



RETAIL & OFFICE UNITS FOR LEASE LOCATED IN FREMONT | OFFERING MEMORANDUM

RETAIL/OFFICE FOR LEASE

37353 - 37371 Fremont Blvd, Fremont, CA 94536

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KW Commercial Oakland
DRE#02029039

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KW Commercial Oakland in compliance with all applicable fair housing and equal opportunity laws.

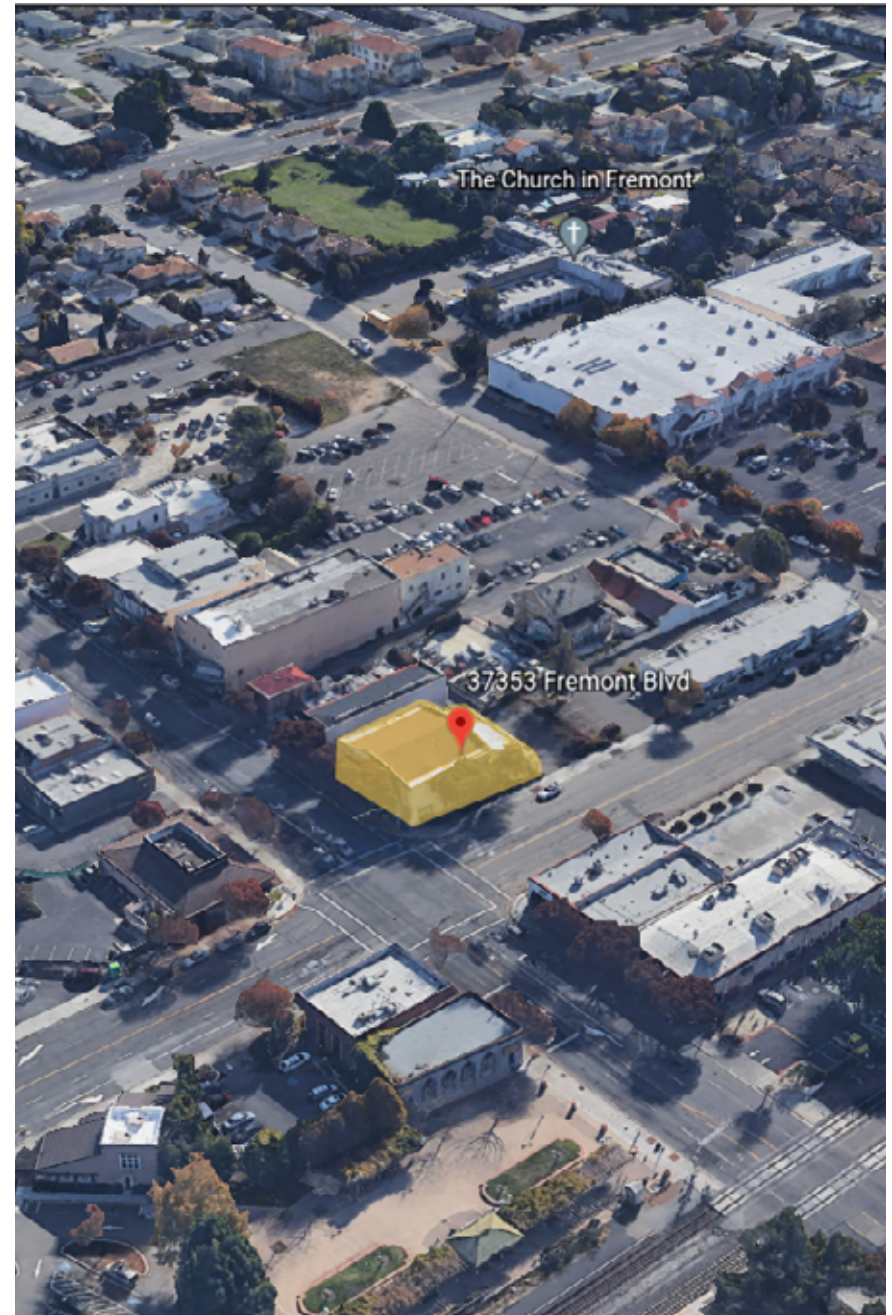
PROPERTY SUMMARY

The subject property is located in the heart of the Centerville District of Fremont, Ca. This office/retail mixed-use building has excellent street visibility on Fremont Blvd, the main thoroughfare through town with high traffic counts. The district is positioned near multiple employment centers in the greater area of Fremont, Silicon Valley, and Oakland. You can find many retail shops, restaurants, and new residential/commercial developments surrounding this area. The property sits just 1.5 miles to I-880, 4 miles to I-680, 2.3 miles to Fremont Bart Station, and just a block away from the Amtrak Station making it easily accessible for any commuter in the San Francisco Bay Area.











OFFERING SUMMARY

Address	37353 - 37371 Fremont Blvd
City	Fremont, CA 94536
Zoning	CC-2
Lot Size	± 10,783 SF
Building Size	± 9,000 SF
Market	East Bay
Submarket	Fremont

Lease Rate | \$1.25 - \$2.25psf/yr + (NNN)



PROPERTY HIGHLIGHTS

-  Highly visible and well located
-  CC-2 Zoning
-  Units ranging from 500 SF - 2500 SF
-  Parking available
-  Block from Amtrak Station and 2.3 miles to Fremont Bart Station
-  Easily accessible from freeways I-880 and I-680
-  ADA Bathrooms
-  Office and storage areas
-  Surrounded by retail shops, restaurants, and new residential/commercial developments
-  0.2 miles to the Artist Walk Community

First Floor:

- Retail units ranging from 1300 SF - 2500SF
- Lobby and front desk area
- Office and storage areas
- Direct access to Fremont Blvd and rear parking lot

Second Floor:

- Office units ranging from 500 SF - 1000 SF
- 2 Common area bathrooms
- Breakroom





INTERIOR PHOTOS

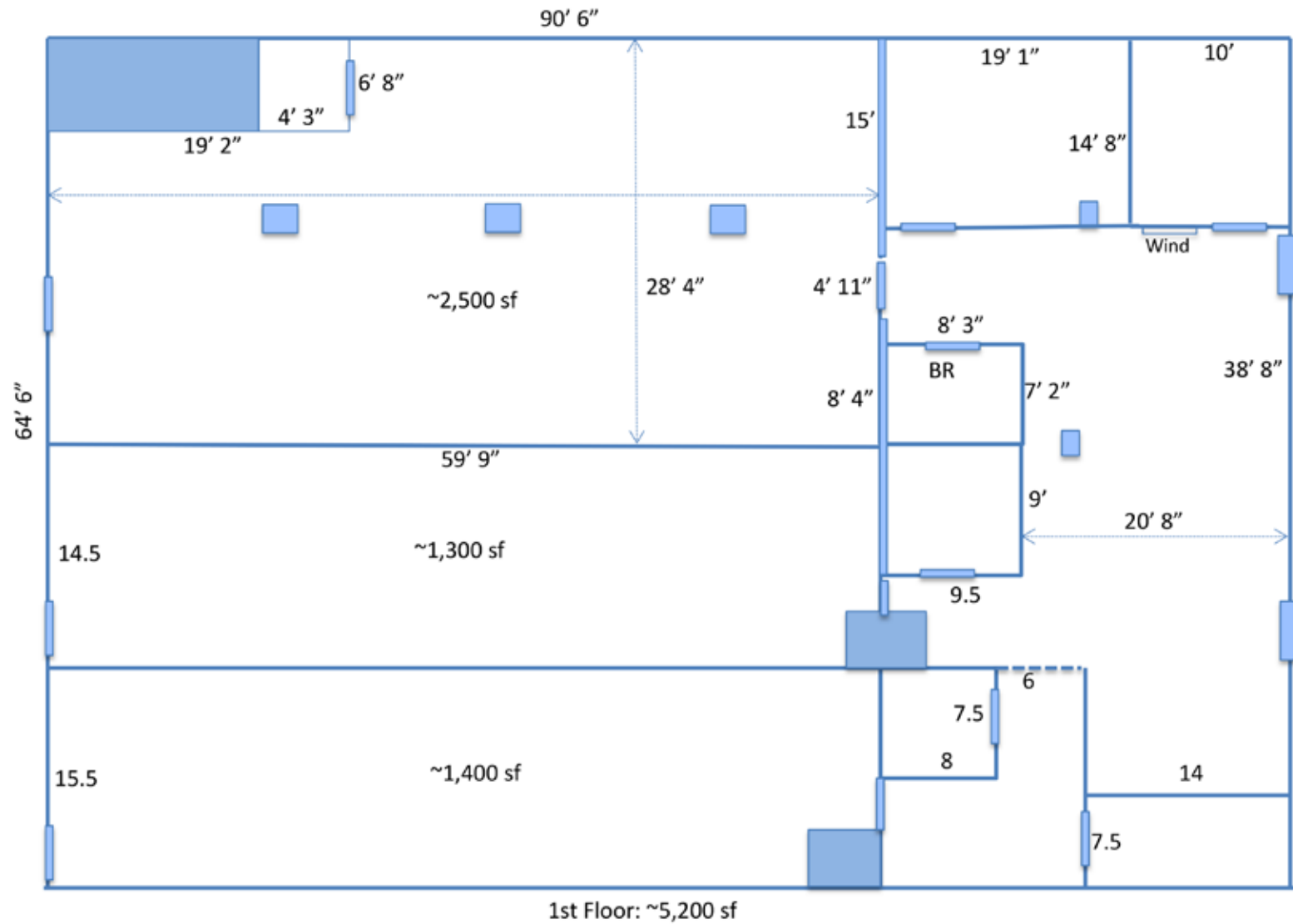


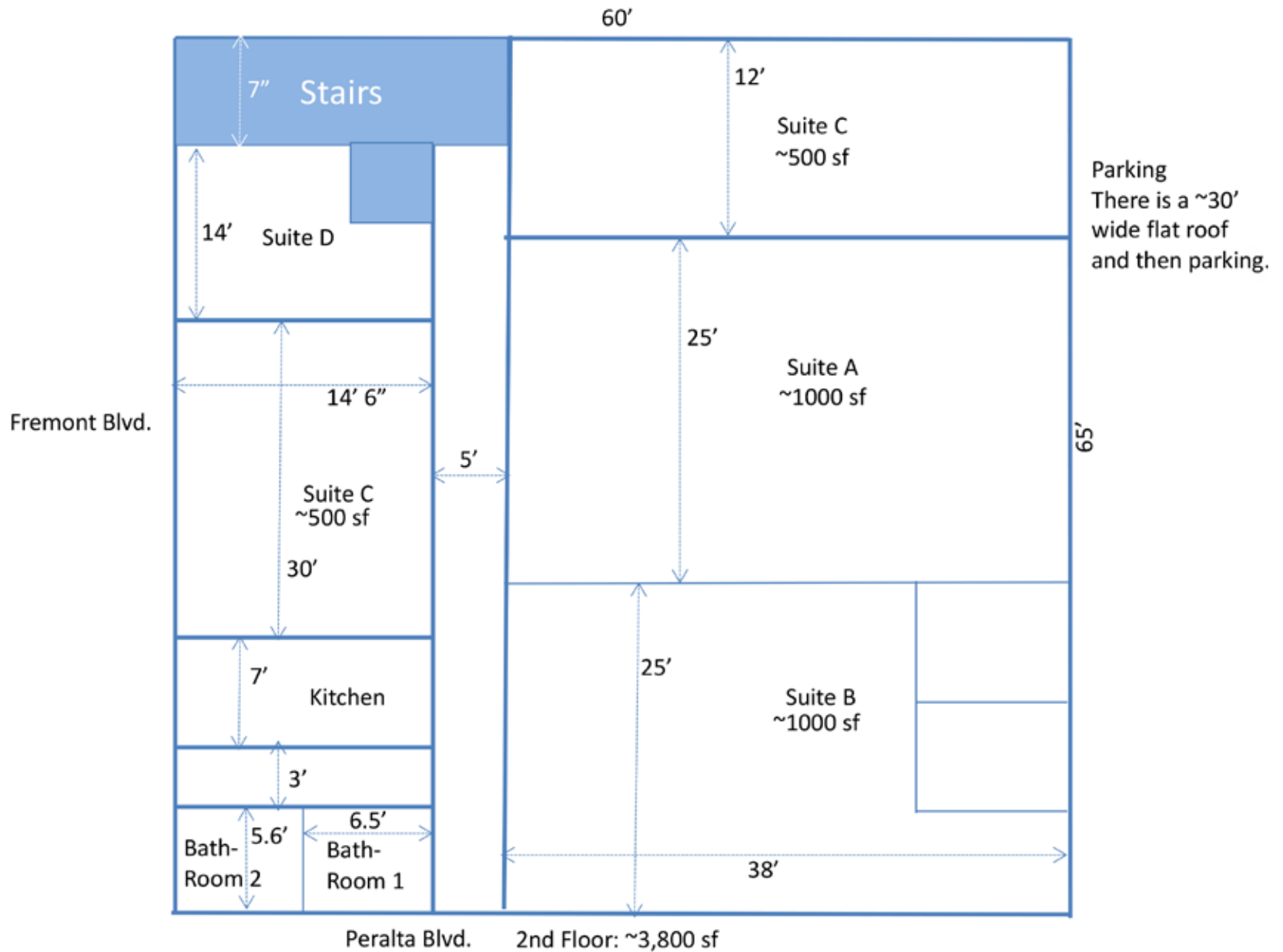






FLOOR PLAN





The Church in Fremont



37353 Fremont Blvd



AREA HIGHLIGHTS

Fremont

Fremont is a suburb of San Jose with a population of 235,740. Fremont is in Alameda County and is one of the best places to live in California. Living in Fremont offers residents an urban-suburban mix feel and most residents own their homes. In Fremont, there are a lot of restaurants, coffee shops, and parks. Many families and young professionals live in Fremont and residents tend to be liberal. The public schools in Fremont are highly rated.



Fremont, United States

Fremont Rankings:

Best Suburbs for Young Professionals in California **#42 of 524**

Best Suburbs to Live in California **#92 of 524**

Best Suburbs to Raise a Family in California **#97 of 524**

Alameda County

Alameda County is located in California with a population of **1,656,754**. In Alameda County, most residents own their homes. Many families and young professionals live in Alameda County and residents tend to be liberal.



Alameda, United States

Alameda County Rankings:

Best Counties for Young Professionals in California **#1 of 55**

Best Counties for Families in California **#2 of 55**

Best Counties to Live in California **#2 of 55**

Walk Score



Very Walkable

Most errands can be accomplished on foot

Transit Score



Some Transit

Transit is convenient for most trips

Bike Score



Bikeable

Some bike infrastructure



Fremont, CA

Population

235,740

Median Household
Income

\$133,354

Median Home
Value

\$931,600

Median Rent

\$2,345

LOCAL AMENITIES



Layang
Layang

Satomi Sushii

BUN APPÉTIT
DONUTS + COFFEE



WORLDS YOGA
FREMONT



De Afghanan Cuisine



CENTURY
— House & Gardens —



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