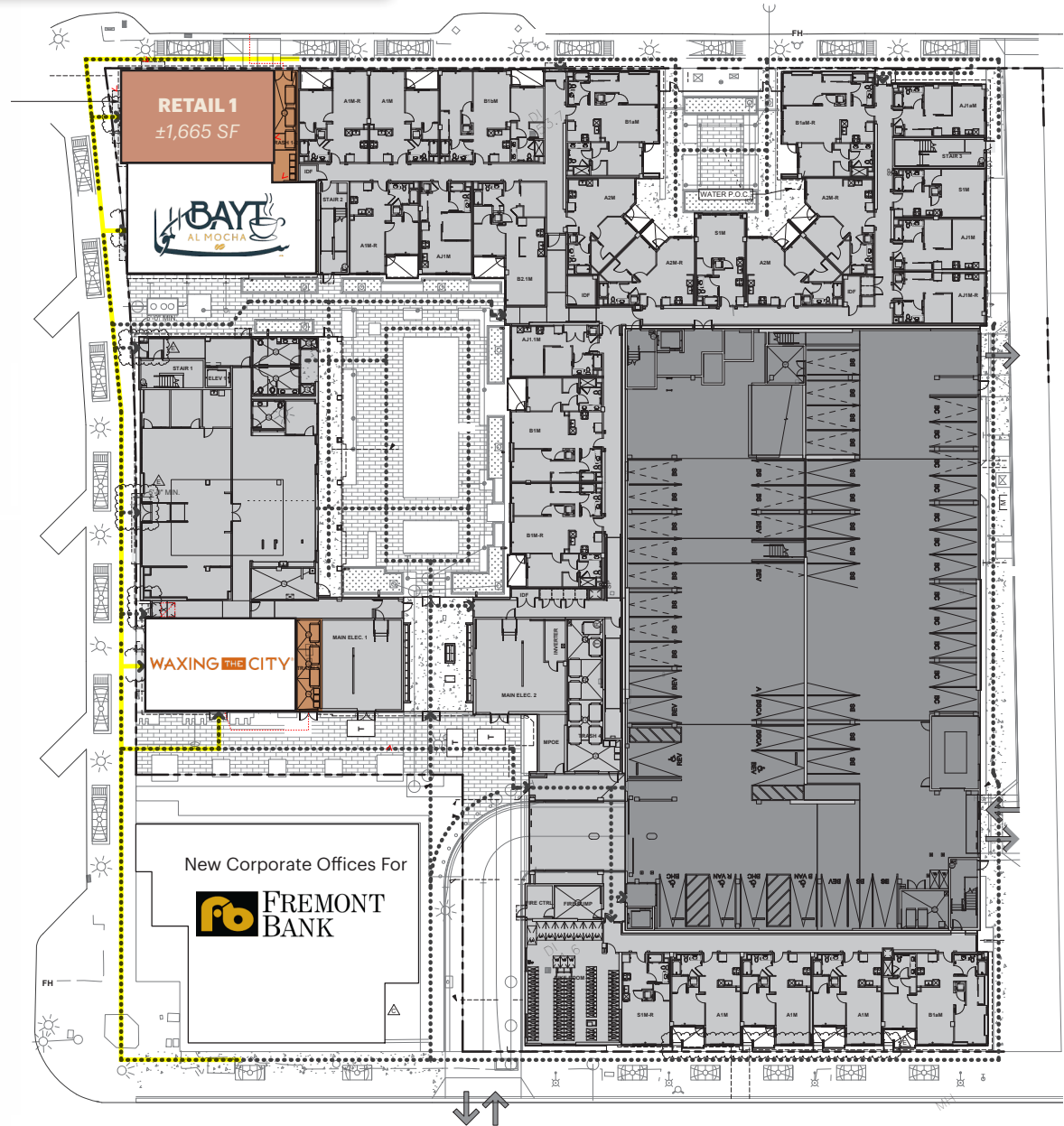
<b>ADDRESS</b>	39176 Fremont Blvd., Fremont, CA 94538
<b>SPACES</b>	<b>Retail/Restaurant 1:</b> ±1,665 SF <i>Vented for Restaurant Use</i>  <b>Retail/Restaurant 2:</b> Leased to Bayt Al Mocha <b>Retail 3:</b> Leased to Waxing the City
<b>RENT</b>	Please Inquire with Agent
<b>NNN</b>	\$15.00 PSF / Annually

## HIGHLIGHTS

- 3 Retail Spaces Totaling Approx. 5,700 SF
- Located in the Heart of Downtown Fremont
- 119,457 Employees within 5 Miles
- \$219,202 Average Household Income within 5 Miles
- Traffic Counts:
  - Fremont Blvd. - 11,857 ADT
  - Capitol Ave. - 2,916 ADT



# SITE PLAN



## Availability

R1	1,665 SF	R2	2,384 SF	R3	1,642 SF
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# MARKET AERIAL


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**GATEWAY PLAZA**


**FREMONT PLAZA**


**FREMONT HUB SHOPPING MALL**


MOWRY AVE. - 22,205 ADT

PASEO GRANDE PKWY. - 6,742 ADT

FREMONT BLVD. - 11,857 ADT

WALNUT AVE. - 9,367 ADT



**WALNUT PLAZA**


**CAPITOL SQUARE**


**THE CROSSROADS SHOPPING CENTER**


\*Traffic Counts Source: Sites USA Regis 1/07/25

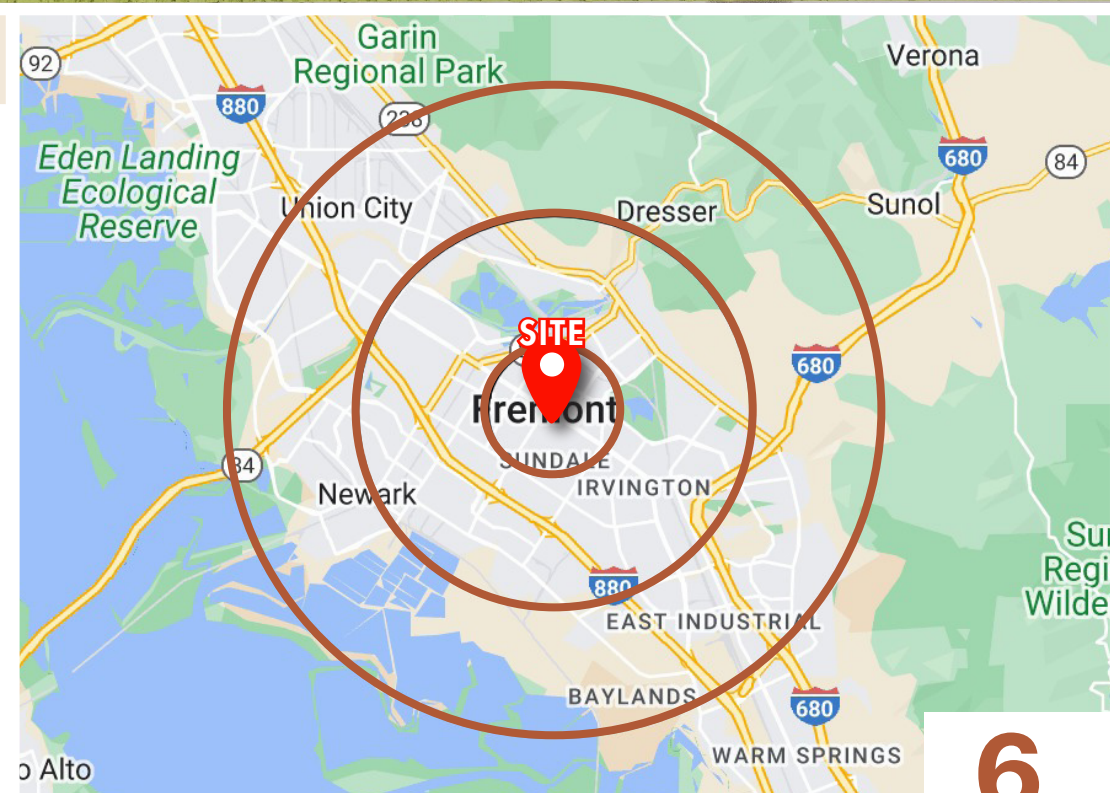
# RENDERING



# DEMOGRAPHICS



DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
Population	35,082	175,821	290,092
Daytime Population	27,206	109,620	200,832
Average Household Income	\$178,007	\$207,393	\$219,202
Household Income \$200,000 or More	32.7%	37.9%	40.6%
Median Home Value \$1,000,000 or More	61.6%	66.4%	68.2%
College Degree Bachelor Degree or Higher	58.3%	56.3%	57.1%
Total Retail Expenditures	\$802.26 M	\$4.09 B	\$6.83 B



\*Demographics Source: Sites USA Regis 1/07/25



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