## ARTISTVAL +1,123 SF Retail Available

### RETAIL TOWN CENTER MIXED-USE URBANISTIC RETAIL & RESIDENTIAL COMMUNITY



37100 - 37120 Fremont Boulevard, Fremont, CA 94536



## ARTISTVA

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

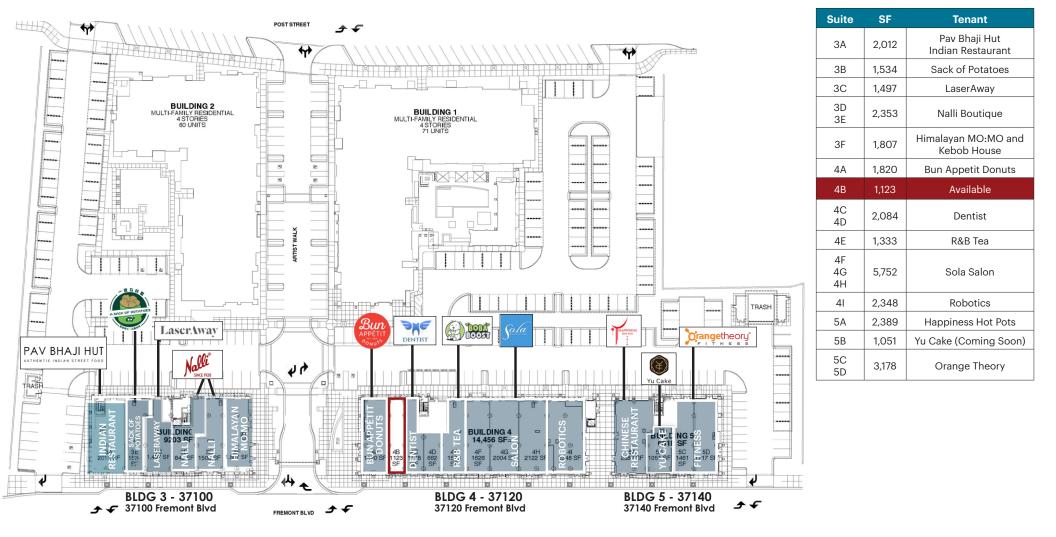
Address:	37100 - 37120 Fremont Boulevard, Fremont, CA 94536
<b>Cross Streets:</b>	Thornton Avenue and Bonde Way
Retail:	30,300 SF Ground Floor Retail 185 Apartment Units
Available:	±1,123 SF
Rent:	\$2.75 PSF Per Month
NNN:	\$1.52 PSF Per Month (2024 Estimate)
Zoning:	Planned District for Centerville Marketplace
Seeking:	Retail, Nail and Threading Salon, Cellular, or Professional Services
You Tube	Suite 4B: https://youtu.be/btAQfcF2R6Y

### **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.

## **RETAIL LEASING SITE PLAN**

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



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# ARTISTWA

ADDRESS37140 Fremont Boulevard, Fremont, CA 94536AVAILABLESuite 4B (Labeled Suite C on Storefront Window)

**SIZE** ± 1,123 SF

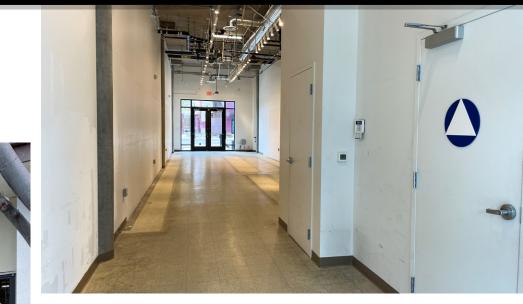
BUNAPPETIT

You Tube Suite 4B Walk-Through Video: <u>https://youtu.be/btAQfcF2R6Y</u>

YOUR NAME HERE

SUITE

OR LEASE





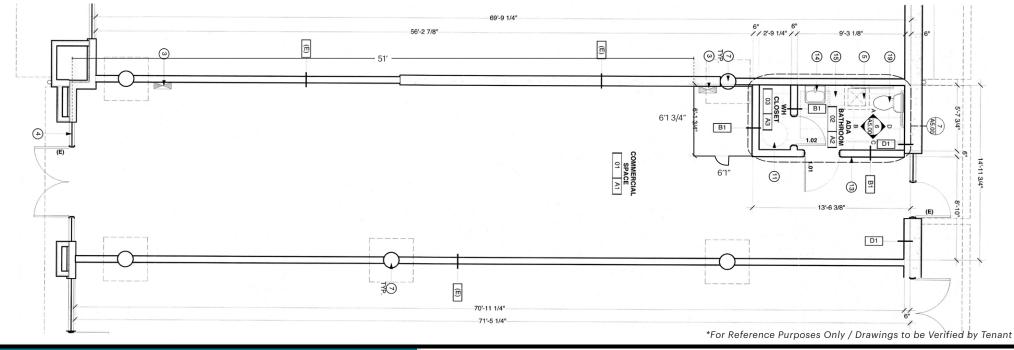
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Suite 4B (Labeled Suite C on Storefront Window)



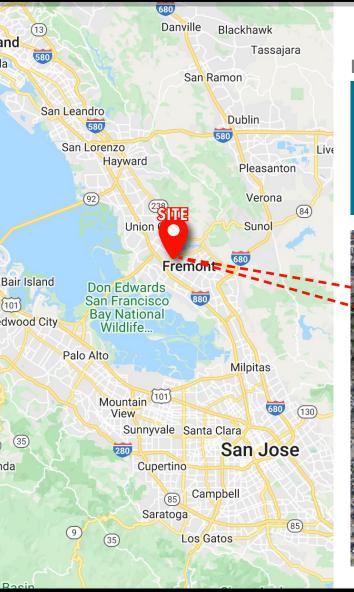




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## ARTISTVVA



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### LOCATION

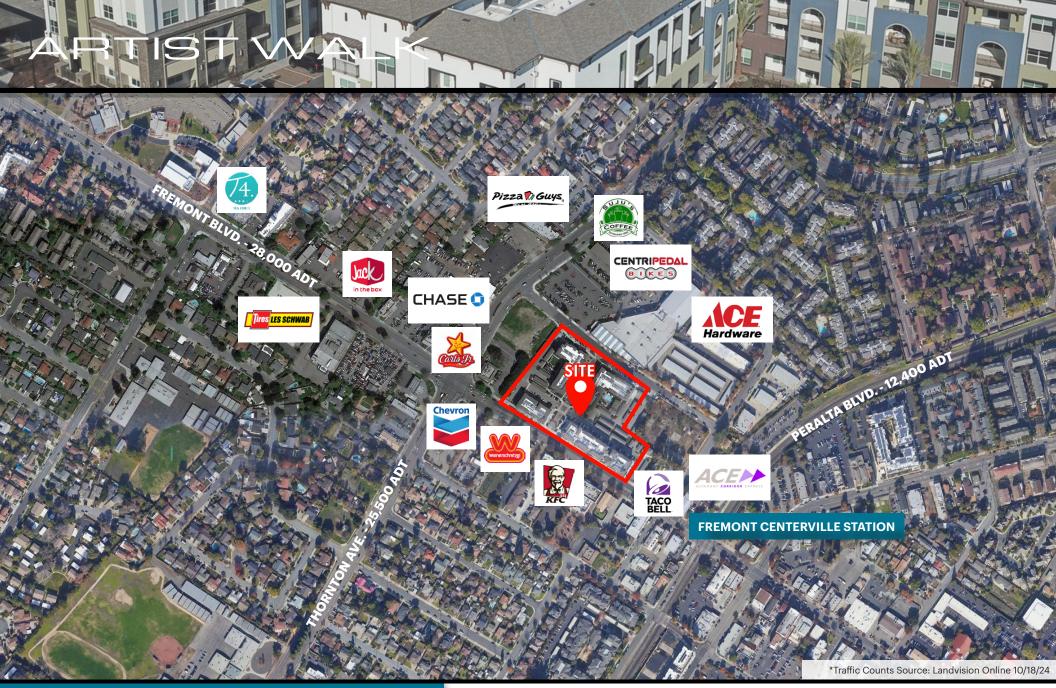
Artist Walk is located a mile east of Interstate 880 (Nimitz Freeway) and a mile west of Interstate 680. The project has excellent visibility on Fremont Blvd., a main thoroughfare through town with a combined traffic count of approximately **53,500** vehicles each day. Centerville is positioned near 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 Source: Landvision Online 10/18/24

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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



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#### ESTIMATED POPULATION

 1 MILE
 3 MILES
 5 MILES

 29,020
 204,228
 317,753



# DAYTIME EMPLOYEES 1 MILE 3 MILES 5 MILES 4,090 53,510 112,180



AVERAGE HOUSEHOLD INCOME

1 MILE 3 MILES 5 MILES \$209,402 \$208,602 \$208,868



**AVERAGE HOUSEHOLD NET WORTH** 

1 MILE	3 MILES	5 MILES
\$2.16 M	\$2.27 M	\$2.32 M



#### ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
9,534	69,278	104,986



#### **POPULATION FAMILY**

1 MILE	3 MILES	5 MILES
24,821	176,898	280,225



TOTAL HOUSEHOLD EXPENDITURE

1 MILE	3 MILES	5 MILES
\$1.18B	\$8.56B	\$13B



FOOD AND BEVERAGES

1 MILE	3 MILES	5 MILES
\$1.69M	\$1.22B	\$1.85B

\*Demographics Source: Sites USA REGIS Online 4/14/23