

FOR LEASE

WARM SPRINGS PLAZA

46615-46635 MISSION BOULEVARD, FREMONT, CA 94539

±1,080 SF INLINE & ±1,500 SF PAD AVAILABLE



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

ADRIA GIACOMELLI
Partner
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ABOUT WARM SPRINGS PLAZA

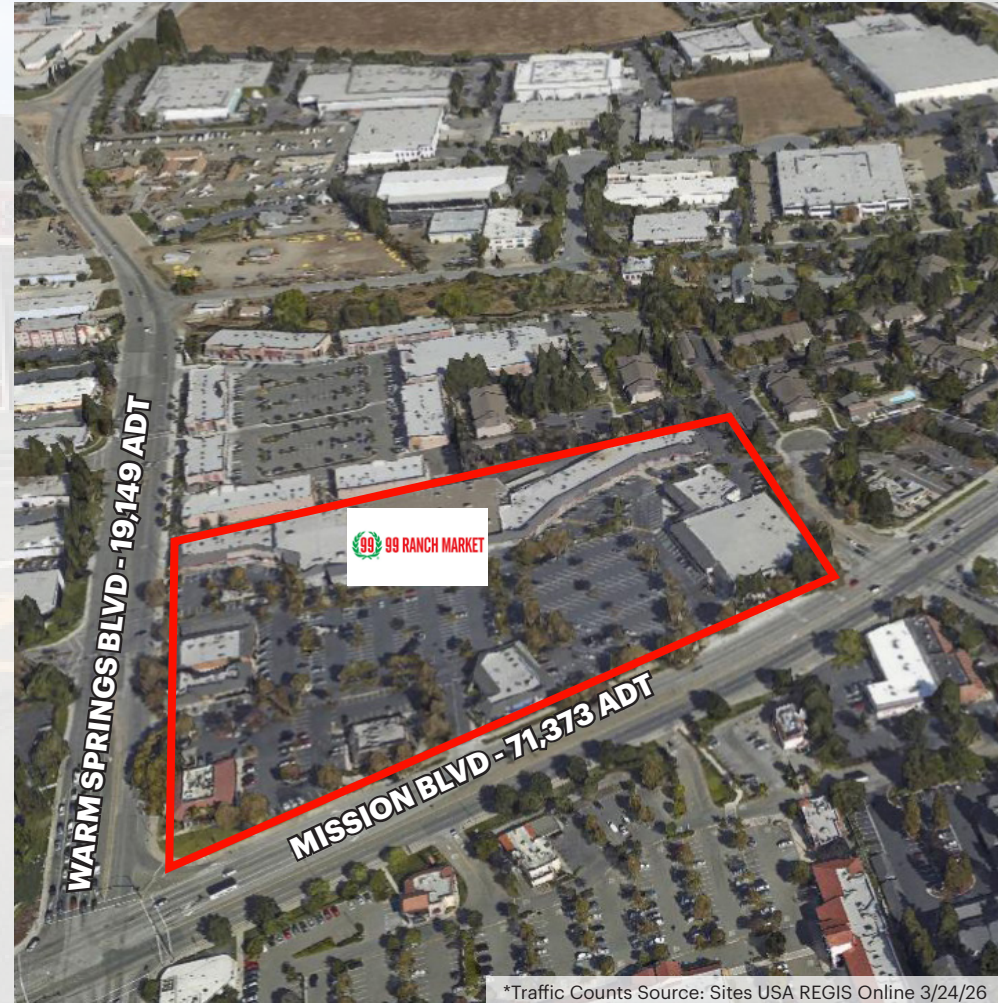
Warm Springs Plaza is an established $\pm 147,000$ SF community center anchored by 99 Ranch Market, CVS, Paris Baguette, BMO, and Orangetheory Fitness. Other regional and local tenants include Cauldron Ice Cream, Art Of Problem Solving, Code Ninjas, Starbucks, Chaat House, and Fremont Bank. Located on 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 750 - $\pm 1,080$ SF Suite 1100A - $\pm 1,500$ SF
RETAIL RENT	Suite 750 - \$5.00 PSF Per Month Suite 1100A - \$7.00 PSF Per Month
NNN	\$1.24 PSF Per Month (2026 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 3/24/26

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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	Available / Former Ice Cream Shop	±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-A	Available	±1,500
1100-B	Lease Pending	±2,600
1200	Chase	±5,833

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AVAILABLE SPACE

ADDRESS	46637 Mission Boulevard, Fremont, CA 94539
SUITE	750 on Site Plan
GLA	±1,080 SF
DELIVERY DATE	Available Now
TENANT	Former Ice Cream Shop
BASE RENT	\$5.00 PSF / Month NNN
NNN	\$1.24 PSF / Month (2026 Estimate)
YouTube	https://youtu.be/yfh6cX6ZO9E



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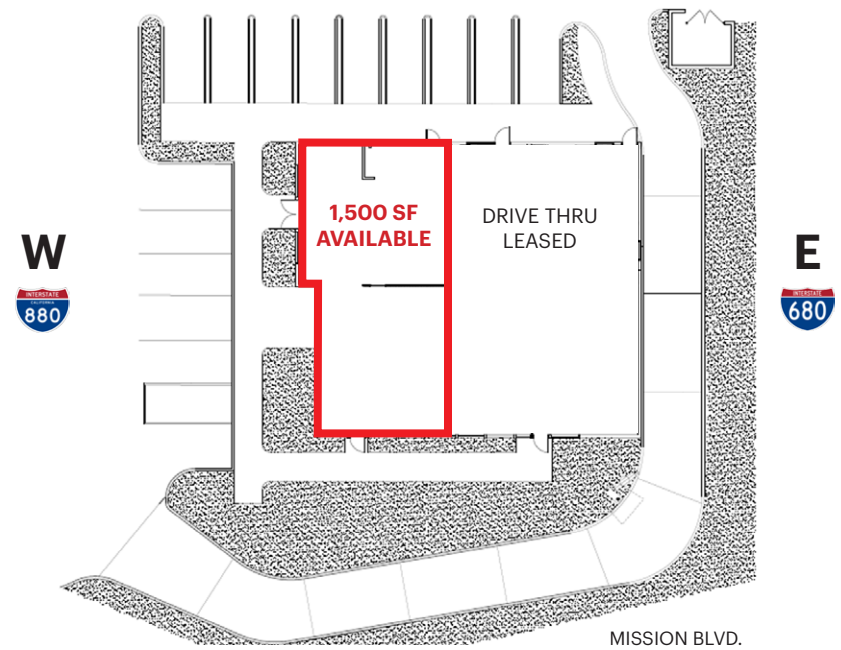


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AVAILABLE SPACE

ADDRESS	46637 Mission Boulevard, Fremont, CA 94539
SUITE	1100A on Site Plan
GLA	±1,500 SF
DELIVERY DATE	October 2026
TENANT	Currently Carl's Jr.
BASE RENT	\$7.00 PSF / Month NNN
NNN	\$1.24 PSF / Month (2026 Estimate)



PLEASE DO NOT DISTURB CURRENT TENANT



Conceptual rendering for illustrative purposes only.

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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>



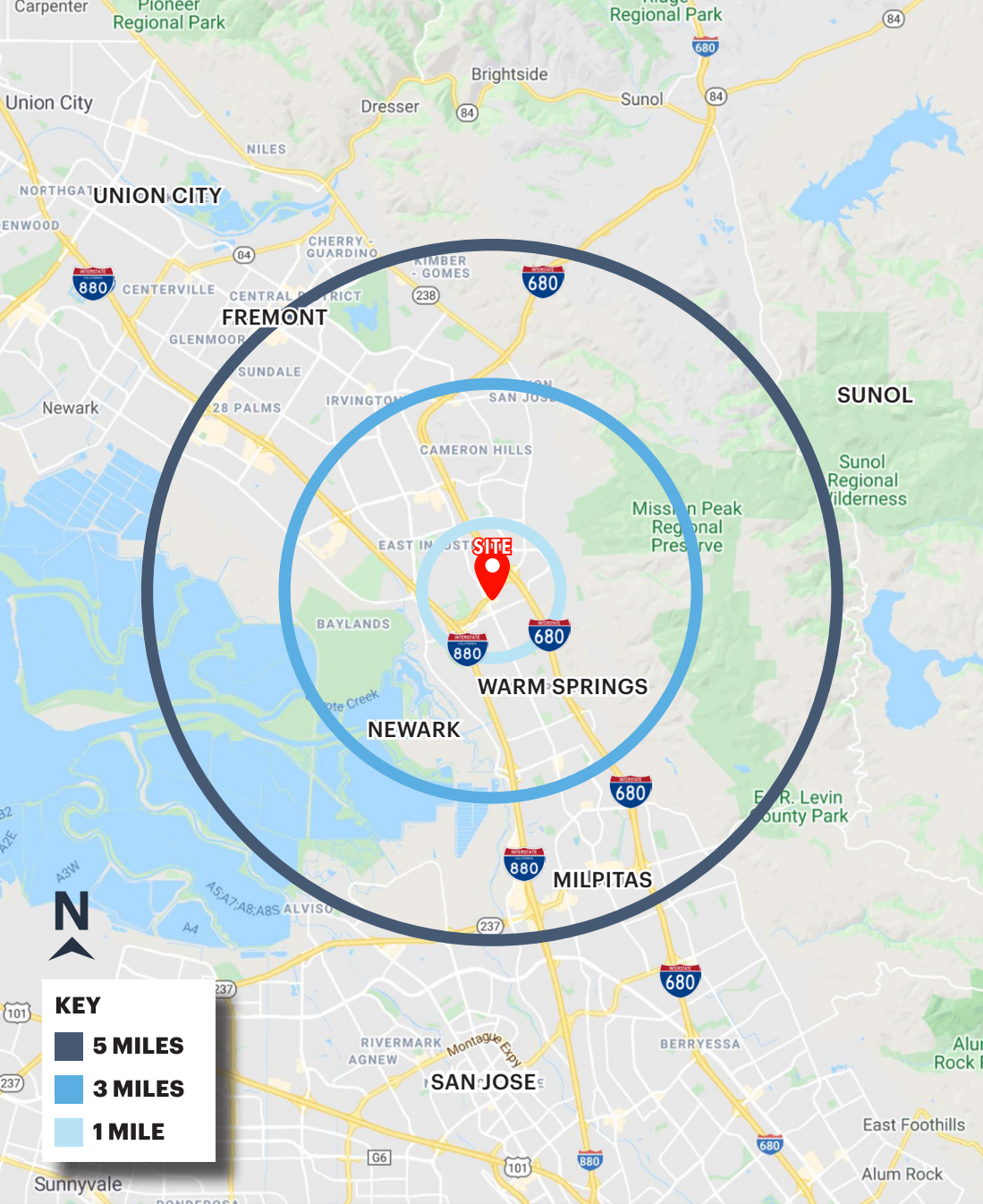
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KEY
 ■ 5 MILES
 ■ 3 MILES
 ■ 1 MILE

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%



*Demographics Source: Sites USA REGIS Online 01/16/25

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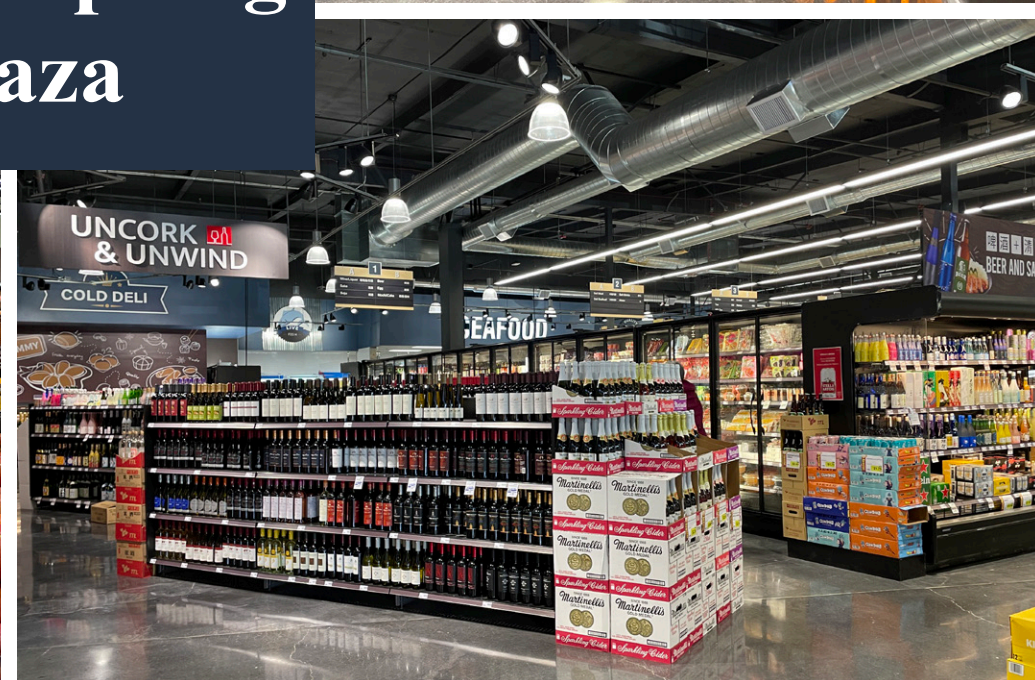


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