

**AVAILABLE  
NOW**

**CAPITOL  
SQUARE**  
HEART OF FREMONT

**WELCOMING**



**NEW LEASE SIGNED!**

**LOCKEHOUSE**

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# PROPERTY SUMMARY

CAPITOL SQUARE | Capitol Ave. & State St., Fremont, CA 94538

**A new mixed-use development located in the Downtown District of Fremont.  
Property is directly adjacent to the Fremont Civic Center.**

**ADDRESS** NWC Capitol Ave. & State St., Fremont, CA

<b>AVAILABLE RETAIL &amp; RESTAURANT SPACES</b>	{	Space A2:	1,529 SF	Retail	}	<b>Can Be Combined to 3,083 SF</b>	
		Space A3:	1,554 SF	Retail			
	{	Space A5:	1,370 SF	Retail	}	<b>Can Be Combined to 3,576 SF</b>	
		Space A6:	2,206 SF	Restaurant / Cafe			
			Space B1:	2,201 SF	Restaurant		
			Space B3:	1,418 SF	Retail		
		Space B5:	2,920 SF	Restaurant			

- HIGHLIGHTS**
- New Development That Can be Demised for Specific Tenants' Needs
  - Located in the Heart of the New Downtown District
  - 157 Residential Units For Sale Above Retail Space
  - Available Now

**SEEKING** Restaurants, Health and Wellness, Financial Services  
Coffee, Retail, Beauty





# DOWNTOWN FREMONT & DEMOGRAPHICS

CAPITOL SQUARE | Capitol Ave. & State St., Fremont, CA 94538

LOCKEHOUSE RETAIL GROUP | www.LOCKEHOUSE.com



\*Traffic Counts Source: Sites USA REGIS Online 2/23/21



**ESTIMATED POPULATION**

1 MILE	3 MILES	5 MILES
40,809	191,885	319,916



**AVERAGE HOUSEHOLD INCOME**

1 MILE	3 MILES	5 MILES
\$147,100	\$158,484	\$165,223



**DAYTIME EMPLOYEES**

1 MILE	3 MILES	5 MILES
20,321	61,782	118,837



**TOTAL HOUSEHOLD EXPENDITURE**

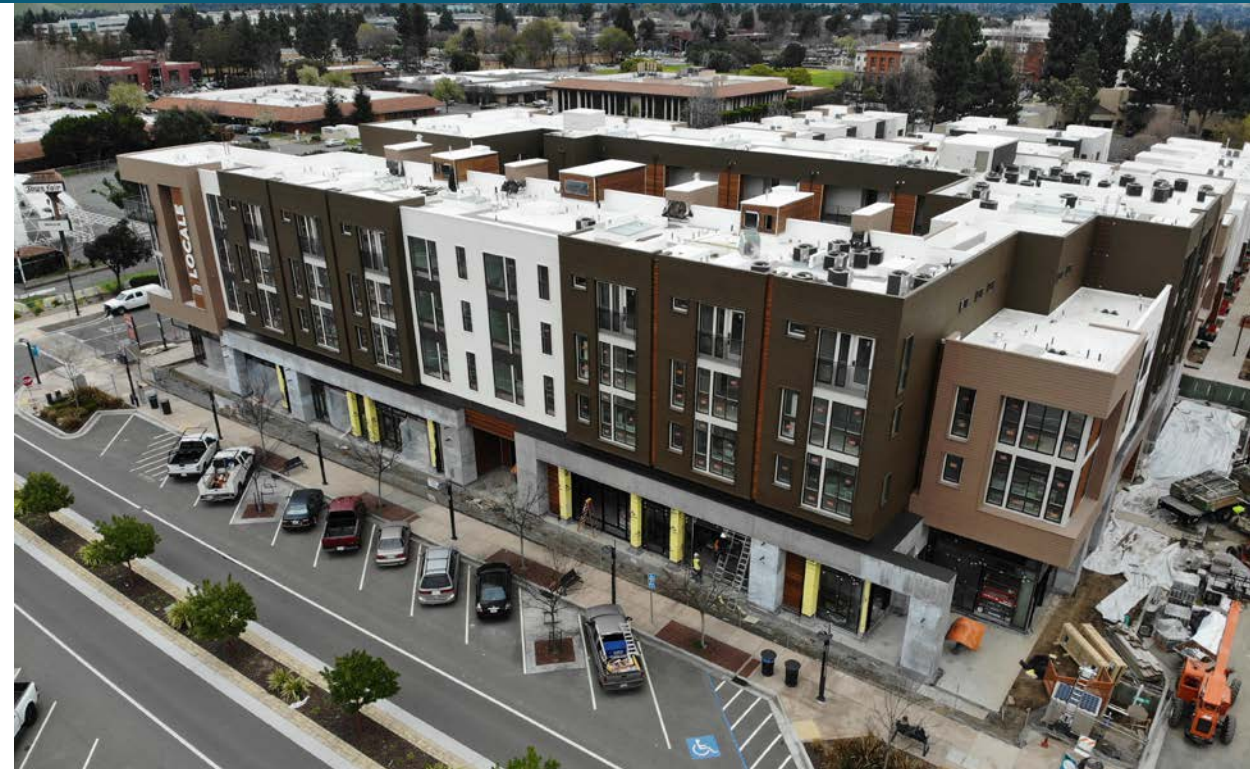
1 MILE	3 MILES	5 MILES
\$1.35 B	\$6.29 B	\$10.5 B

\*Demographics Source: Sites USA REGIS Online 2/23/21



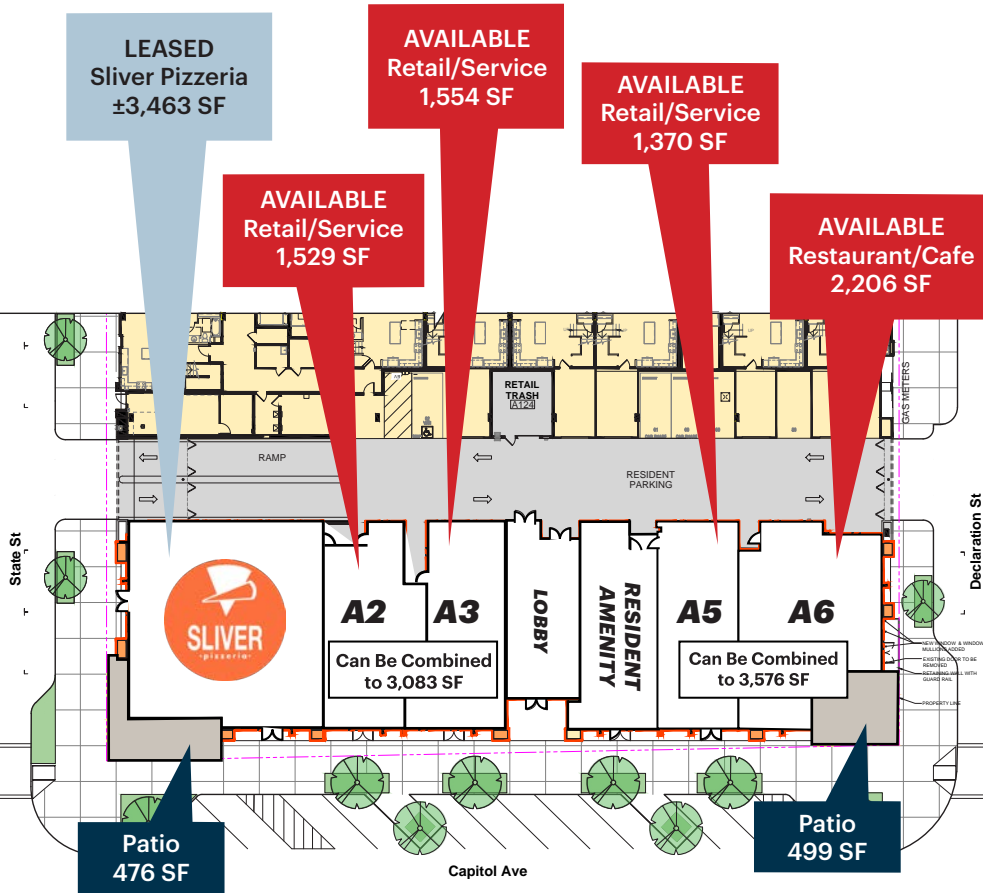
# PROPERTY PHOTOS

CAPITOL SQUARE | Capitol Ave. & State St., Fremont, CA 94538

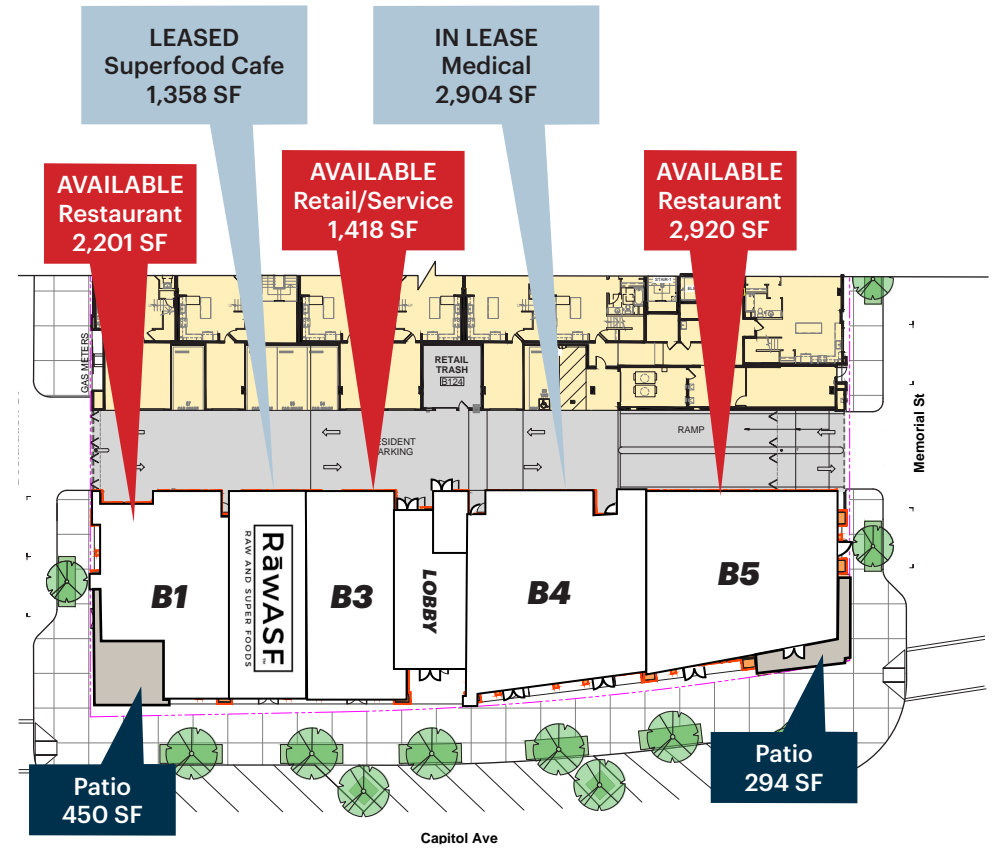


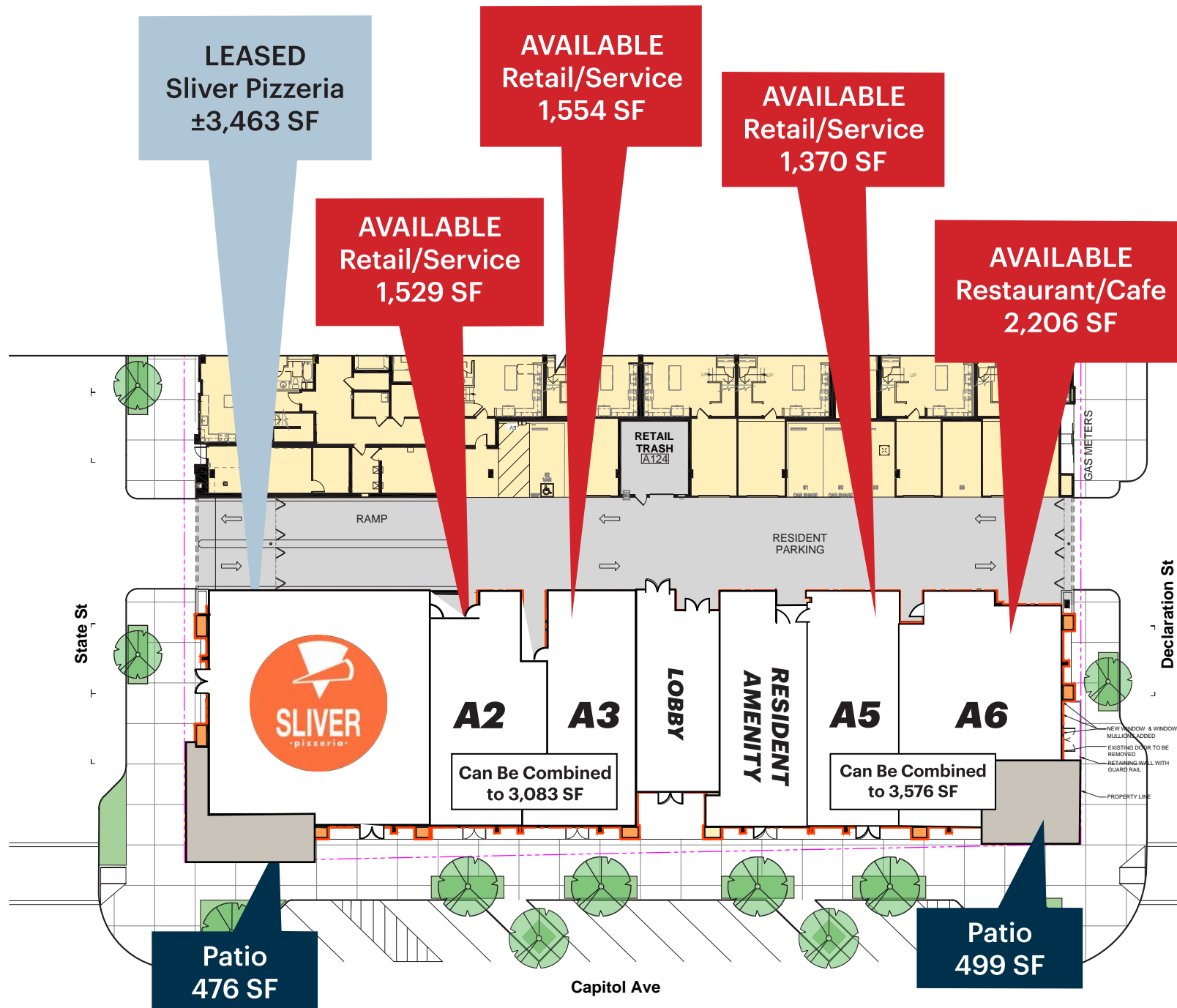


## BUILDING A



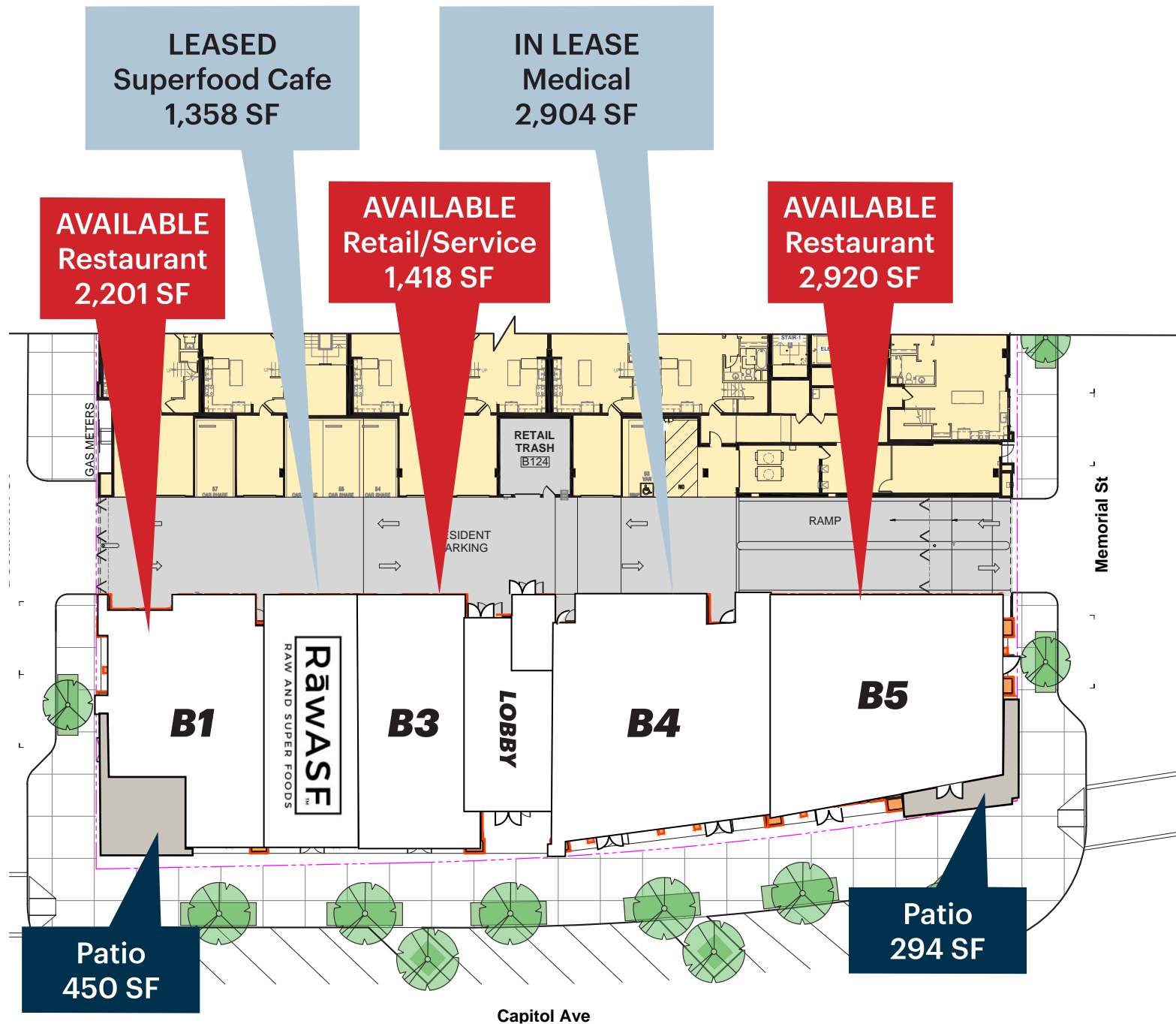
## BUILDING B





# BUILDING B | AVAILABLE NOW

CAPITOL SQUARE | Capitol Ave. & State St., Fremont, CA 94538





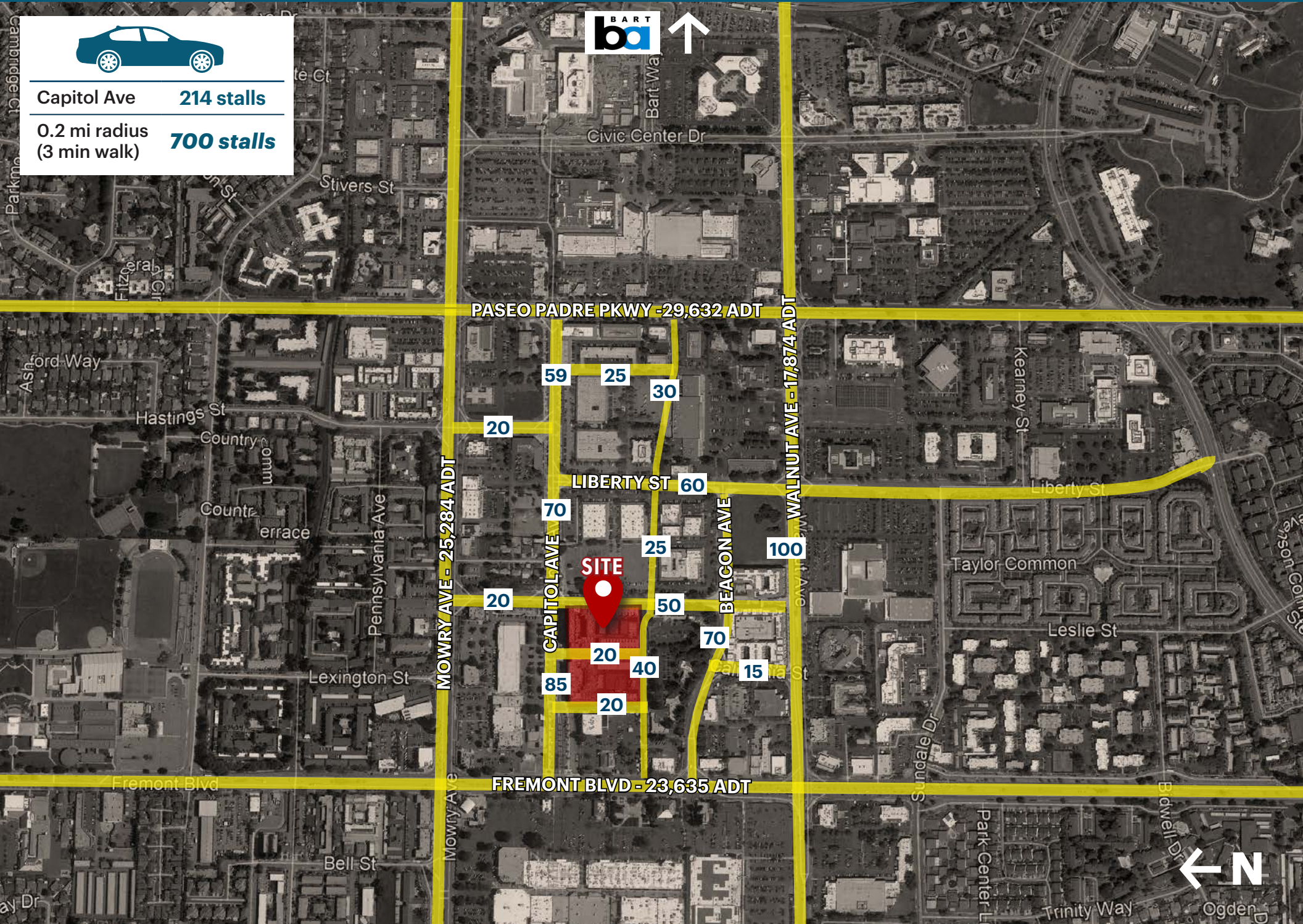
# PARKING PLAN

CAPITOL SQUARE | Capitol Ave. & State St., Fremont, CA 94538



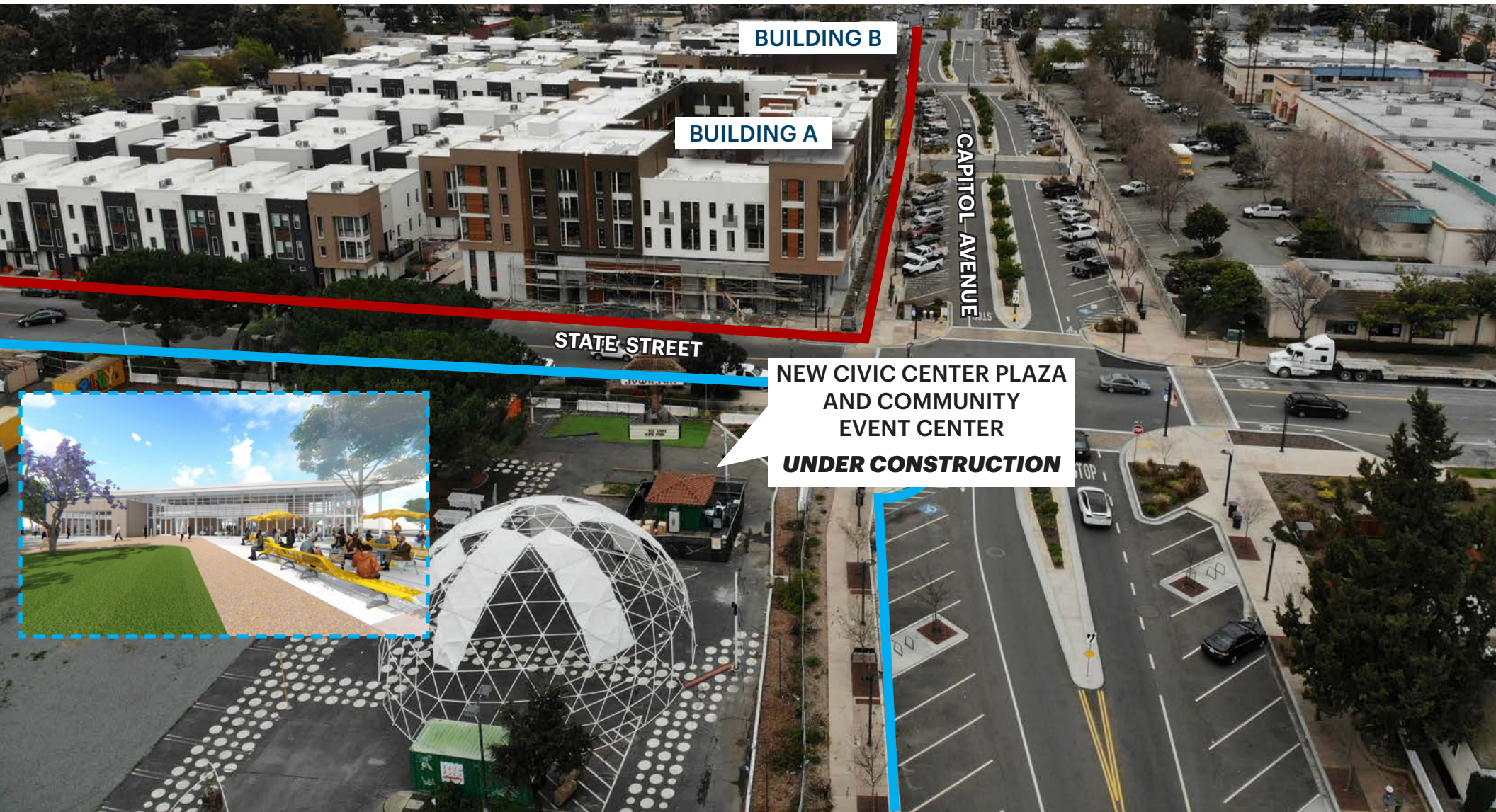
Capitol Ave **214 stalls**

0.2 mi radius  
(3 min walk) **700 stalls**





- Under Construction, Estimated Completion Mid-2021
- Directly Adjacent to the Mixed-Use Retail Project
- 13,400 SF Community Center
- Focused Activities for the Community with Large-Scale Events, Live Performances, Speakers and Family-Friendly Activities



BUILDING B

BUILDING A

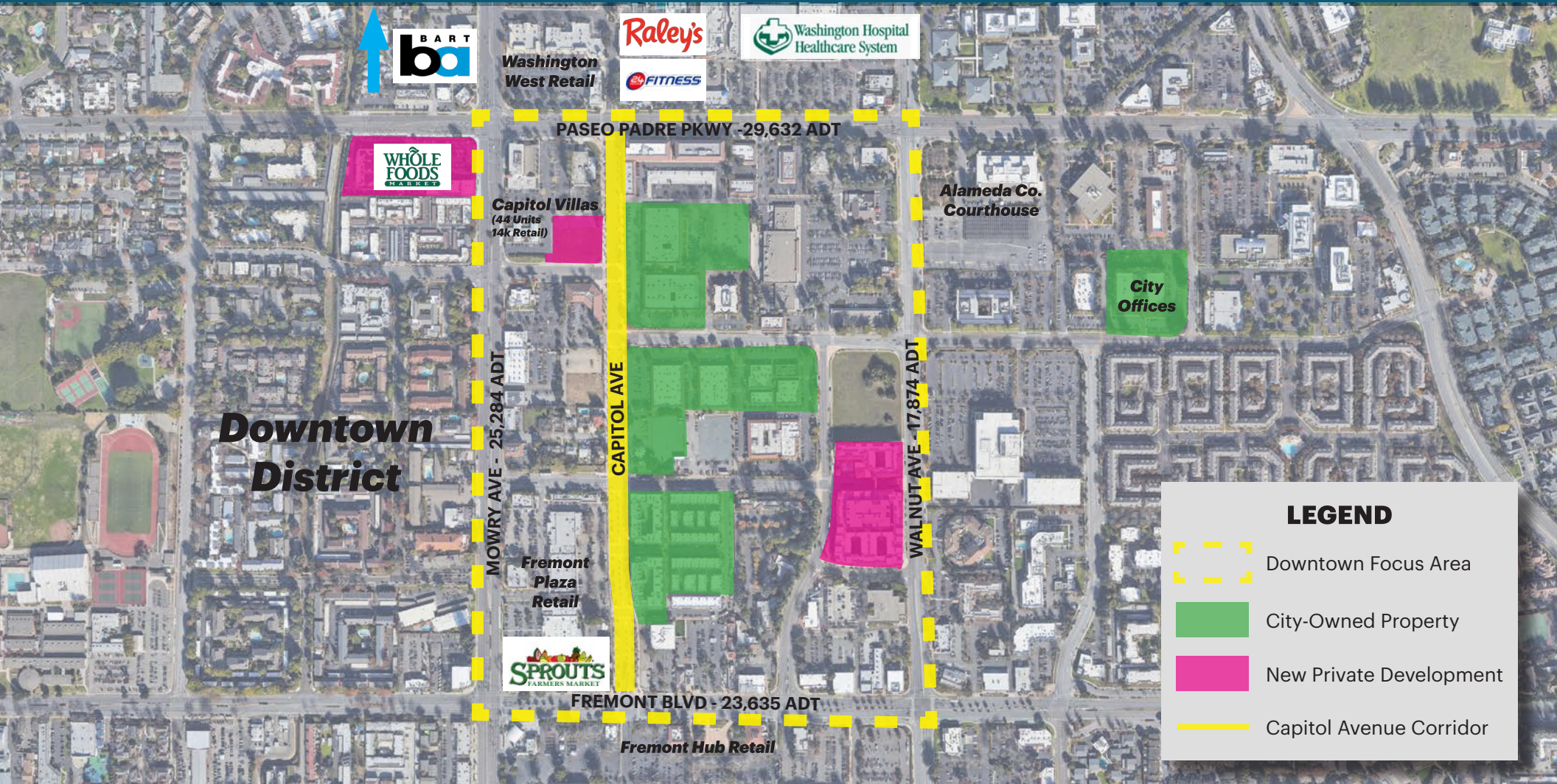
CAPITOL AVENUE

STATE STREET

NEW CIVIC CENTER PLAZA  
AND COMMUNITY  
EVENT CENTER  
**UNDER CONSTRUCTION**







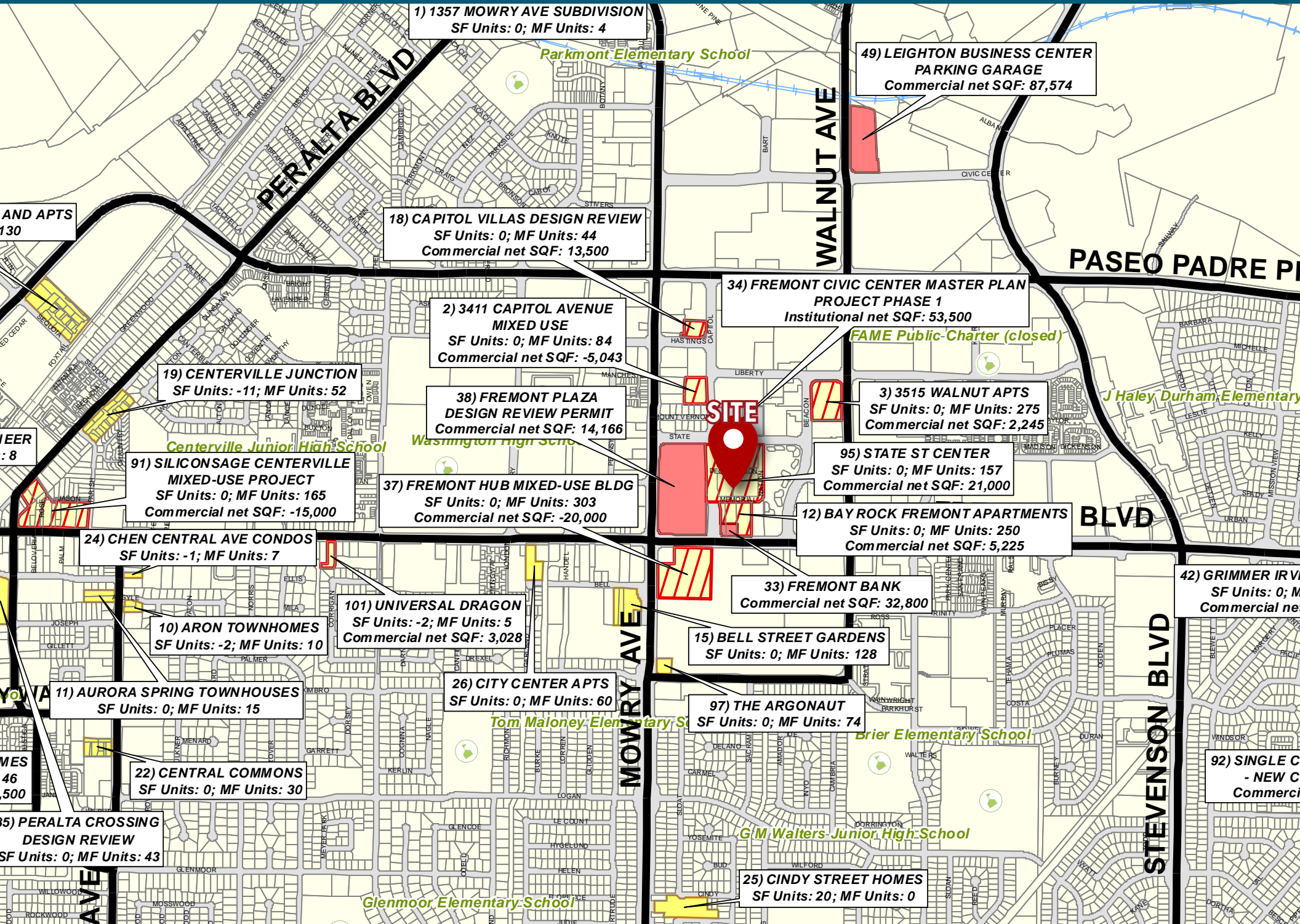
## The Downtown Plan

Type of Development	Existing Conditions	Mid Term Development	Future Build Out
	Gross SF/Units	Gross SF/Units/Acres	Gross SF/Units/Acres
Commercial/Retail	500K	400K	500K (New/Reconfigured)
City/Other Govt. Offices	150K	200K	250K
Office	500K	700K	2M
Residential	10K/307 Units	1.6M/1600 Units	2.5M/2500 Units
Performing Arts		28K	28K
Open Space/Plaza		2.3 Acres	2.3 Acres
<b>Total</b>	<b>1.25M SF</b>	<b>3M SF</b>	<b>5.2M SF</b>



# DOWNTOWN FREMONT DEVELOPMENT MAP

CAPITOL SQUARE | Capitol Ave. & State St., Fremont, CA 94538



1) 1357 MOWRY AVE SUBDIVISION  
SF Units: 0; MF Units: 4

Parkmont Elementary School

49) LEIGHTON BUSINESS CENTER  
PARKING GARAGE  
Commercial net SQF: 87,574

18) CAPITOL VILLAS DESIGN REVIEW  
SF Units: 0; MF Units: 44  
Commercial net SQF: 13,500

WALNUT AVE

PASEO PADRE PI

34) FREMONT CIVIC CENTER MASTER PLAN  
PROJECT PHASE 1  
Institutional net SQF: 53,500

FAME Public Charter (closed)

2) 3411 CAPITOL AVENUE  
MIXED USE  
SF Units: 0; MF Units: 84  
Commercial net SQF: -5,043

19) CENTERVILLE JUNCTION  
SF Units: -11; MF Units: 52

Centerville Junior High School

38) FREMONT PLAZA  
DESIGN REVIEW PERMIT  
Commercial net SQF: 14,166

Washington High School

3) 3515 WALNUT APTS  
SF Units: 0; MF Units: 275  
Commercial net SQF: 2,245

J Haley Durham Elementary

91) SILICONSAGE CENTERVILLE  
MIXED-USE PROJECT  
SF Units: 0; MF Units: 165  
Commercial net SQF: -15,000

37) FREMONT HUB MIXED-USE BLDG  
SF Units: 0; MF Units: 303  
Commercial net SQF: -20,000

95) STATE ST CENTER  
SF Units: 0; MF Units: 157  
Commercial net SQF: 21,000

BLVD

24) CHEN CENTRAL AVE CONDOS  
SF Units: -1; MF Units: 7

12) BAY ROCK FREMONT APARTMENTS  
SF Units: 0; MF Units: 250  
Commercial net SQF: 5,225

10) ARON TOWNHOMES  
SF Units: -2; MF Units: 10

101) UNIVERSAL DRAGON  
SF Units: -2; MF Units: 5  
Commercial net SQF: 3,028

33) FREMONT BANK  
Commercial net SQF: 32,800

42) GRIMMER IRV  
SF Units: 0; M  
Commercial net

11) AURORA SPRING TOWNHOUSES  
SF Units: 0; MF Units: 15

26) CITY CENTER APTS  
SF Units: 0; MF Units: 60

15) BELL STREET GARDENS  
SF Units: 0; MF Units: 128

97) THE ARGONAUT  
SF Units: 0; MF Units: 74

Tom Maloney Elementary School

Brier Elementary School

22) CENTRAL COMMONS  
SF Units: 0; MF Units: 30

25) CINDY STREET HOMES  
SF Units: 20; MF Units: 0

Glenmoor Elementary School

G'M Walters Junior High School

STEVENSON BLVD

92) SINGLE C  
- NEW C  
Commercial





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