



GATEWAY PLAZA

Paseo Padre Pkwy at Mowry Ave, Fremont, CA

Offering terrific shopping and entertainment choices, Gateway Plaza attracts consumers from this high-density trade area with over 185,000 people within 3 miles and a workplace population of over 68,000 within 3 miles. Incomes exceed \$115,000. Proximity to Washington Hospital, the BART station, and several office buildings significantly enhances daytime traffic.

**WEINGARTEN
REALTY®**

PROPERTY SIZE 194,689 SQ. FT.

LAT/LONG 37.55382 N, -121.97985 W

TRAFFIC COUNTS PASEO PADRE PKWY & MOWRY AVE - 66,745

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This site plan is presented solely for the purpose of identifying the approximate location and size of the building, and intended for use as a reference only.

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TENANT LIST

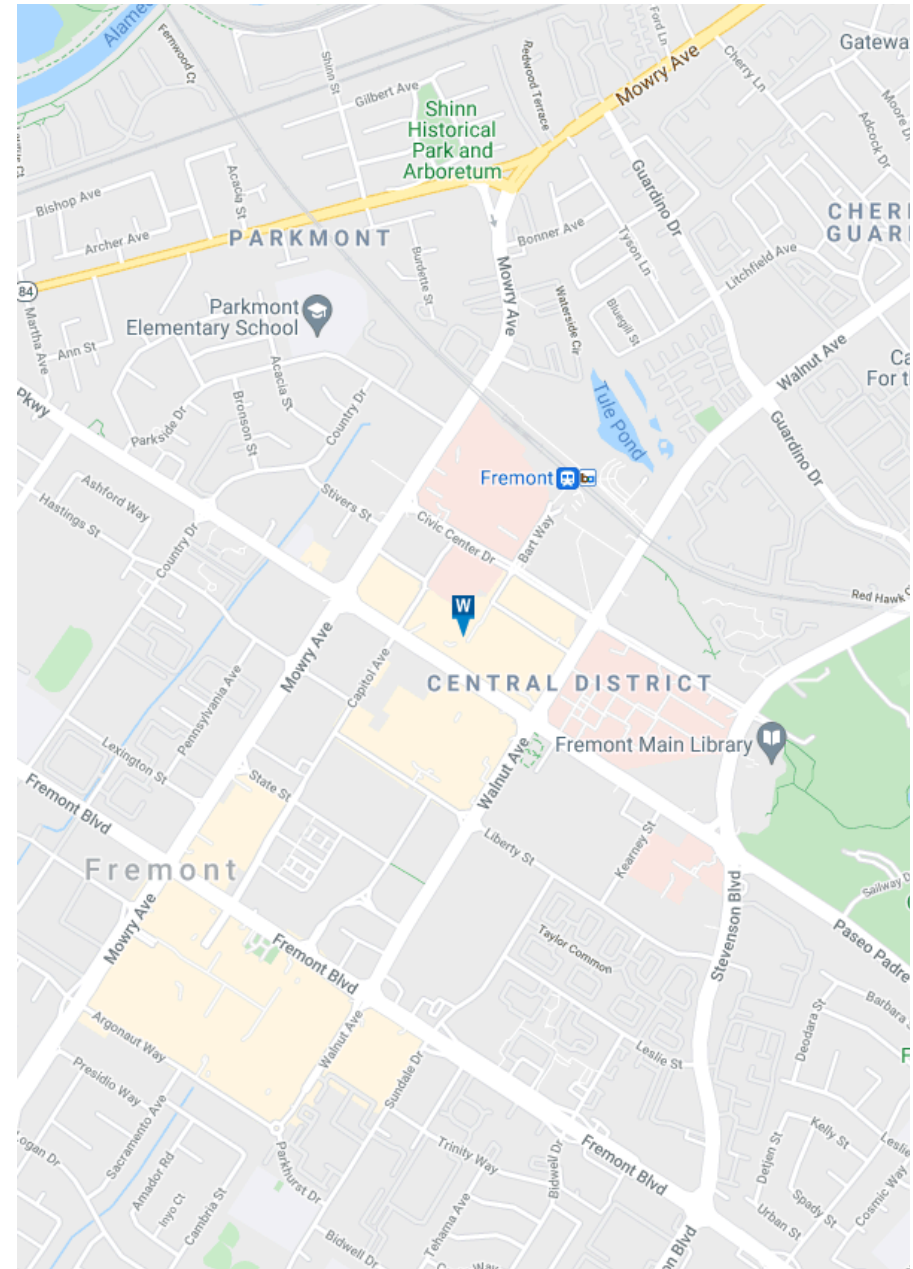
A0A	Pet Food Express	6,304 SF		Fremont 7		E0D	Vitality Bowls	1,024 SF
A0D	Massage Envy	2,841 SF	C0A	Roberts Jewelry	1,400 SF	E0E	Union Square	
A0F	Inchin's Bamboo		C0C	Tiffany's Nail Spa	572 SF		Family Dentistry	1,147 SF
	Garden	4,548 SF	C0D	Dosa Hut	1,130 SF	E0F	Postal Annex+	1,100 SF
A0J	Tealicious	2,083 SF	C0E	Beauty Plus		E0G	Available	1,948 SF
A0K	La Pinata			Boutique	2,110 SF	E0J	Discover	
	Restaurant	4,675 SF	C0F	Essy's Tailoring	640 SF		Chiropractic	1,476 SF
A0M	Just Falafel	2,790 SF	C0G	Armed Forces		E0K	Frodo Joe's Petit	
A0P	IDLY Express	5,040 SF		Recruiting Center	4,175 SF		Cafe	1,499 SF
A0Q	State Bank of India		C0H	Retail Art and		E0L	Best Brains	913 SF
	California	4,321 SF		Instructional Studio	1,284 SF	R0A	24 Hour Fitness	26,550 SF
A0S	GoChaatzz	2,635 SF	D0A	Raley's		R0B	Pieology	2,434 SF
B0A	Available	1,668 SF		Supermarket	62,418 SF	R0C	Available	6,760 SF
B0C	Subway	1,131 SF	E0A	Available	1,911 SF	R0H	The Counter	
B0D	Miki Sushi & Grill	2,368 SF	E0C	H&R Block	1,384 SF		Burger	2,816 SF
B0H	Cine Lounge	25,988 SF						

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Demographic Summary	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	38,775	106,247	184,090	313,968
Average Household Income	\$137,391	\$137,982	\$143,375	\$145,808
Population Trends				
2000 Population	30,169	86,996	154,040	265,276
2010 Population	33,293	93,594	162,834	279,121
2020 Population	38,775	106,247	184,090	313,968
2025 Population	39,947	108,271	187,435	319,508
Absolute Growth 2010 to 2020'	16.47%	13.52%	13.05%	12.48%
Projected Growth 2020 to 2025'	3.02%	1.91%	1.82%	1.76%
Race & Ethnicity				
% White	22.17%	27.02%	26.96%	23.7%
% Black	3.7%	3.66%	3.75%	3.72%
% Asian	54.71%	46.74%	45.9%	47.16%
% Other	5.31%	5.47%	5.4%	5.27%
% Hispanic	14.1%	17.11%	17.99%	20.15%
Income & Education				
Median Household Income	119,704	117,914	121,764	123,143
Average Household Income	\$137,391	\$137,982	\$143,375	\$145,808
% College Graduates	69.38%	60.12%	56.8%	54.88%
Age				
Median Age	38.3	39.1	39.7	39.6
% Age < 18	29.92%	26.08%	24.78%	24.53%
% Age 65 +	10.74%	13.29%	14.17%	14.42%
Households & Housing				
Households	14,778	37,919	62,638	102,470
Average Household Size	2.59	2.77	2.92	3.05
Median Housing Value	\$899,170	\$1,001,356	\$1,091,068	\$1,097,818
% Owner Occupied Housing	34.94%	47.46%	55.8%	58.95%
% Renter Occupied Housing	59.75%	47.7%	39.94%	37.08%
% Vacant Housing	5.31%	4.85%	4.25%	3.97%
Workplace & Workers				
Number of Businesses	1,484	2,649	3,949	7,065
% White Collar	83.43%	77.11%	75.96%	74.78%
% Blue Collar	16.57%	22.89%	24.04%	25.22%



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