

# ARTIST WALK

RETAIL TOWN CENTER  
MIXED-USE URBANISTIC RETAIL & RESIDENTIAL COMMUNITY



## FULLY LEASED!

37100 - 37120 Fremont Boulevard, Fremont, CA 94536



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# ARTIST WALK

Artist Walk is a thriving mixed-use community located on Fremont Boulevard, a main thoroughfare with visibility to approximately 53,500 cars daily at the Thornton Avenue intersection, offering excellent exposure and accessibility for retailers. A 1,123 SF retail unit is now available for lease and is move-in ready, ideal for a boutique retailer, nail salon, or service-based businesses such as a Real Estate office, Mortgage firm, Wealth Management, Taxes, and more. This prime location provides a proven opportunity for businesses looking to benefit from high traffic and a vibrant community environment.



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## SUMMARY

### Artist Walk in Centerville District in Fremont, CA

- Address:** 37100 - 37120 Fremont Boulevard, Fremont, CA 94536
- Cross Streets:** Thornton Avenue and Bonde Way
- Retail:** 30,300 SF Ground Floor Retail  
185 Apartment Units
- Available:** Fully Leased
- Rent:** \$3.50 PSF Per Month
- NNN:** \$1.54 PSF Per Month (2025 Estimate)
- Zoning:** Planned District for Centerville Marketplace
- Seeking:** Retail, Nail and Threading Salon, Cellular, or Professional Services
- YouTube** Suite 5B: <https://www.youtube.com/watch?v=1bRg2IJhU7U>

## OVERVIEW

Artist Walk is a mixed-use urbanistic retail and residential community in the heart of the Downtown Centerville in Fremont, California. Mirroring a "main street" in an urban downtown, Artist Walk welcomes an eclectic and family-friendly environment, offering fitness, dental, apparel, salon services and an array of restaurants. Lining about 800 linear feet along highly trafficked Fremont Boulevard, Artist Walk includes 30,300 SF of ground floor retail above 185 high end apartment units, adding 300+ full time residents to the immediate community.



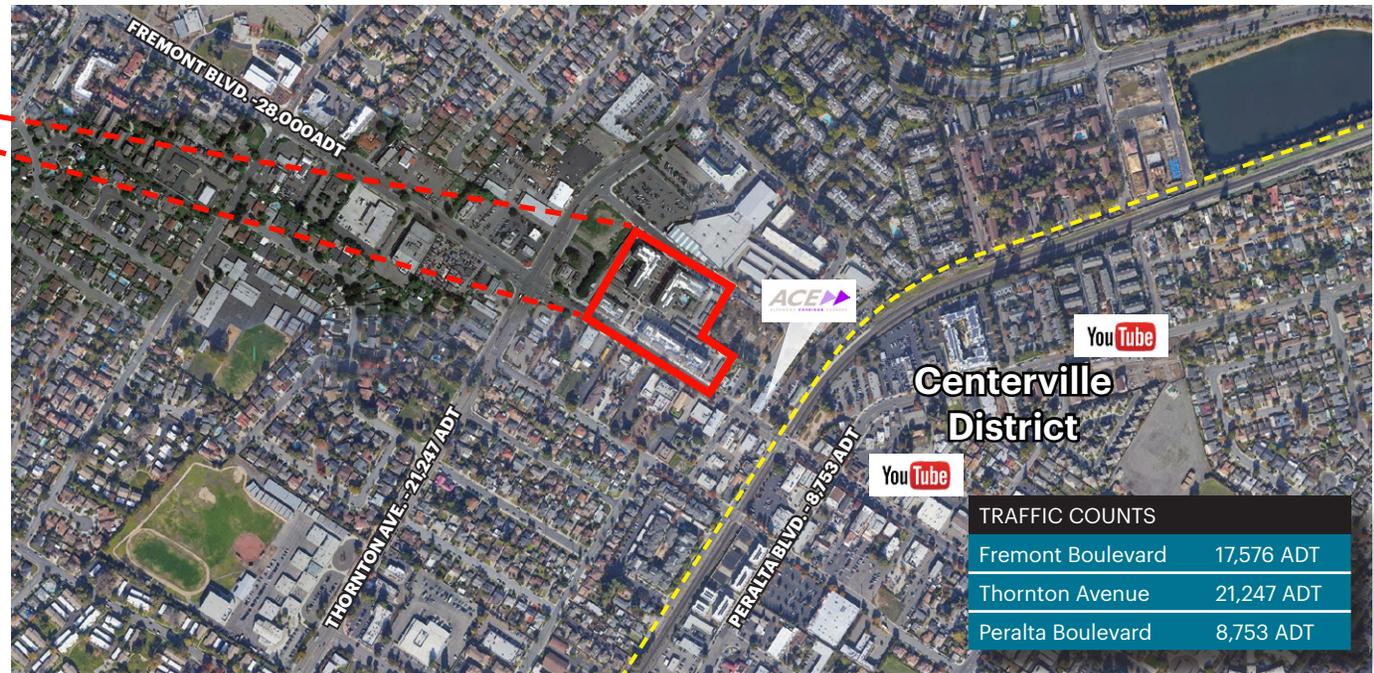
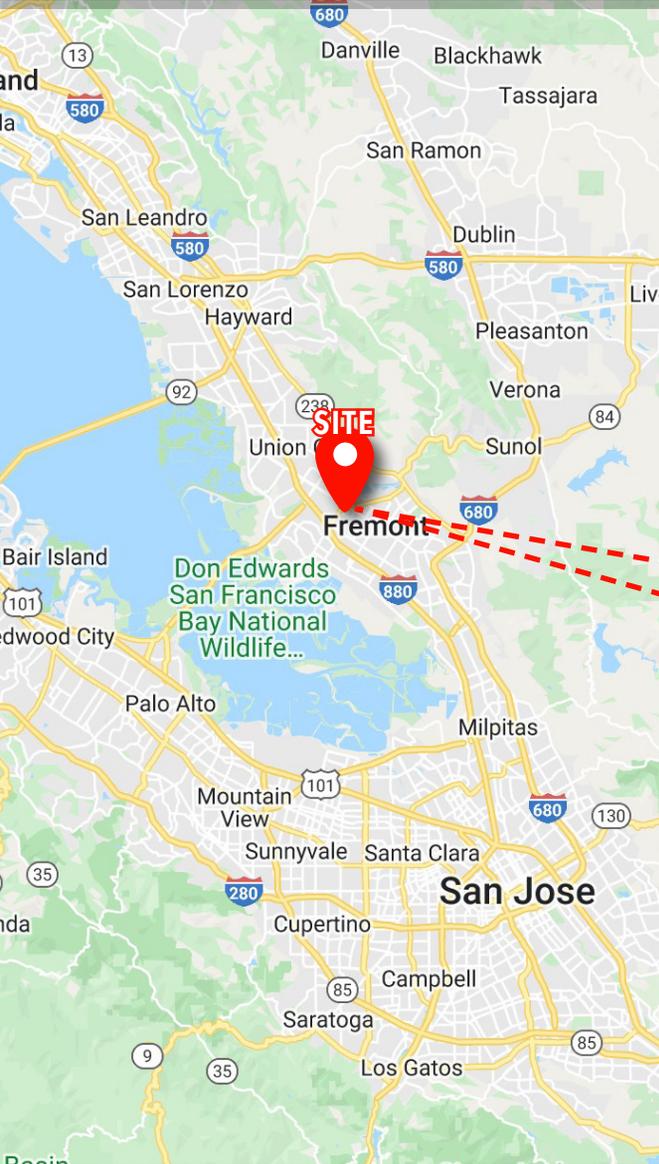
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 Fremont, California | **±30,300 RETAIL, 185 APARTMENT UNITS**

## LOCATION

Artist Walk is located a mile east of Interstate 880 (Nimitz Freeway) and a mile west of Interstate 680. The project has excellent visibility on Fremont Blvd., a main thoroughfare through town with a combined traffic count of approximately **53,500** vehicles each day. Centerville is positioned near multiple employment centers in the greater area of Fremont and regionally in Silicon Valley and Oakland, as well as only 2.5 miles from BART and a block from the ACE train depot that runs commuters to and from the Silicon Valley (675,000 riders/year).



TRAFFIC COUNTS	
Fremont Boulevard	17,576 ADT
Thornton Avenue	21,247 ADT
Peralta Boulevard	8,753 ADT

\*Traffic Counts Source: Landvision Online 7/23/25

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## HIGHLIGHTS

- Retail Minded Mixed-Use Development & Town Center
- Highly Visible & Well Located on Major Arterial in Town
- 30,259 SF of Ground Floor Retail and 185 Apartment Units
- Built in Customer Base plus 27,000 Within 1 Mile Radius
- Boasting ±800 Linear feet of Retail & Restaurants along Fremont Blvd.
- Transit Oriented Development
  - ACE Train 300 Feet From Artist Walk
  - BART Fremont Station 2.4 Miles
  - Direct Access via Dumbarton Bridge to Silicon Valley
  - Blocks From I-880 & Hwy 84



## MIXED-USE URBANISTIC RETAIL & RESIDENTIAL COMMUNITY **RETAIL TOWN CENTER** Fremont, California | **±30,300 RETAIL, 185 APARTMENT UNITS**



### ESTIMATED POPULATION

1 MILE	3 MILES	5 MILES
29,297	203,958	316,833



### ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
9,851	69,471	104,893



### DAYTIME EMPLOYEES

1 MILE	3 MILES	5 MILES
12,826	113,657	204,402



### POPULATION FAMILY

1 MILE	3 MILES	5 MILES
25,343	177,881	279,059



### AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$193,282	\$208,058	\$214,270



### TOTAL HOUSEHOLD EXPENDITURE

1 MILE	3 MILES	5 MILES
\$644.45M	\$4.78B	\$7.35B



### AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$1.74 M	\$1.96 M	\$2.05 M



### FOOD AND BEVERAGES

1 MILE	3 MILES	5 MILES
\$70.49M	\$522.23	\$799.22M

\*Demographics Source: Sites USA REGIS Online 7/23/25

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