

50-80 WHITNEY PLACE

FREMONT, CA

FOR SALE
10,009± SF BUILDING W/ 6 UNITS
SALE PRICE: \$3,400,000



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FREMONT, CA MULTI-UNIT BUILDING FOR SALE



EXECUTIVE SUMMARY

This spectacular free standing retail/office/warehouse building is on the market for the first time since 2003. The owner is a contractor and has meticulously maintained this building for over 20 years, most of that time as an owner user. The building is 10,009 SF on a .66 Acre lot and provides fee simple ownership. Each unit has 1 or 2 private restrooms, dedicated heat pump for HVAC, its own separate meter for PG&E and market ready improvements. The house meter is part of Suite #80. The buyer can either lease out the vacant units, which are ready to lease as is, or get SBA financing and utilize more than 51% for your own business needs. The property provides an investor with plenty of income for this highly sought-after Silicon Valley location or the owner user with plenty of options to run their business in a superior location. Recent upgrades or improvements include new slurry seal and restriping of the asphalt; a roof refurbishment in 2026 and new market ready improvements for the two vacant units. One of the units would be plug and play for a restaurant, complete with custom mural, sinks, grease trap, hood and stove. The office unit has new carpet and paint and features a break room/kitchenette. The vacant units are ready to lease or occupy at the close. This is a great opportunity for an investor or an owner user to own a gem in Silicon Valley.

Fremont, CA is an excellent location for business, particularly for tech, hardware, and advanced manufacturing. It offers a central Bay Area location, a highly educated workforce, and large-format industrial space, though success requires navigating high commercial rents and catering to an affluent but family-oriented local consumer base. Located in the East Bay, Fremont offers a more cost-effective alternative to San Francisco and the Peninsula, while maintaining proximity to major tech hubs. Often called the “hardware side of Silicon Valley,” Fremont is home to over 900 advanced manufacturing, life science, and clean-tech firms, making it a hotbed for hardware. Major corporate anchors like Tesla, Meta, Lam Research, and Seagate operate major facilities in hubs like the Warm Springs District and Ardenwood Technology Park. The city offers distinct economic support, including startup tax incentives, impact fee reductions, no Utility User Tax, and a local business purchasing preference of 2.5%. Fremont residents are highly educated and command some of the highest median household incomes in the nation, providing a lucrative demographic for B2C businesses that fit the local lifestyle.

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PROPERTY DETAILS

10,009± SF Building

0.66± Acres (28,619± SF)

APN #: 519-1682-013-00

Year Built: 1985

of Stories: Single

Units: 6 of Various Sizes

Occupancy: 72%
(51% can be made available for Owner Users)

Ownership: Fee Simple

Parking: 42 Stalls (Plus On-Street Parking)

HVAC: Heat Pump Each Unit
(Plus Swamp Cooler for Unit #50-Make Up Air)

Sprinklered

800 Amps @ 120/240 Volts
(6 Separate Meters)

Restrooms: 1-2 per Unit

Flood Zone: No per NHD-JCP

Earthquake: No per NHD-JCP

Lighting: Title 24

Zoning: I-T (Tech Industrial)

New Roof in 2016 (Refurbished 2026)

Slurry Coat & Restripping in 2026

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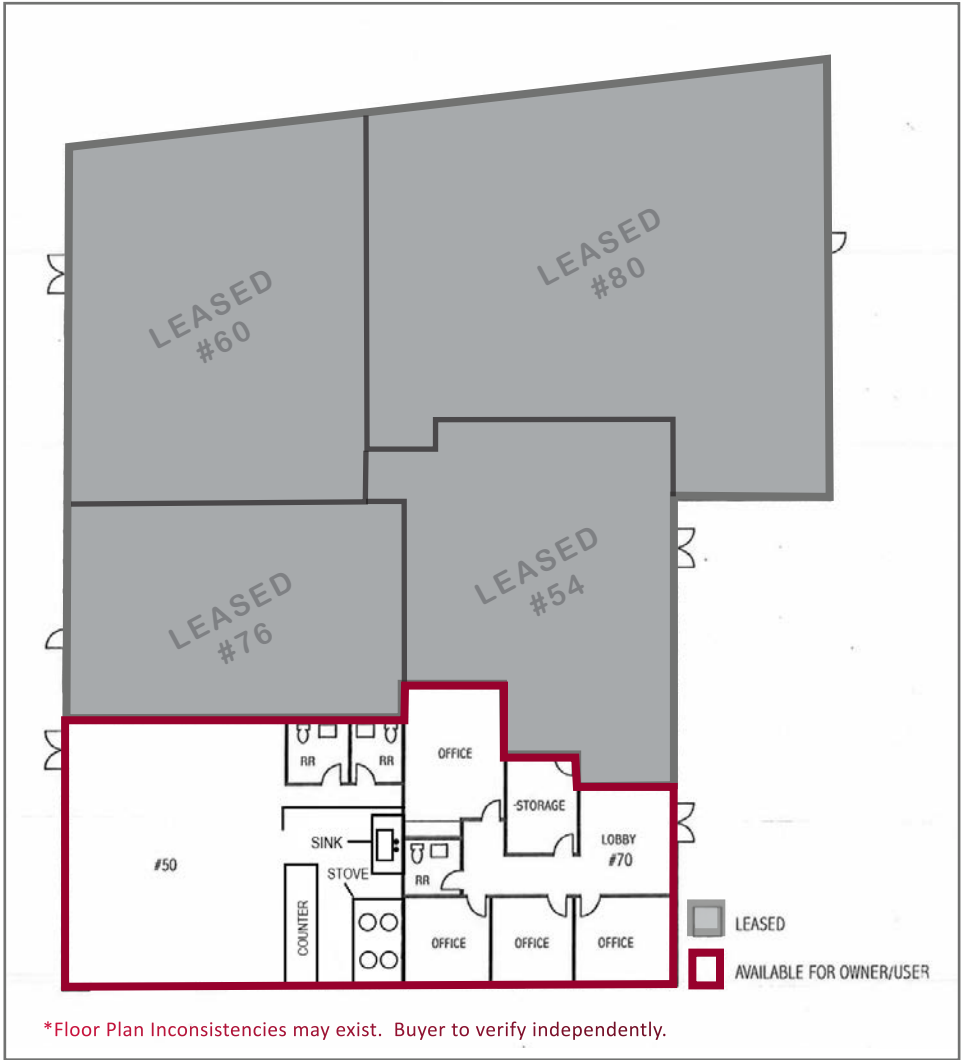
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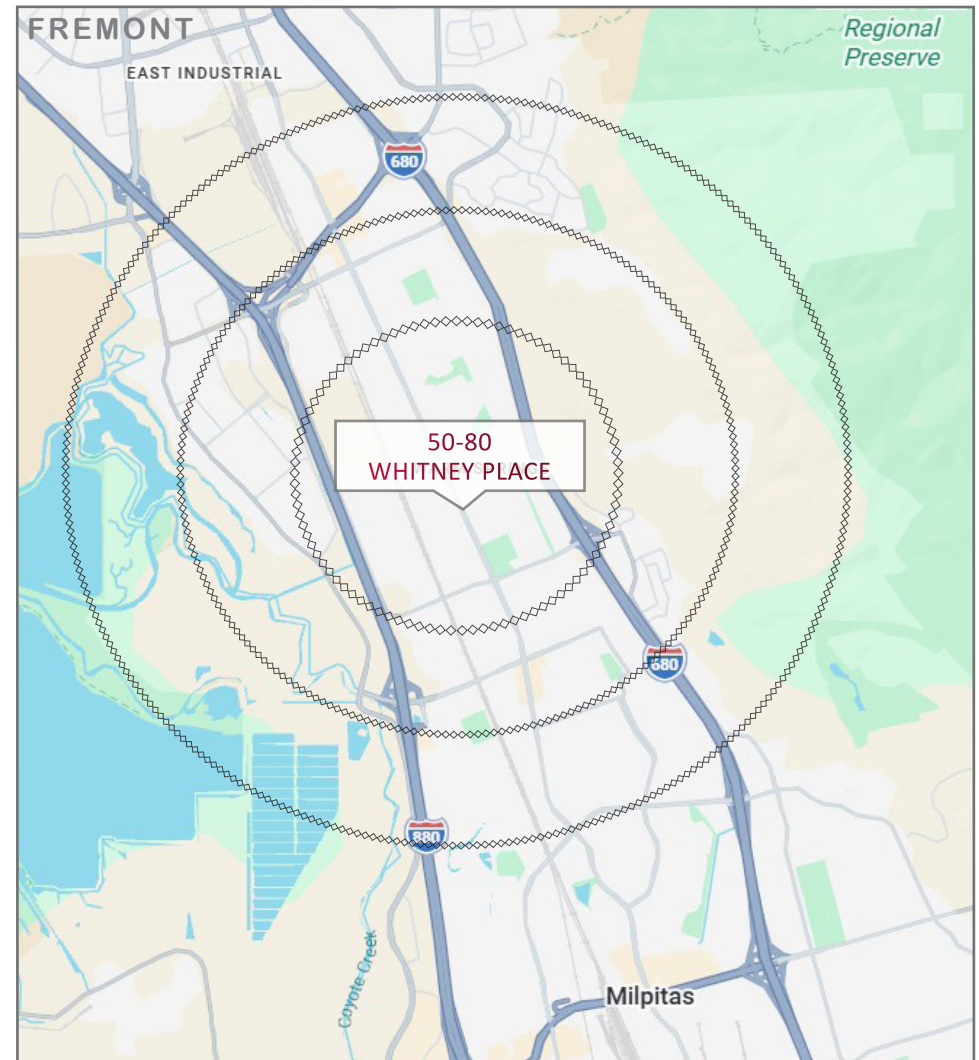
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DEMOGRAPHICS SNAPSHOT

	2 MILES	5 MILES	10 MILES
2020 Total Population	33,876	189,483	927,153
2025 Population	33,665	194,499	935,432
2030 Population Projection	34,076	198,754	953,143
Annual Growth 2020-2025	-0.1%	0.5%	0.2%
Annual Growth 2025-2030	0.2%	0.4%	0.4%
Median Age	42.2	38.7	38.3
Avg Household Income	\$190,982	\$200,732	\$180,249
Median Household Income	\$178,508	\$188,649	\$159,593
Bachelor's Degree / Higher	57%	60%	52%
U.S. Armed Forces	7	72	876



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NEARBY AMENITIES

FOOD & BEVERAGE

1. Taipei Station
2. Burma Bay Cafe
3. Vince's Cafe
4. Little Skewer
5. Pineapple King Bakery
6. Safeway
7. Burger King
8. Carl's Jr.
9. 99 Ranch
10. R-HaaN Thai
11. Rose Tea Lounge
12. CVS
13. A Plus HK Style Cafe
14. Jack in the Box
15. Izumicakes
16. Shanghai Flavor
17. Amami Sushi
18. Julie's Noodle

MISCELLANEOUS

1. Tesla Fremont
2. Flora Design Studio
3. Ebots
4. S&M Moving & Logistics
5. Aviation Institute
6. IEM
7. JFC International Inc.
8. Seagate
9. Tesla Engineering
10. Cintas
11. Fremont Tech Center
12. PS Business Parks
13. Prologis
14. Clipper Court Commerce Center
15. Thermo Fisher Scientific
16. Public Storage
17. Valero



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