

FOR LEASE

WARM SPRINGS PLAZA

46615-46635 MISSION BOULEVARD, FREMONT, CA 94539
±1,587 SF & ±3,600 SF RESTAURANT COMING SOON



2099 Mt. Diablo Blvd., Suite 206
Walnut Creek, CA 94596
License #01784084

SCOTT SAUNDERS
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ABOUT WARM SPRINGS PLAZA

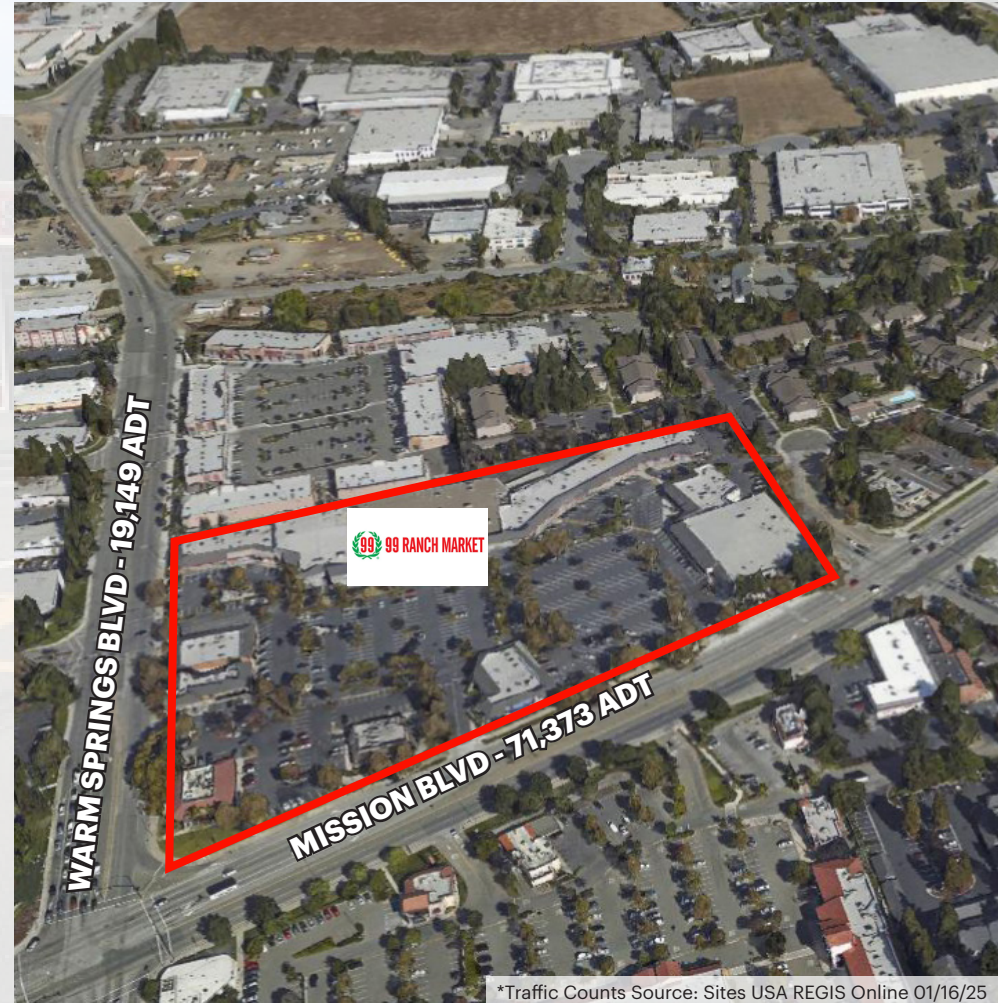
Warm Springs Plaza is an established ±147,000 SF community center anchored by 99 Ranch Market, CVS, Paris Baguette, BMO, and Orangetheory Fitness. Other regional and local tenants include Cauldron Ice Cream, Art Of Problem Solving, Code Ninjas, Starbucks, Chaat House, and Fremont Bank. Located on the highly trafficked highway 262 connector between I-680 and I-880 and just blocks from the Warm Springs Bart Station, the tenants at Warm Springs Plaza benefit from the visibility and exposure of over 90,522 cars per day, convenient access and strong demographics of the affluent community.

SUMMARY

| | |
|----------------------|--|
| ADDRESS | 46583 Mission Boulevard, Fremont, CA 94539 |
| CROSS STREETS | Mission Boulevard and Mohave Drive |
| AVAILABLE | Suite 800 - ±1,587 SF Suite 820 - ±3,600 SF Suite 1100 - ±4,003 SF (Demisable) |
| RETAIL RENT | \$5.25 PSF Per Month |
| NNN | \$1.08 PSF Per Month (2025 Estimate) |
| ZONING | Town Center Transitional |

HIGHLIGHTS

- Pylon Signage Available
- Blocks from Warm Springs BART Station
- 850 Parking Stalls, Equating to 7 Stalls per 1,000 SF
- Traffic Counts of 90,522 ADT at Mission Blvd. and Warm Springs Blvd.
- Frontage Boasting ±979 Linear Feet on Primary Commuter Route of Mission Blvd. & ±721 Linear Feet Fronting Warm Spring Blvd.



*Traffic Counts Source: Sites USA REGIS Online 01/16/25

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SITE PLAN



| | | |
|---------|---------------------------------|---------|
| 100 | Starbucks | ±1,621 |
| 105 | Subway Sandwiches | ±967 |
| 110 | Paris Baguette | ±1,733 |
| 200 | Spoon Korean Bistro | ±1,197 |
| 210 | Smoke Zone | ±990 |
| 220 | Curry Pizza House | ±1,335 |
| 230/240 | BMO | ±3,290 |
| 300 | Pink Pantherz Espresso | ±192 |
| 400/405 | Nekter Juice Bar | ±1,676 |
| 410 | AT&T | ±1,320 |
| 415 | Arashi Japanese Ramen | ±1,200 |
| 420 | Home Eats Chinese | ±4,267 |
| 500-A/B | 99 Ranch Market | ±50,000 |
| 600 | Sean's Barber Shop | ±522 |
| 610 | Prime Nails | ±742 |
| 620 | Postal Annex | ±823 |
| 630 | Kickin' Flavors | ±837 |
| 640 | R-Haan Thai | ±1,475 |
| 650 | Warm Springs Dental | ±1,581 |
| 660 | GumaGumalu South Indian Cuisine | ±3,055 |
| 700 | Little Seven Soup with Rice | ±1,820 |
| 710 | Code Ninjas | ±1,170 |
| 720/740 | AoPS | ±6,668 |
| 750 | Cauldron Ice Cream | ±1,080 |
| 760 | Orange Theory Fitness | ±3,397 |
| 800 | Coming Soon | ±1,587 |
| 810 | New Nilgiris Cash & Carry | ±2,302 |
| 820 | Coming Soon | ±3,600 |
| 840 | Rose Tea | ±1,882 |
| 1000 | East West Bank | ±5,092 |
| 1020 | The Donut House | ±910 |
| 1030 | Fremont Bank | ±2,410 |
| 1100 | Coming Soon (Demisable) | ±4,003 |
| 1200 | Chase | ±5,833 |

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AVAILABLE SPACE

| | |
|---------------|---|
| ADDRESS | 46637 Mission Boulevard, Fremont, CA 94539 |
| SUITE | 1100 on Site Plan |
| GLA | ±4,003 SF (Demisable) Drive - Thru Available |
| DELIVERY DATE | 2026 |
| APN | 519-1260-041 |
| LOT SIZE | ±30,056 SF |
| TENANT | Currently Carl's Jr. Drive-Thru |



PLEASE DO NOT DISTURB CURRENT TENANT

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AERIAL VIEW OF FREMONT



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WARM SPRINGS PLAZA - FREMONT, CA

The city of Fremont is the fourth largest city in the San Francisco Bay Area, home to approximately 178,483 residents. Located conveniently near Interstates 680 and 880, Fremont is near passenger rail services including Altamont Commuter Express (ACE), Amtrak Capitol Corridor, and the new Warm Springs Bay Area Rapid Transit (BART) system. There are over 1,200 innovative firms as well as a broad range of great business locations and a superior workforce.

ADDITIONAL INFORMATION

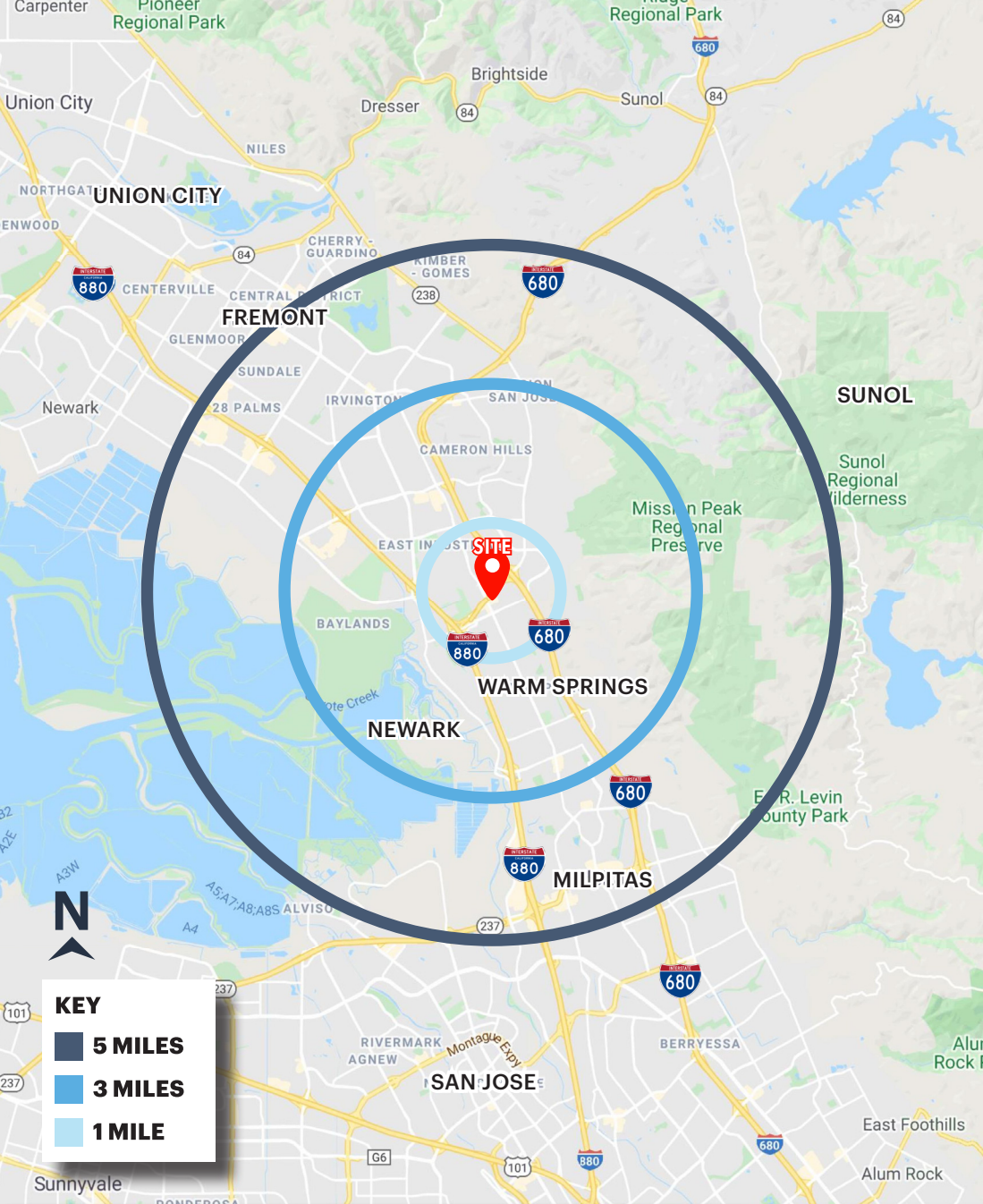
Warm Springs Plaza Center: <http://www.warmspringsplaza.com>



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KEY

- 5 MILES
- 3 MILES
- 1 MILE

DEMOGRAPHICS

ESTIMATED POPULATION

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 10,163 | 62,173 | 165,706 |



DAYTIME EMPLOYEES

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 15,452 | 83,519 | 168,704 |



AVERAGE HOUSEHOLD INCOME

| 1 MILE | 3 MILES | 5 MILES |
|-----------|-----------|-----------|
| \$202,825 | \$243,336 | \$222,766 |



BACHELOR'S DEGREE OR HIGHER

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 72.2% | 64.0% | 59.4% |



HOUSEHOLD RETAIL EXPENDITURES

| 1 MILE | 3 MILES | 5 MILES |
|------------|----------|----------|
| \$214.32 M | \$1.28 B | \$3.27 B |



HOUSEHOLD DENSITY (PSM)

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 3,823 | 19,457 | 53,813 |



HOUSEHOLDS WITH CHILDREN

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 22.7% | 49.5% | 45.9% |



HOME VALUES \$1,000,000 OR MORE

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 70.5% | 70.7% | 60.9% |



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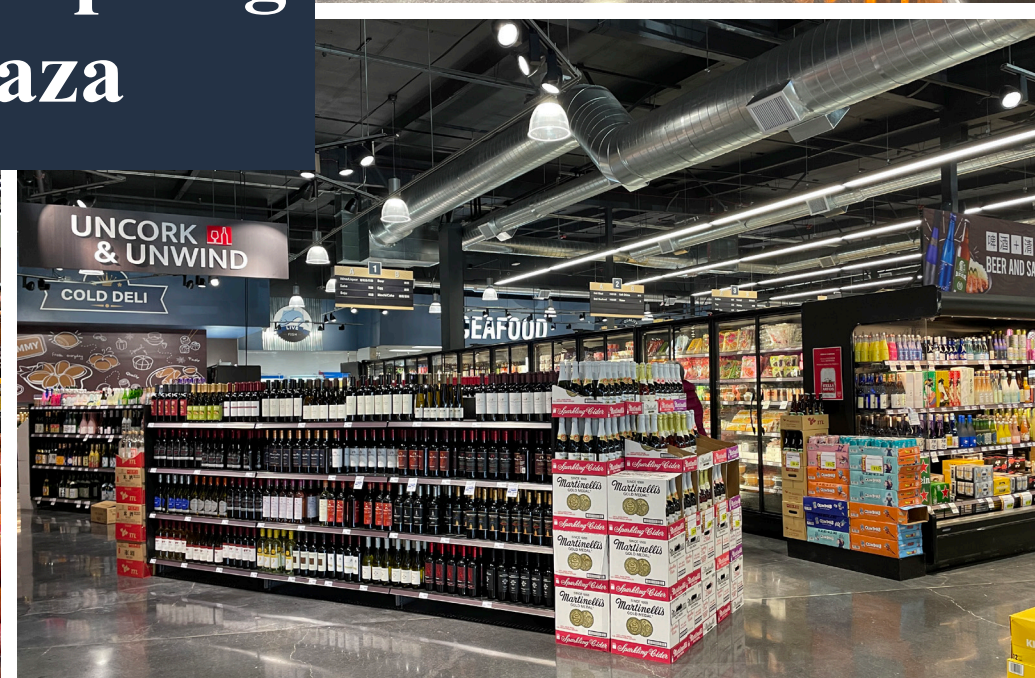
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Warm Spring Plaza



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