

FOR LEASE

WARM SPRINGS PLAZA

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



LOCKEHOUSE

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

SCOTT SAUNDERS

Associate
(925) 964-6633
ssaunders@lockehouse.com
License #02252757

ADRIA GIACOMELLI

Partner
(925) 997-2307
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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.

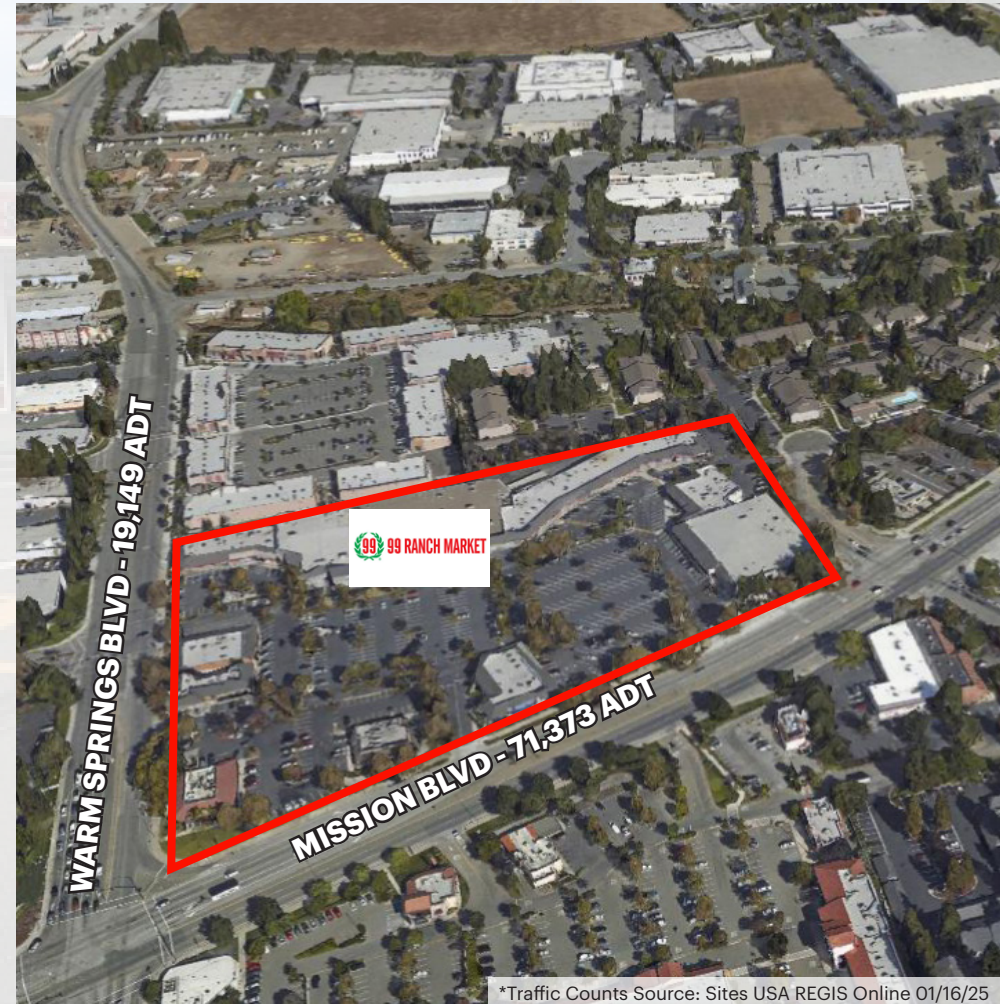
SUMMARY

ADDRESS	46583 Mission Boulevard, Fremont, CA 94539
CROSS STREETS	Mission Boulevard and Mohave Drive
AVAILABLE	Suite 800 - $\pm 1,587$ SF Suite 820 - $\pm 3,600$ SF Suite 1100 - $\pm 4,003$ SF (Demisable)
RETAIL RENT	Suite 800 - \$4.75 PSF Per Month Suite 820 - \$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.

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*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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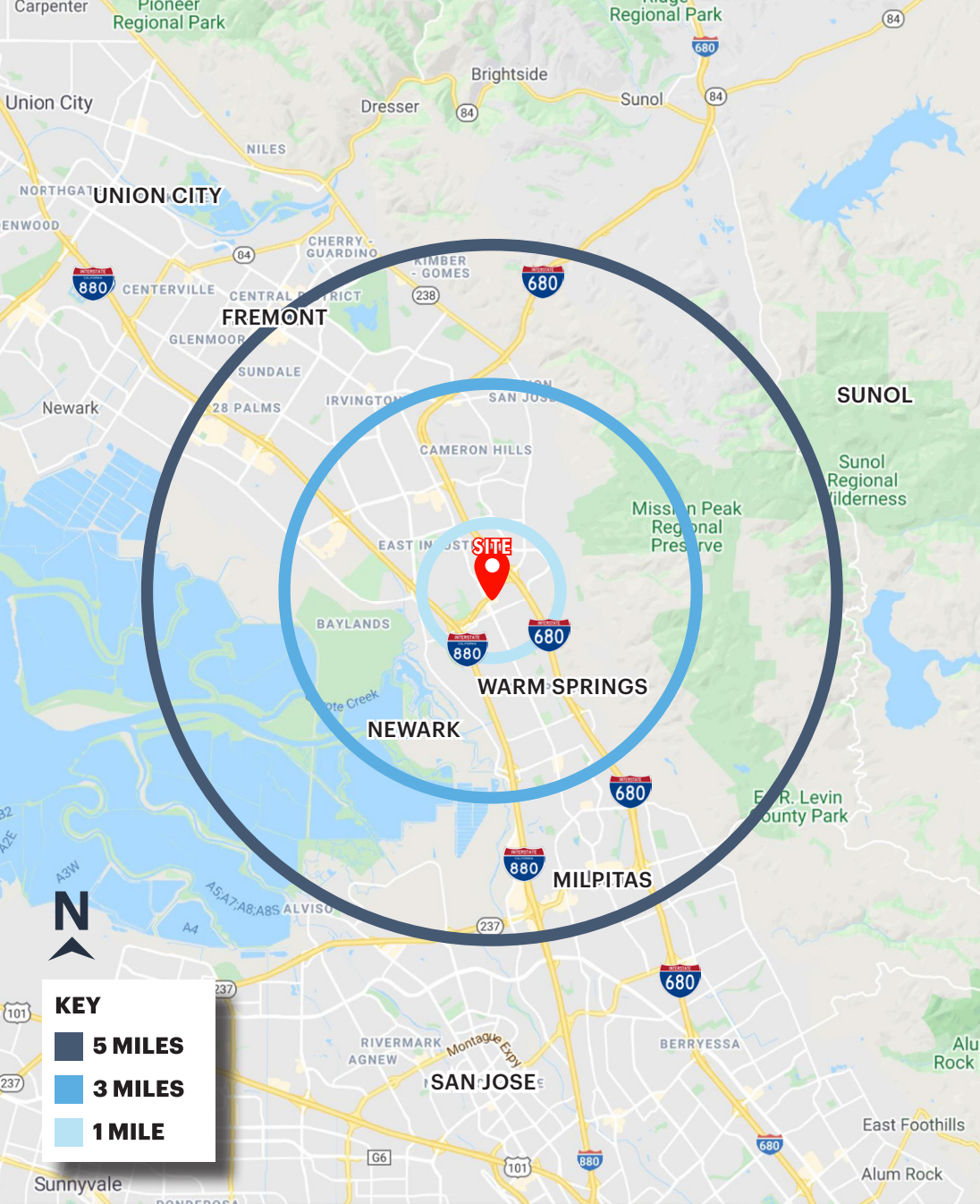
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DEMOGRAPHICS

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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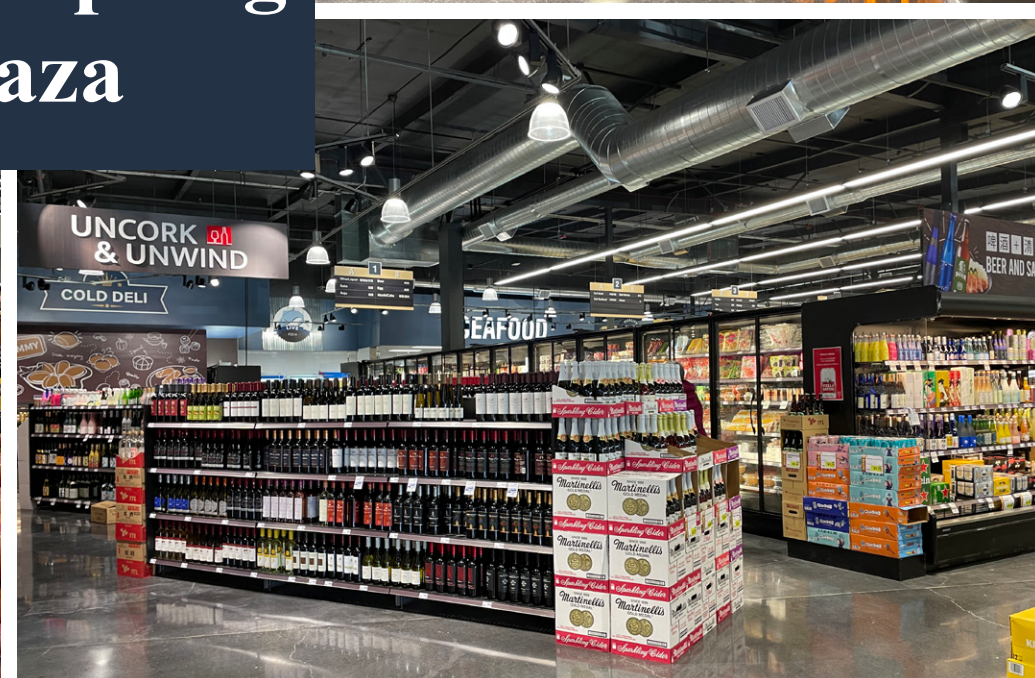
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