

ARTIST WALK

±1,123 SF Retail Available

RETAIL TOWN CENTER
MIXED-USE URBANISTIC RETAIL & RESIDENTIAL COMMUNITY



37100 - 37120 Fremont Boulevard, Fremont, CA 94536



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ARTIST WALK

Artist Walk is a proven and thriving mixed use community. Well located on Fremont Boulevard, a main thoroughfare, and visible to approximately 45,422 cars per day at the Thornton intersection allows retailers ample exposure and access. Available for Lease is one small Retail unit approximately 1,123 SF and it's ready for occupancy to a boutique retailer, nail salon or service commercial user including Real Estate, Mortgage Office, Wealth Management, Taxes and more.



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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:	±1,123 SF
Rent:	\$3.25 - \$3.50 PSF Per Month
NNN:	\$1.52 PSF Per Month (2023 Estimate)
Zoning:	Planned District for Centerville Marketplace
Seeking:	Retail, Nail and Threading Salon, Cellular, or Professional Services



Suite 4B: https://youtu.be/d5g1f_m_dVg

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.

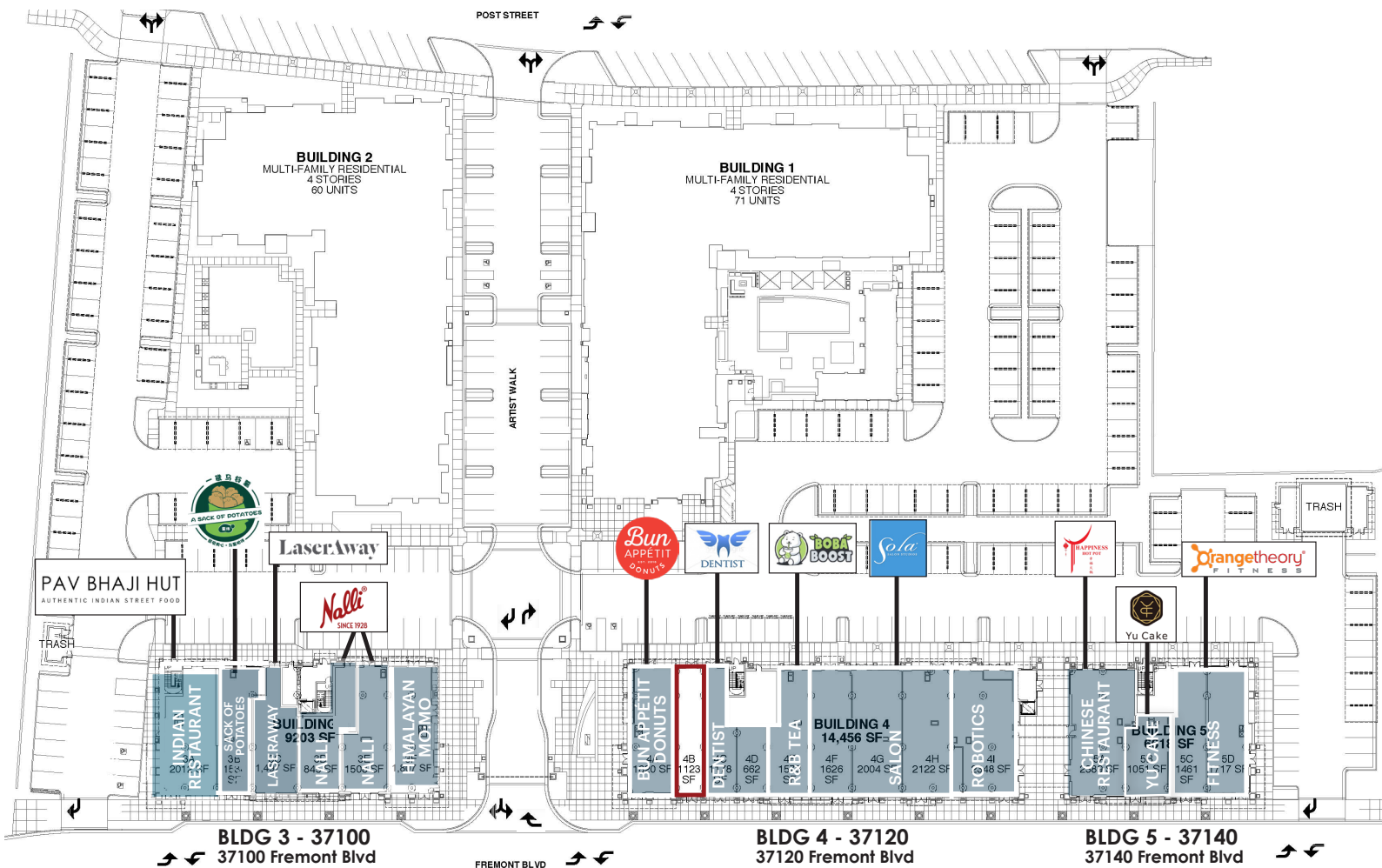


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RETAIL LEASING SITE PLAN

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



Suite	SF	Tenant
3A	2,012	Pav Bhaji Hut Indian Restaurant
3B	1,534	Sack of Potatoes
3C	1,497	LaserAway
3D 3E	2,353	Nalli Boutique
3F	1,807	Himalayan MO:MO and Kebob House
4A	1,820	Bun Appetit Donuts
4B	1,123	Available
4C 4D	2,084	Dentist
4E	1,333	R&B Tea
4F 4G 4H	5,752	Sola Salon
4I	2,348	Robotics
5A	2,389	Happiness Hot Pots
5B	1,051	Yu Cake (Coming Soon)
5C 5D	3,178	Orange Theory

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ARTIST WALK

ADDRESS 37140 Fremont Boulevard, Fremont, CA 94536
AVAILABLE Suite 4B (Labeled Suite C on Storefront Window)
SIZE ± 1,123 SF
You Tube Suite 4B Walk-Through Video: https://youtu.be/d5g1f_m_dVg



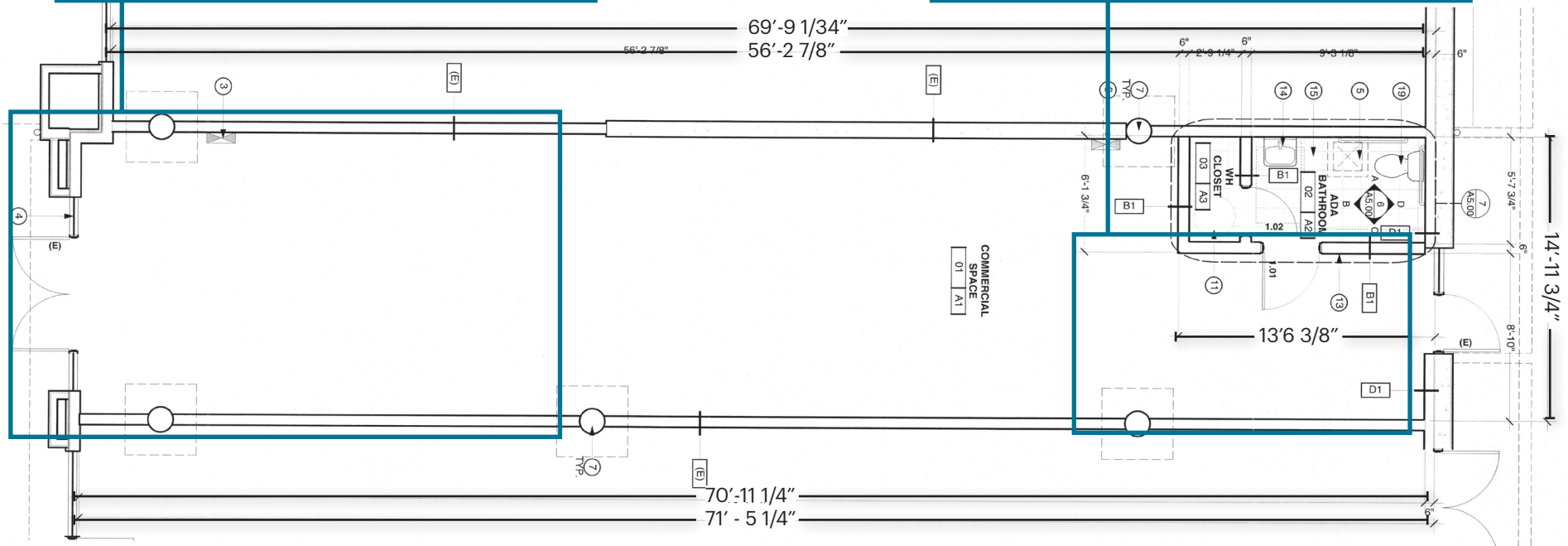
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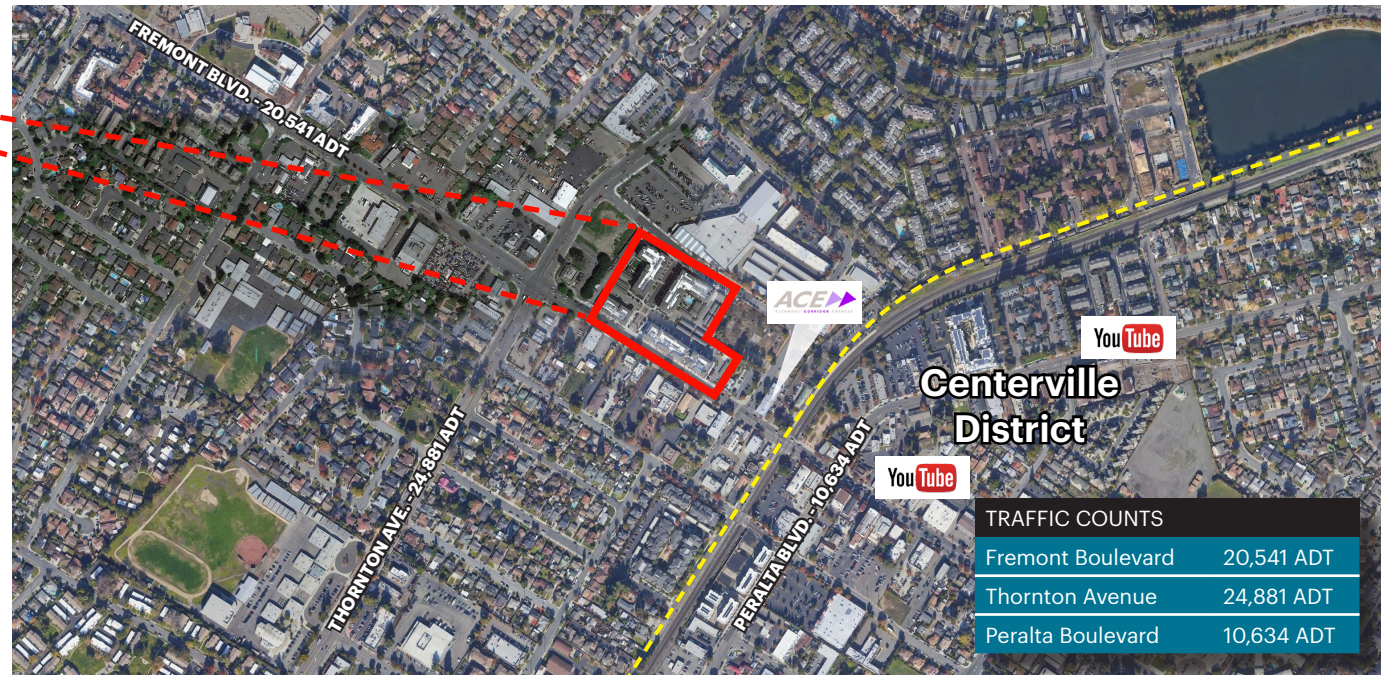
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ARTIST WALK

A map of the San Francisco Bay Area highlighting the location of a proposed site. A red pin with the word "SITE" above it marks the location near Fremont, CA. The map shows major highways like I-580, I-680, I-880, and SR-92. Other cities labeled include Danville, Blackhawk, Tassajara, San Ramon, Dublin, Pleasanton, Verona, Sunol, Union City, Hayward, San Lorenzo, San Leandro, Palo Alto, Milpitas, Mountain View, Sunnyvale, Santa Clara, San Jose, Cupertino, Campbell, Saratoga, Los Gatos, and Redwood City. Don Edwards San Francisco Bay National Wildlife Refuge is also indicated. A dashed red line runs through the area near Fremont.

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 **45,422** 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: Sites USA REGIS Online 4/14/23

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LOCKEHOUSE

IMG
PROPERTIES

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ARTIST WALK

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



ESTIMATED POPULATION

1 MILE	3 MILES	5 MILES
29,094	205,077	318,111



ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
9,534	67,493	101,865



DAYTIME EMPLOYEES

1 MILE	3 MILES	5 MILES
4,619	62,351	125,915



POPULATION FAMILY

1 MILE	3 MILES	5 MILES
24,819	180,761	284,950



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$176,273	\$178,421	\$178,693



TOTAL HOUSEHOLD EXPENDITURE

1 MILE	3 MILES	5 MILES
\$8,935	\$8,985	\$9,014



AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$2.27 M	\$2.4 M	\$2.44 M



FOOD AND BEVERAGES

1 MILE	3 MILES	5 MILES
\$1,286	\$1,289	\$1,292

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