



PACIFIC FREMONT CALIFORNIA COMMONS

RETAIL POWER CENTER



 **LOCKEHOUSE**

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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

AVAILABLE SPACES

PLANNING AREA 1

Anchored by Nordstrom Rack, Kohl's, Burlington, Old Navy, Sephora and DSW
 ± 24,638 SF | ± 3,428 SF | ± 2,855 SF

PLANNING AREA 2

Anchored by Lowe's
 ± 2,407 SF | ± 1,571 SF | ± 13,254 SF (2nd Gen. Restaurant)

PLANNING AREA 3

Anchored by Costco and Total Wine & More
 Fully Leased

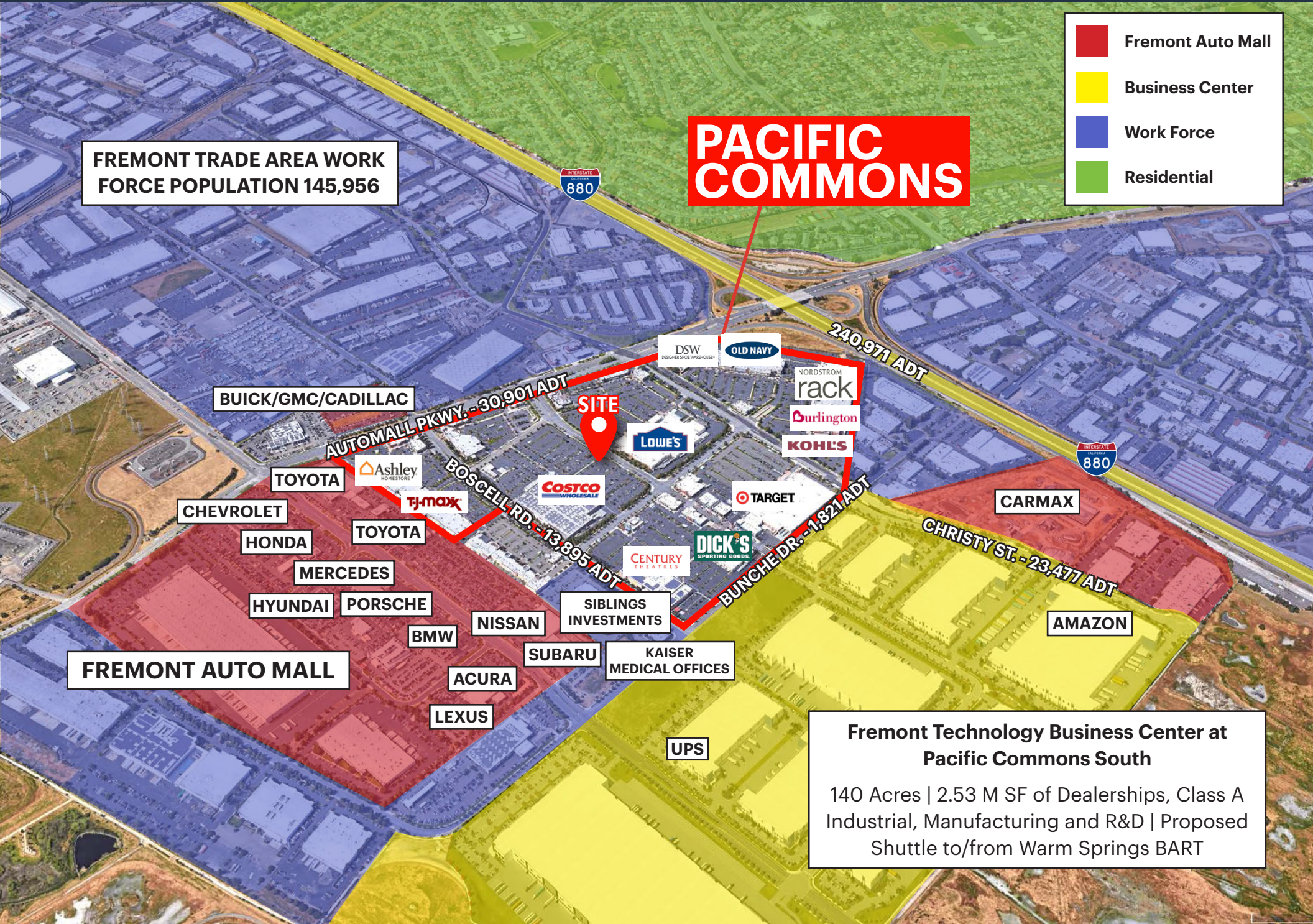
PLANNING AREA 4

Anchored by TJ Maxx, HomeGoods
 ± 12,385 SF | ± 1,705 SF

PLANNING AREA 5

Anchored by Target, Dick's Sporting Goods, ULTA, Century Theatres
 ± 6,867 SF





**FREMONT TRADE AREA WORK
FORCE POPULATION 145,956**

PACIFIC COMMONS

- Fremont Auto Mall
- Business Center
- Work Force
- Residential

BUICK/GMC/CADILLAC

AUTOMALL PKWY. - 30,901 ADT

SITE

TOYOTA

ASHLEY HOMESTORE

CHEVROLET

HONDA

TOYOTA

MERCEDES

HYUNDAI

PORSCHE

BMW

NISSAN

SUBARU

ACURA

LEXUS

FREMONT AUTO MALL

BOSCELL RD. - 13,895 ADT

SIBLINGS INVESTMENTS

KAISER MEDICAL OFFICES

UPS

CENTURY THEATRES

DICK'S SPORTING GOODS

BUNCHE DR. - 1,821 ADT

TARGET

KOHL'S

BURLINGTON

NORDSTROM RACK

OLD NAVY

DSW DESIGN SPACE WHOLESALE

LOWE'S

240,971 ADT

CARMAX

CHRISTY ST. - 23,477 ADT

AMAZON

Fremont Technology Business Center at Pacific Commons South
140 Acres | 2.53 M SF of Dealerships, Class A Industrial, Manufacturing and R&D | Proposed Shuttle to/from Warm Springs BART

SITE PLAN



AREA 1 ANCHOR

Burlington	47,807 SF
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AREA 1 JUNIOR ANCHOR

Five Below	10,120 SF
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AREA 1 SHOPS R3

Coldstone Creamery	1,236 SF
Ohana BBQ	1,586 SF
Available 12/1/24	1,601 SF
Sephora	5,382 SF

AREA 1 JUNIOR ANCHOR

Available	24,638 SF
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AREA 1 SHOPS R2

Verizon Wireless	2,500 SF
U Break I Fix	1,159 SF
Available	2,855 SF
Dish 'N Dash	2,447 SF
Five Guys	3,126 SF

AREA 1 PAD RESTAURANTS

Market Broiler	6,738 SF
Pho Ha Noi (Coming Soon)	6,603 SF

AREA 2 SHOPS P4

Bundoos Khan Restaurant	5,710 SF
iTea	1,395 SF
Available	2,407 SF

AREA 2 SHOPS P5

Panera Bread	5,135 SF
Xfinity/Comcast	1,930 SF
Available	1,571 SF
Chase Bank	3,452 SF
Little Madfish	2,589 SF

AREA 1 P3

Citibank	4,300 SF
Available	3,428 SF

AREA 2 SHOPS P5

Available (Lease Pending)	13,254 SF
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AREA 3 SHOPS R4

Panda Express	2,398 SF
85 Degrees	3,333 SF
Firehouse Subs	2,466 SF

AREA 3 SHOPS R5

Dog Haus	2,424 SF
Wingstop	1,618 SF
Management Office	1,638 SF
Gen Korean BBQ House	8,047 SF

AREA 5 SHOPS J1

Available	6,867 SF
Mas Fuego	5,733 SF
Brian Black Tea	1,455 SF
Woof Gang Bakery (Coming Soon)	1,026 SF

AREA 5 SHOPS S5

Blaze Pizza	3,089 SF
Krispy Kreme	1,474 SF
Crumb Cookies	1,431 SF
KOJA Kitchen	3,018 SF

AREA 5 SHOPS S1

The Habit	2,403 SF
The Kebab Shop	2,325 SF
Sleep Number	3,198 SF
Zhang Fri Hot Pot	2,517 SF
Technology Credit Union	2,041 SF
Rangoli Flavors of India	2,987 SF

AREA 5 SHOPS S3

Madison Reed	2,245 SF
Bath & Body Works	4,053 SF

AREA 5 SHOPS S4

Men's Wearhouse	5,863 SF
T-Mobile	1,337 SF
Ono Hawaiian BBQ	1,731 SF

AREA 4 SHOPS M / J

TJ Maxx / HomeGoods	43,588 SF
Available	12,385 SF
Mancini's Sleepworld	8,138 SF
Salon by JC	5,763 SF
Ashley Furniture	35,095 SF

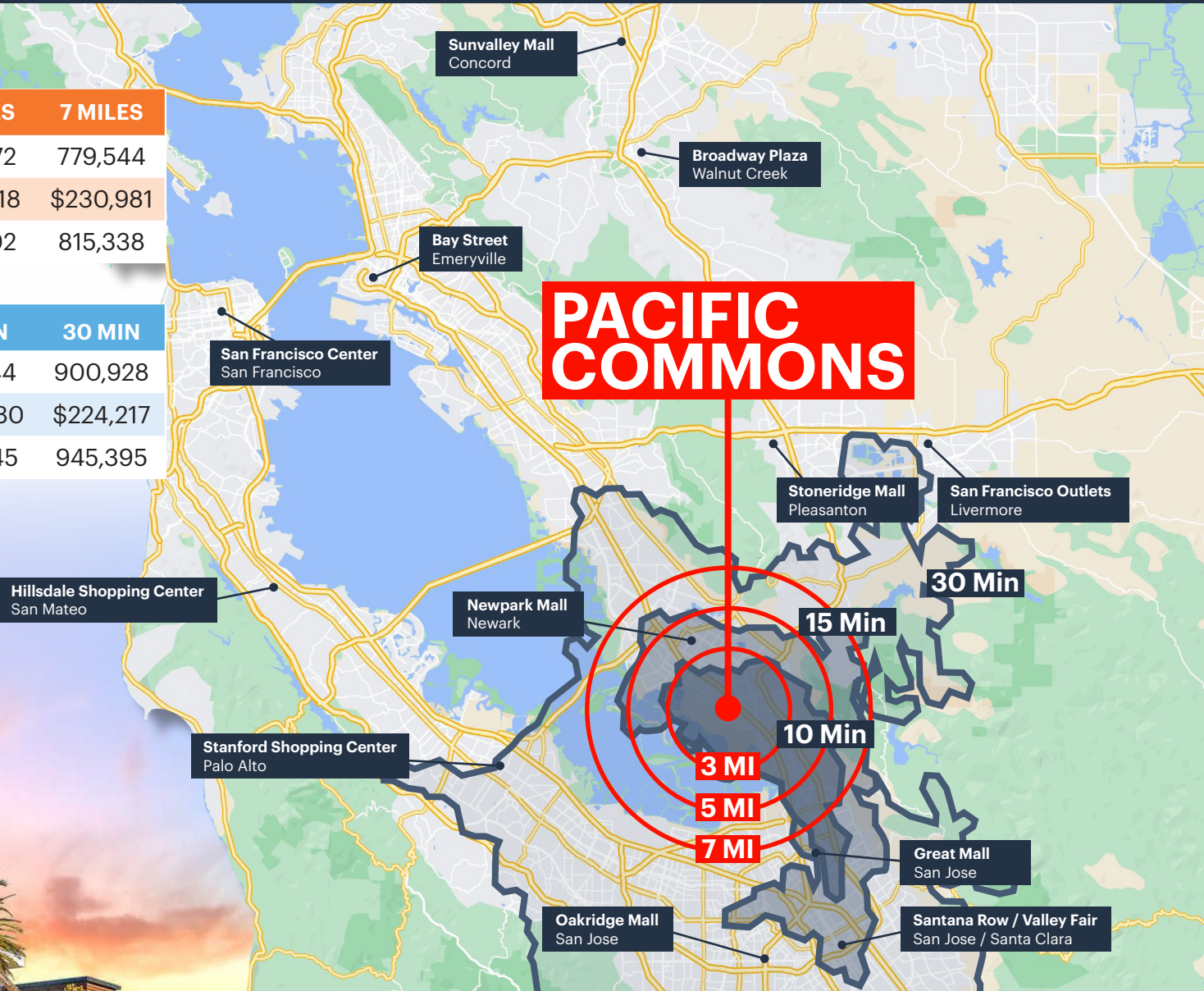
AREA 4 SHOPS P9

Meet Fresh	2,989 SF
Available	1,705 SF
Red Hot Chili Pepper	3,768 SF

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Population	85,085	220,472	779,544
Avg. HH Income	\$215,662	\$219,818	\$230,981
Daytime Population	101,626	192,402	815,338

DRIVE TIMES	10 MIN	15 MIN	30 MIN
Population	80,070	251,044	900,928
Avg. HH Income	\$215,787	\$219,380	\$224,217
Daytime Population	115,753	254,945	945,395

Source: Regis Sites USA Online 10/14/24



18
Miles Away
STONERIDGE MALL
PLEASANTON

34
Miles Away
BROADWAY PLAZA
WALNUT CREEK

19
Miles Away
STANFORD
SHOPPING CENTER

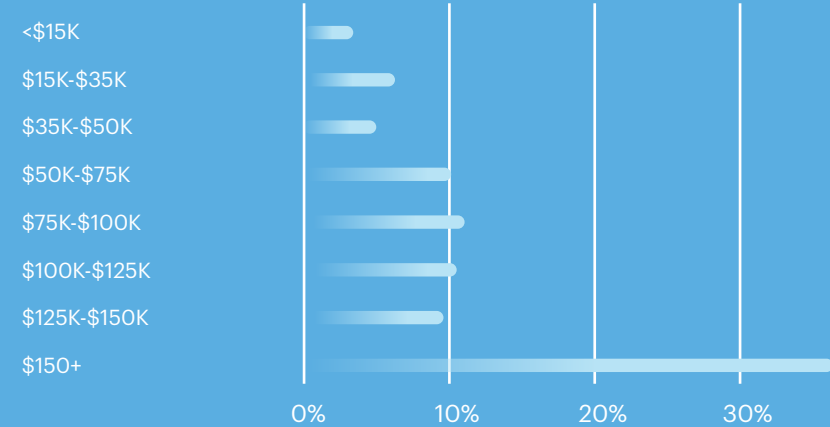
32
Miles Away
BAY STREET
EMERYVILLE

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

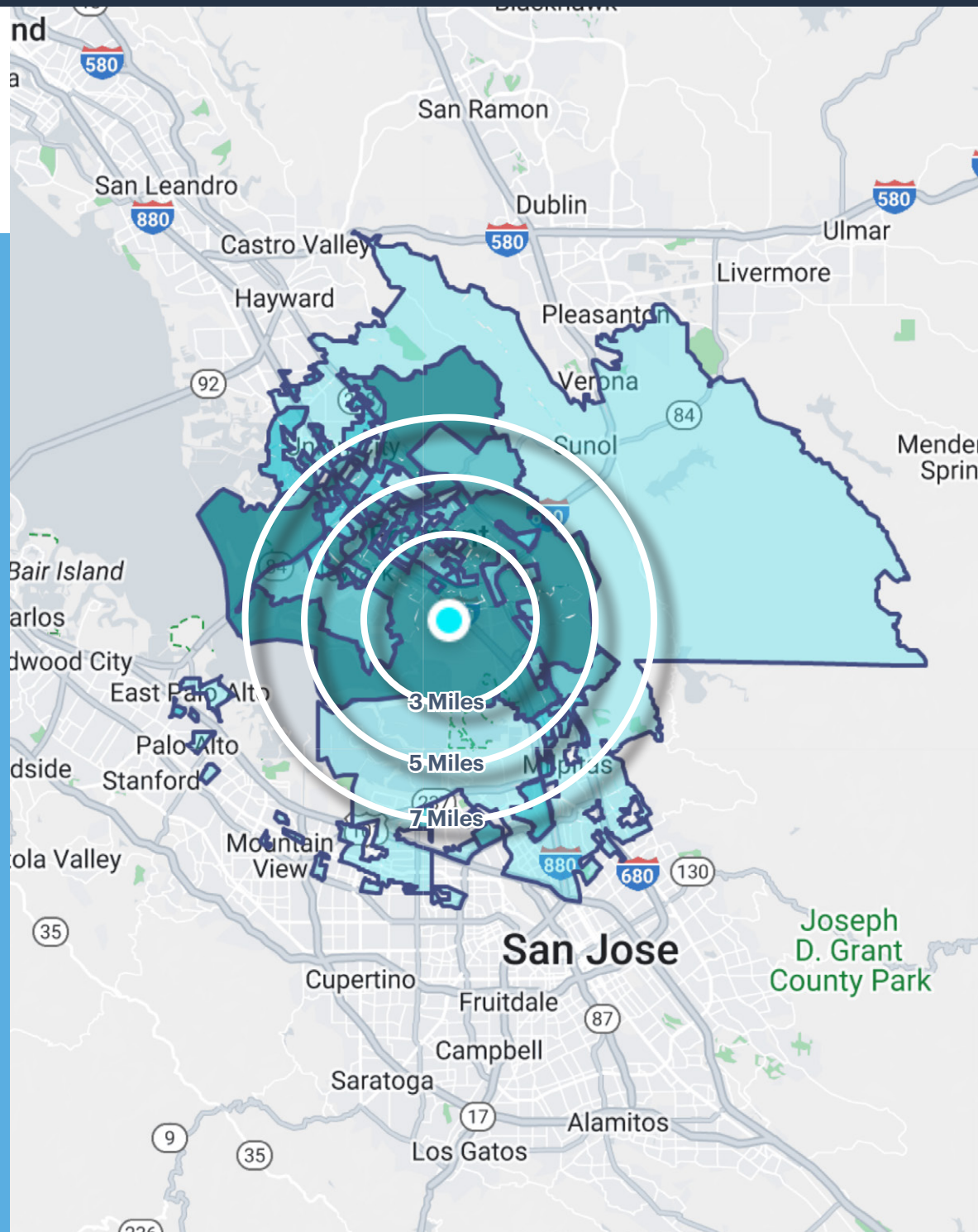
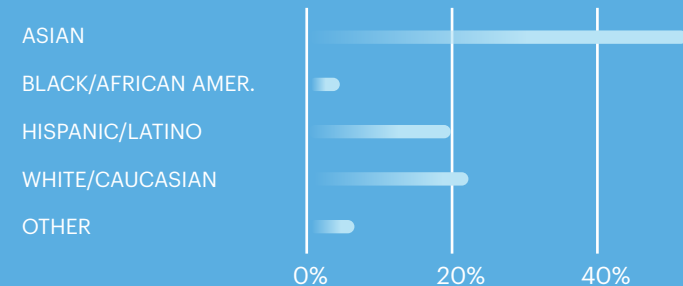
SUMMARY

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



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

OUT OF ALL PROPERTIES
(>800K GLA) IN CA

10 of 77
PACIFIC COMMONS

RANKING BY TOTAL VISITS (2023)

- 1 Disneyland (Anaheim)
- 2 Lakewood Center (Lakewood, CA)
- 3 River Park Shopping Center (Fresno, CA)
- 4 The Marketplace (Tustin, CA)
- 5 Del Amo Fashion Center (Torrance, CA)
- 6 Westfield Valley Fair (Santa Clara, CA)
- 7 Irvine Spectrum (Irvine, CA)
- 8 Victoria Gardens (Rancho Cucamonga, CA)
- 9 Monte Vista Crossing (Turlock, CA)
- 10 Pacific Commons Shopping Center (Fremont, CA)**
- 11 Serramonte Center (Daly City, CA)
- 12 Northwest Promenade (Bakersfield, CA)
- 13 South Coast Plaza (Costa Mesa, CA)
- 14 The District @ Tustin Legacy (Tustin, CA)
- 15 Northridge Fashion Center (Northridge, CA)

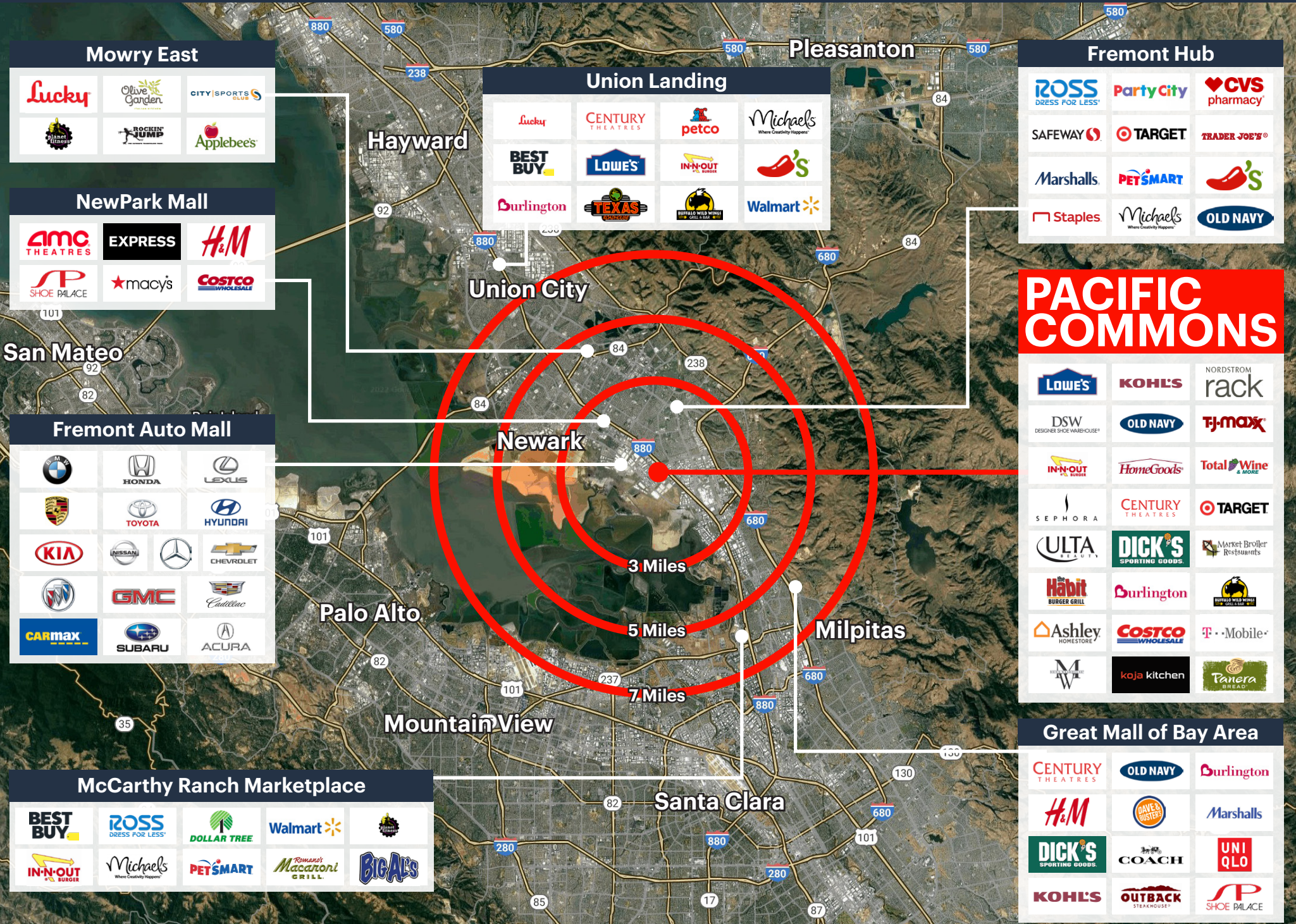


DEMOGRAPHICS

TOP TRADE AREA PERSONAS

- 49% Tech Titans
- 29% Silicon Nation
- 7% Asian Enclaves
- 7% Mixed Mecca
- 3% Urbanist







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FREMONT CALIFORNIA

COMMONS

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Sources: Demographics and Traffic Counts - SITE USA Regis Online, CreditIntell, PlacerAi 10/14/24. Photography: Vestar and Shutterstock.com