

ARTIST WALK

RETAIL TOWN CENTER
MIXED-USE URBANISTIC RETAIL & RESIDENTIAL COMMUNITY

±1,508 SF Available | ±2,348 SF 2nd Generation Restaurant



37100 - 37120 Fremont Boulevard, Fremont, CA 94536



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ARTIST WALK

Artist Walk is open and thriving. Apartments are leased and one existing restaurant space is available for lease. Project is well located on main thoroughfare, visible to approximately 55,761 cars at the Fremont Boulevard and Thornton Avenue intersection.



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:** Suite 4I: ±2,348 SF Plus Patio
Suite 3E: ±1,508 SF
- Rent:** \$2.75 PSF Per Month
- NNN:** \$1.42 PSF Per Month (2021 Estimate)
- Zoning:** Planned District for Centerville Marketplace (Restaurants, Food Uses, Specialty Retail and Services)
- Seeking:** Proven Grocery, Thai, Vietnamese or Any Food Category Not Already Served, Optometrist, Urgent Care, Specialty Grocer, Shoe Store, Nail Salon
- YouTube** Suite 4I Walk-Through Video: <https://youtu.be/4IlixM27C-k>
Suite 3E Walk-Through Video: <https://youtu.be/AIWKUZHnv4Q>

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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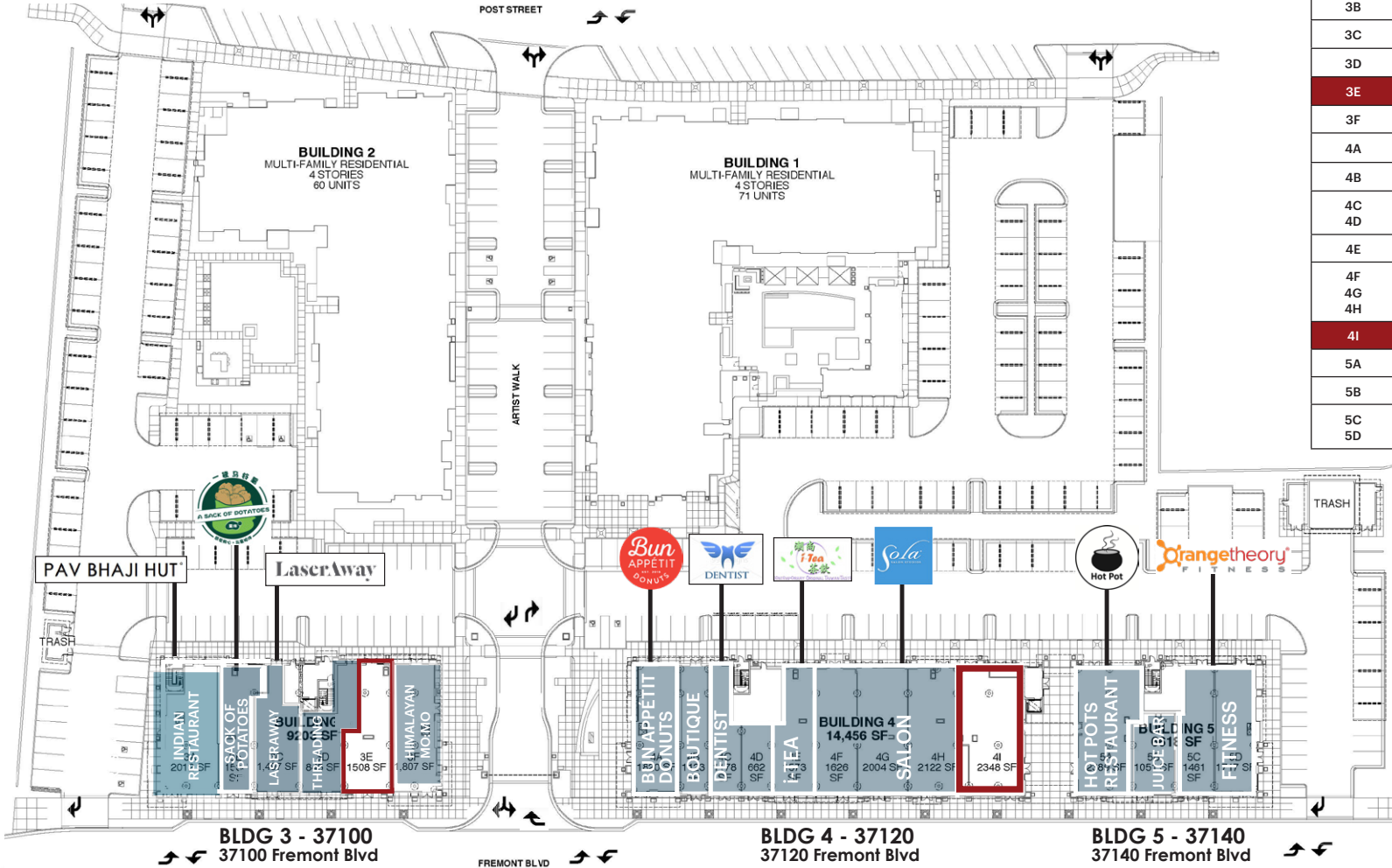
ARTIST WALK

RETAIL LEASING SITE PLAN

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

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

Suite	SF	Tenant	Status
3A	2,012	Pav Bhaji Hut Indian Restaurant	LEASED
3B	1,534	Sack of Potatoes	LEASED
3C	1,497	LaserAway	LEASED
3D	845	Threading Salon	LEASED
3E	1,508	AVAILABLE	
3F	1,807	Himalayan MO:MO and Kebob House	LEASED
4A	1,820	Bun Appetit Donuts	LEASED
4B	1,123	Nalli Boutique	LEASED
4C 4D	1,840	Dentist	LEASED
4E	1,573	iTea	LEASED
4F 4G 4H	1,626 2,004 2,122	Sola Salon	LEASED
4I	2,348	AVAILABLE	
5A	2,389	Hot Pots Restaurant	LEASED
5B	1,051	Jingo Juice	LEASED
5C 5D	1,461 1,717	Orange Theory	LEASED



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±2,348 SF 2nd Generation Restaurant

Address: 37120 Fremont Boulevard, Fremont, CA 94536

Available: Suite 4I

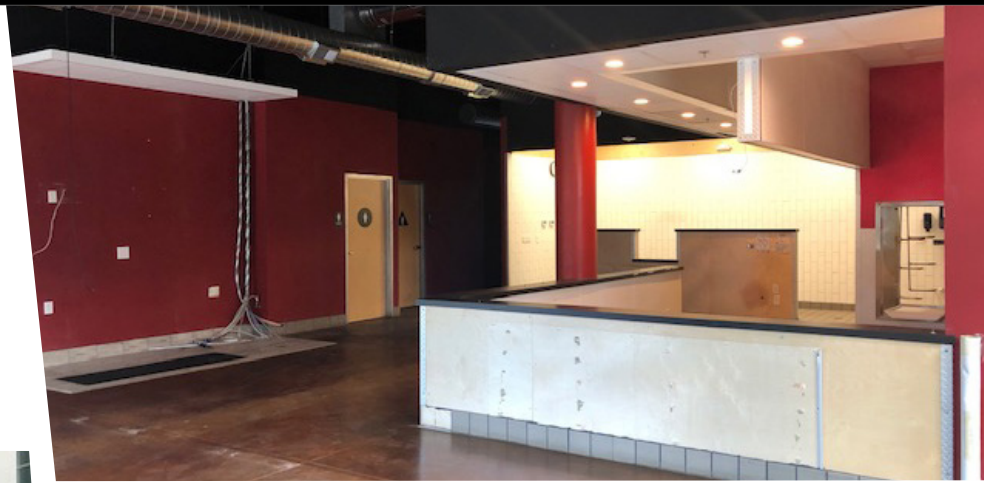
Size: ±2,348 SF Plus Patio

Rent: \$2.75 PSF Per Month

NNN: \$1.42 PSF Per Month (2021 Estimate)

Seeking: Proven Pizza, Thai, Vietnamese or Any Food Category Not Already Served

YouTube Suite 4I Walk-Through Video: <https://youtu.be/4IlixM27C-k>



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±1,508 SF Retail Space

Address: 37100 Fremont Boulevard, Fremont, CA 94536

Available: Suite 3E

Size: ±1,508 SF

Rent: \$2.75 PSF Per Month

NNN: \$1.42 PSF Per Month (2021 Estimate)

Seeking: Optometrist, Urgent Care, Specialty Grocer, Shoe Store, Nail Salon
(Cannot Accommodate Restaurant in this Suite)

You Tube Suite 3E Walk-Through Video: <https://youtu.be/AIWKUZHnv4Q>



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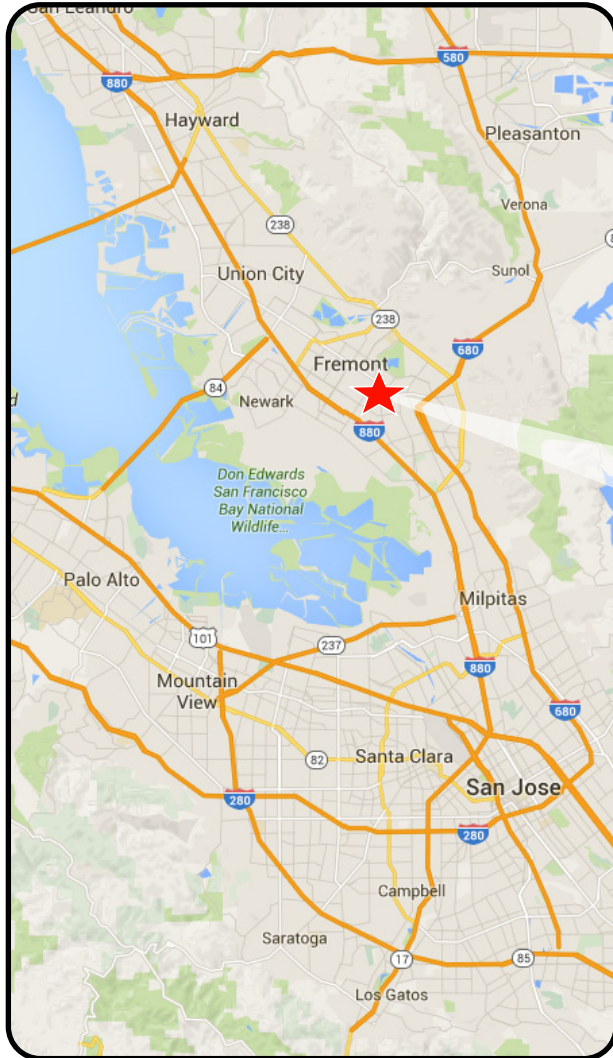
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LOCATION

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 **55,761** 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 2/17/21

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HIGHLIGHTS

- Retail Minded Mixed-Use Development & Town Center
- Highly Visible & Well Located on Major Aerial 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
30,926	224,696	343,944



ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
10,422	73,836	109,440



DAYTIME EMPLOYEES

1 MILE	3 MILES	5 MILES
4,270	61,833	125,090



POPULATION FAMILY

1 MILE	3 MILES	5 MILES
27,040	199,138	309,421



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$149,698	\$158,170	\$160,734



TOTAL HOUSEHOLD EXPENDITURE

1 MILE	3 MILES	5 MILES
\$7,796	\$8,172	\$8,292



AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$1.98 M	\$2.08 M	\$2.1 M



FOOD AND BEVERAGES

1 MILE	3 MILES	5 MILES
\$1,125	\$1,177	\$1,193

*Demographics Source: Sites USA REGIS Online 2/17/21

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