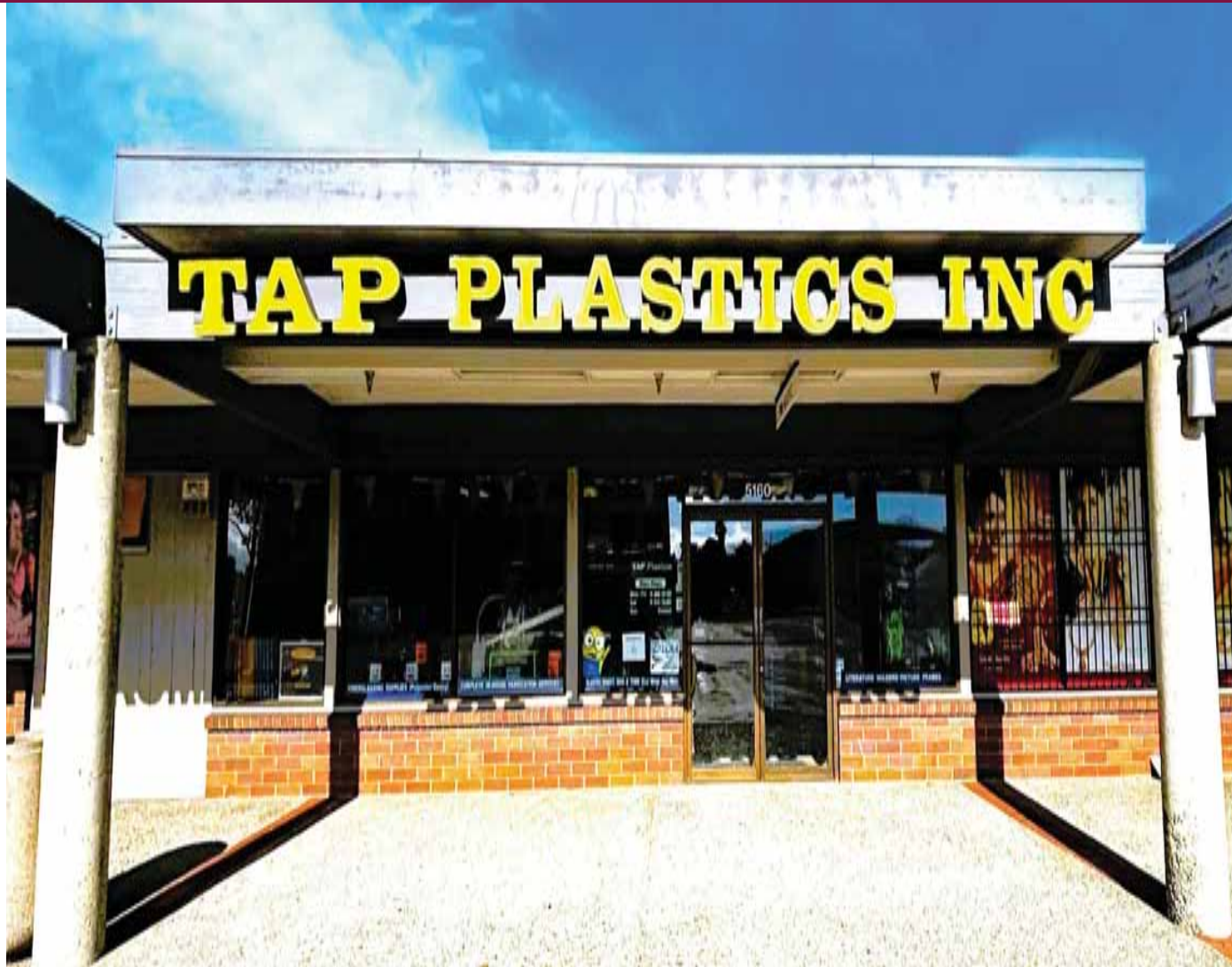




Mowry East Shopping Center

5040-5200 Mowry Avenue
Fremont, CA 94538



For Additional information, contact Exclusive Agent:

408.331.2308

Mark@BiaginiProperties.com

Vice President

Mark Biagini DRE#00847403

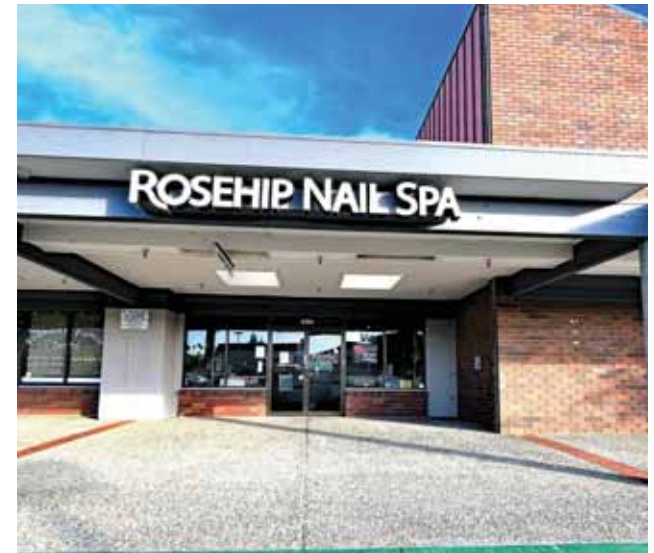
Biagini Properties, Inc.

333 W. El Camino Real, Suite 240

Sunnyvale, CA 94087

Rev. September 01, 2026

www.biaginiproperties.com



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Property Description

Introducing a prime leasing opportunity at Mowry East Shopping Center. This iconic property is home to a Luckys Supermarket Anchored Center. Boasting a strategic location directly off Mowry Avenue & I-880, the property offers high visibility and accessibility. With ample parking and superb branding opportunities via excellent building signage, it's the ideal setting for businesses looking to make a statement. This property provides a gateway to central Fremont, with proximity to Fremont Bart, Washington Hospital, and Kaiser Hospital. Don't miss out on this exceptional commercial space for lease.

Offering Summary

Lease Rate:	Negotiable
Estimated NNN Charges	.90 SF/month - 2026
Available SF:	3,696 SF
Lot Size:	7.77 Acres

Property Highlights

- Grocery Anchored Center - Luckys Supermarket & India Metro Hypermarket
- Directly Off I-880 Offramps at Mowry Avenue & I-880
- Across from New Park Mall (Costco, Lazy Dog, 24 Hour Fitness, AMC Theaters, H&M)
- Gateway to Central Fremont, Fremont Bart, Washington Hospital and Kaiser Hospital
- Ample Parking
- Superb Branding Opportunity via Excellent Building Signage

Major Nearby Tenants

- Planet Fitness, Patelco Credit Union, My Mother's Hug Learning Center, Massimo's, Denny's, Starbucks, Fremont Surgical Center, Olive Garden, City Sports, Applebee's



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Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,696 SF	Lease Rate:	Negotiable

Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description
■ 5160 Mowry Avenue	3,696 SF	NNN	Negotiable	± 48' W x 77' D. Formerly Tap Plastics o Double glass entrance doors o Storefront display window o 2' x 4' Drop t-bar ceiling 10' AFF (Above Finish Floor) with 2' x 4' fluorescent lights o 1 Restroom o Rear door access for deliveries o Separate HVAC o Separate electrical panel Available Now.



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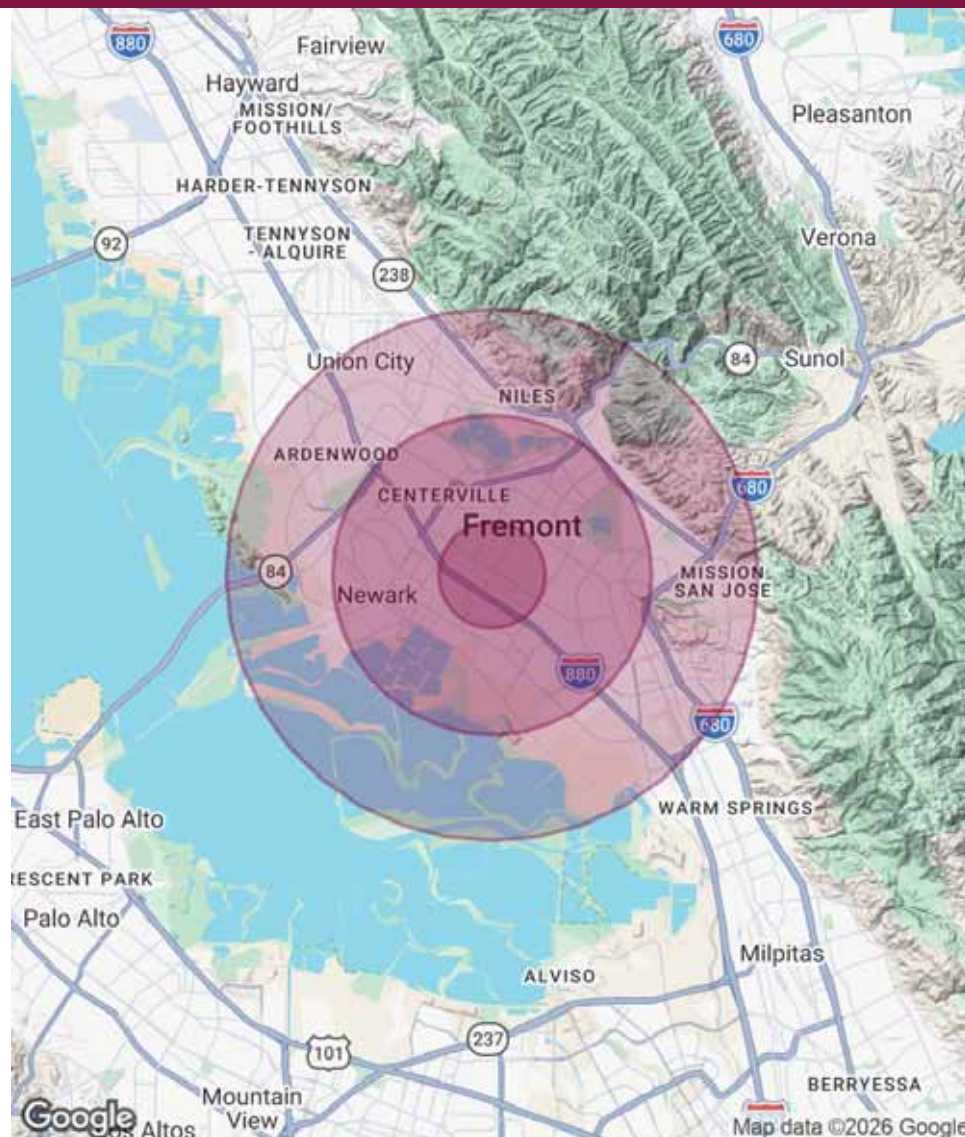
Population	1 Mile	3 Miles	5 Miles
Total Population	22,686	175,969	291,347
Average Age	40.4	38.4	39.8
Average Age (Male)	38.0	37.3	39.1
Average Age (Female)	41.6	39.3	40.3

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	7,516	59,644	96,992
# of Persons per HH	3.0	3.0	3.0
Average HH Income	\$202,375	\$188,659	\$204,411
Average House Value	\$1,194,004	\$1,214,005	\$1,322,577

* Demographic data derived from 2020 ACS - US Census

Traffic Counts - 24 Hour ADT 2018

Farwell Drive at Mowry Avenue	5,492
Blacow Road at Royal Palm Drive	13,617
Mowry Avenue at Blacow Road	46,900
Mowry Avenue at Farwell Drive	62,100
I-880 at Mowry Avenue SE	218,700



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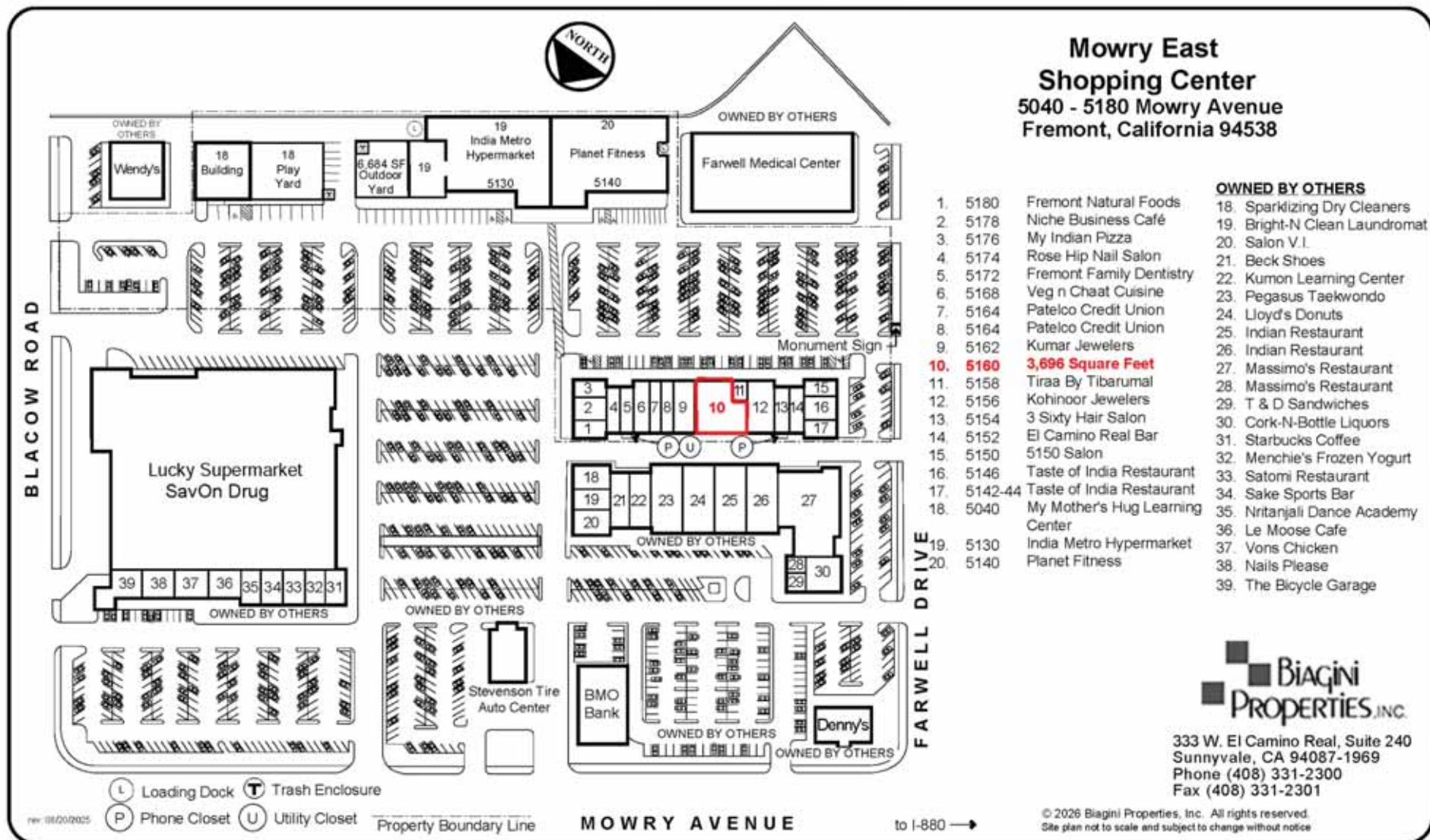
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