



PACIFIC COMMONS

FREMONT
CALIFORNIA

RETAIL POWER CENTER



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WHY YOU SHOULD BE AT **PACIFIC COMMONS**



Major Retailers



- ✓ I-880 at Auto Mall Parkway
- ✓ City of Fremont, CA
- ✓ County of Alameda
- ✓ Fourth Largest City in the Bay Area



- ✓ 1.1 Million Square Feet of Retail
- ✓ Served by Interstates I-880 and I-680, Highway 84 (Dumbarton Bridge), and other arterials including Auto Mall Parkway, Cushing Parkway, Boscell Road, and Christy Street
- ✓ 8.3 Million Square Foot Master Plan on 400 Acres
- ✓ The Combination of **Pacific Commons** and **The Block** brings 1.1 million Square Feet of National and Regional-Serving Retail to the Trade Area
- ✓ Fremont Technology Center: 140 Acres (Amazon, UPS)
- ✓ 2.5 Million Square Feet of Dealerships, Class A Industrial, Manufacturing and R&D

OPPORTUNITIES - Anchor & Shops Spaces Available

PLANNING AREA 1

Anchored by Nordstrom Rack, Burlington, Old Navy, Sephora and DSW

±98,000 SF | ±24,638 SF | ±3,428 SF **Vummidi Jewellers Coming Soon** | ±2,855 SF **Lease Pending** | ±1,601 SF

PLANNING AREA 2

Anchored by Lowe's

±2,407 SF | ±1,571 SF | ±13,254 SF (2nd Gen. Restaurant) **Lease Pending**

PLANNING AREA 3

Anchored by Costco and Total Wine & More

±2,424 SF (2nd Gen. Restaurant) **Lease Pending**

PLANNING AREA 4

Anchored by TJ Maxx, HomeGoods

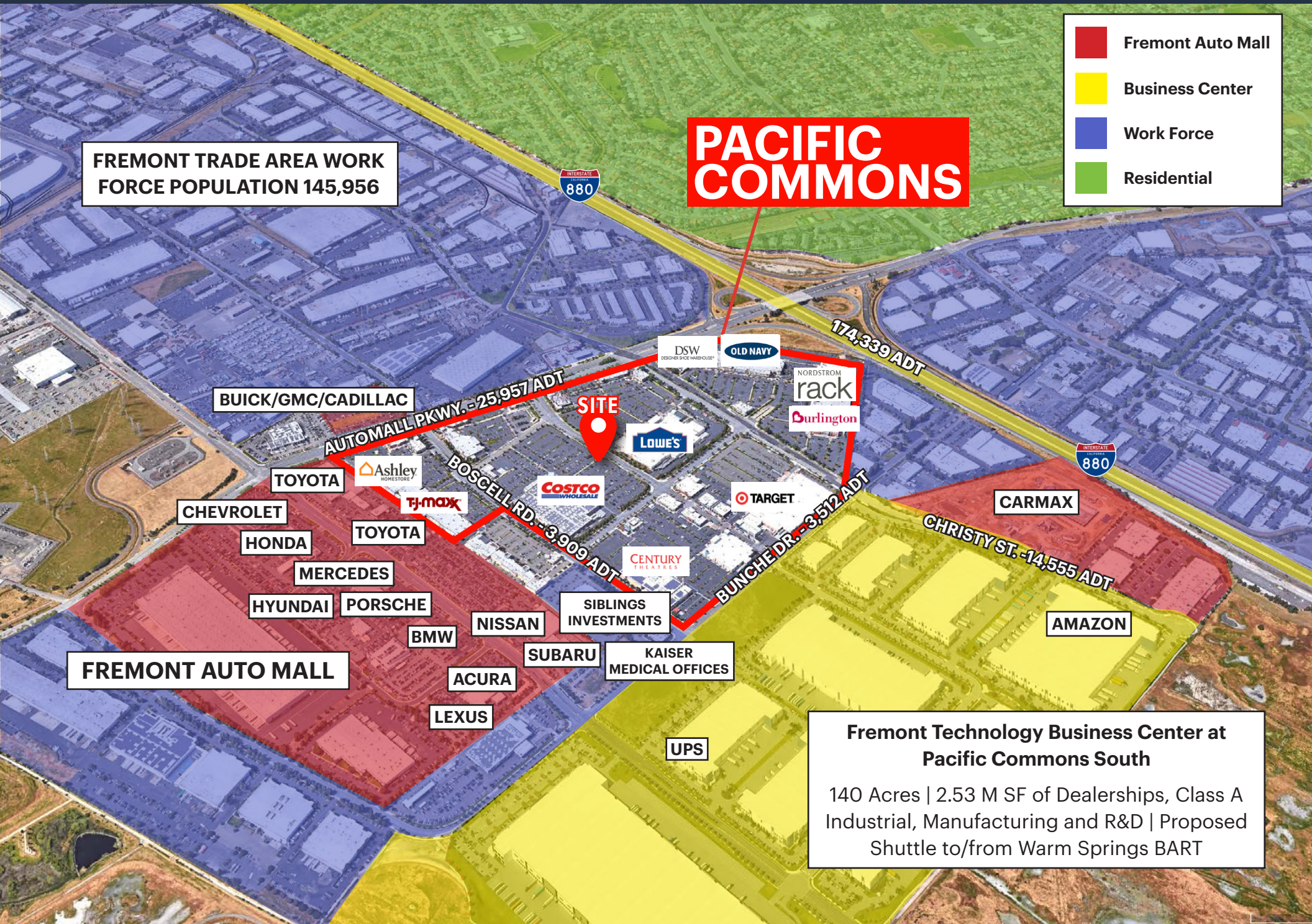
±12,385 SF **Miniso Coming Soon** | ±1,705 SF

PLANNING AREA 5

Anchored by Target, ULTA, Century Theatres

±50,000 SF | ±6,867 SF





SITE PLAN

4 |



DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Population	85,572	222,705	357,978
Avg. HH Income	\$213,809	\$218,196	\$221,081
Daytime Population	100,181	185,688	322,008

DRIVE TIMES	10 MIN	15 MIN	30 MIN
Population	80,251	252,832	908,159
Avg. HH Income	\$214,014	\$217,688	\$222,541
Daytime Population	114,135	248,664	923,637

Source: Regis Sites USA Online 01/21/25

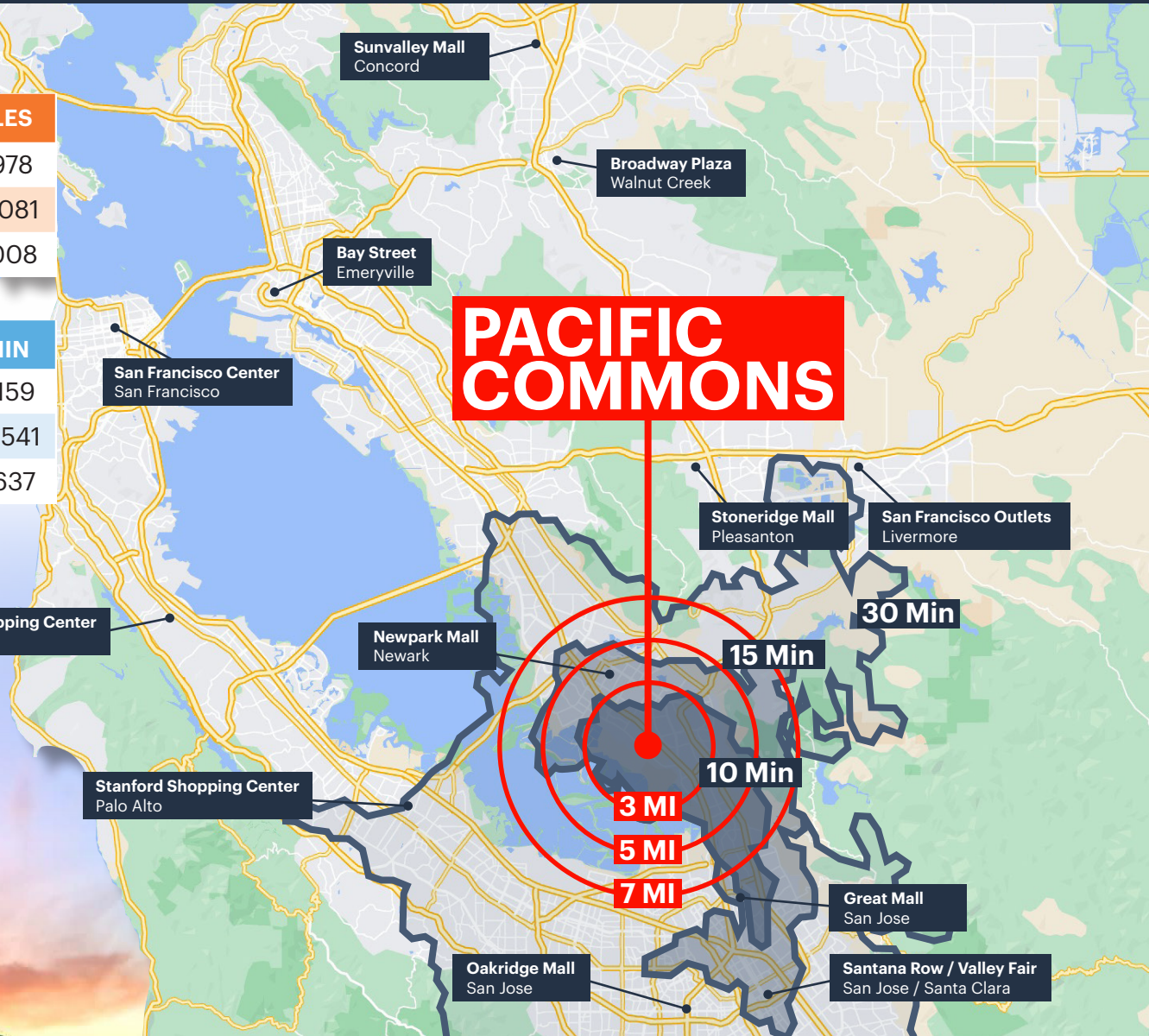


18
Miles Away
STONERIDGE MALL
PLEASANTON

34
Miles Away
BROADWAY PLAZA
WALNUT CREEK

19
Miles Away
STANFORD
SHOPPING CENTER

32
Miles Away
BAY STREET
EMERYVILLE

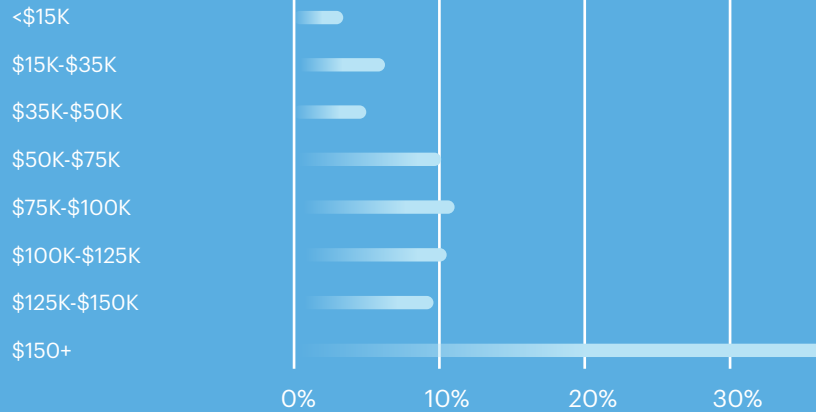


WHY YOU SHOULD BE IN **FREMONT** REAL ESTATE INTELLIGENCE

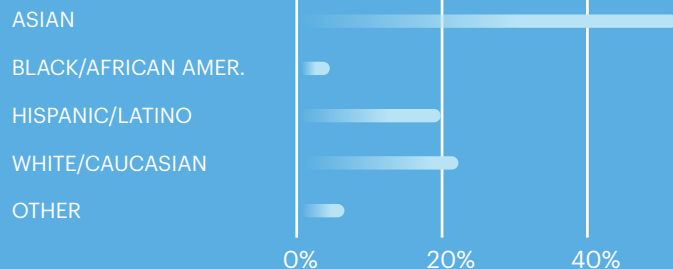
SUMMARY

TOTAL POPULATION	621.8K
TOTAL HOUSEHOLDS	205.9K
MEDIAN HOUSEHOLD INCOME	\$122.9K
BACHELOR'S DEGREE AND HIGHER	50.2%
AVERAGE WEEKLY GROCERY SPEND PER CAPITA	\$65.56

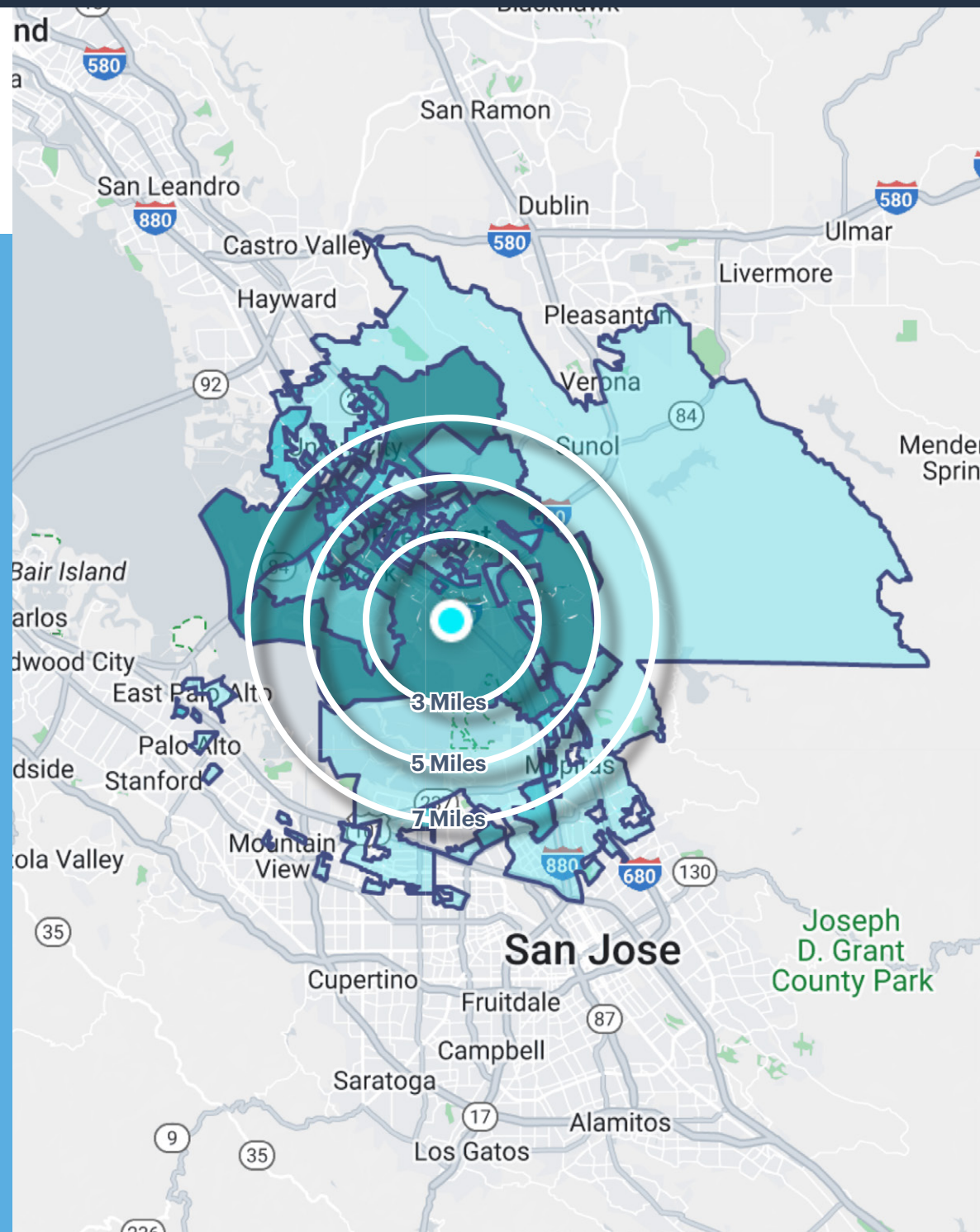
HOUSEHOLD INCOME



POPULATION BY RACE



Source: CreditIntell 9/11/23



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REAL ESTATE INTELLIGENCE



TOP POWER CENTERS NATIONWIDE

PACIFIC COMMONS MAKES THE **TOP 100**

RANKING **#20** WITH OVER **12.71M** VISITS



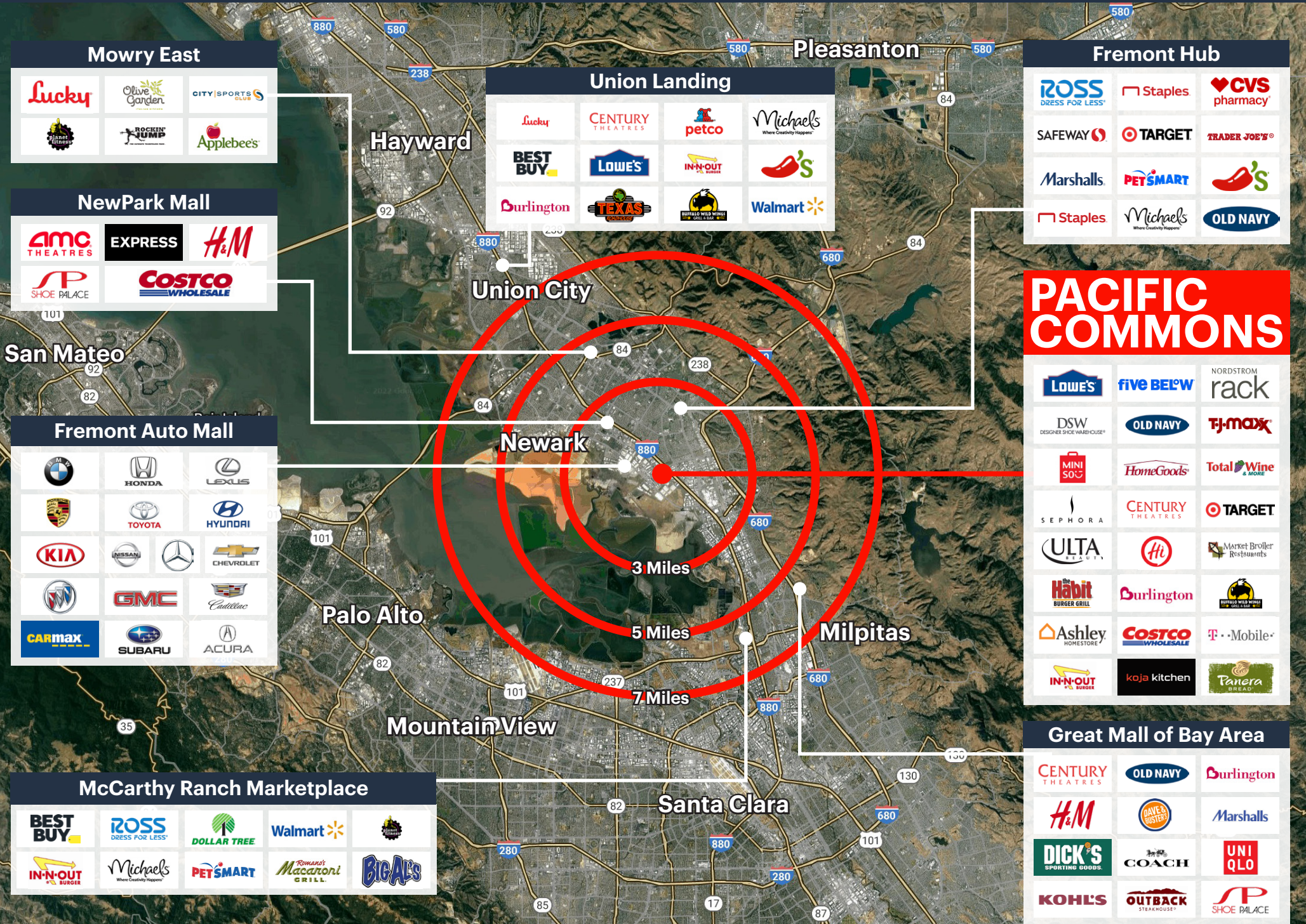
DEMOGRAPHICS

TOP TRADE AREA PERSONAS

51%	Tech Titans
25%	Silicon Nation
11%	Asian Enclaves
5%	Mixed Mecca
3%	Urbanists



COMPETITION AERIAL





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Sources: Demographics and Traffic Counts - SITE USA Regis Online, CreditIntell, PlacerAi 1/21/25. Photography: Vestar and Shutterstock.com