



PACIFIC COMMONS

FREMONT
CALIFORNIA

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

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 **Lease Pending** | ±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)

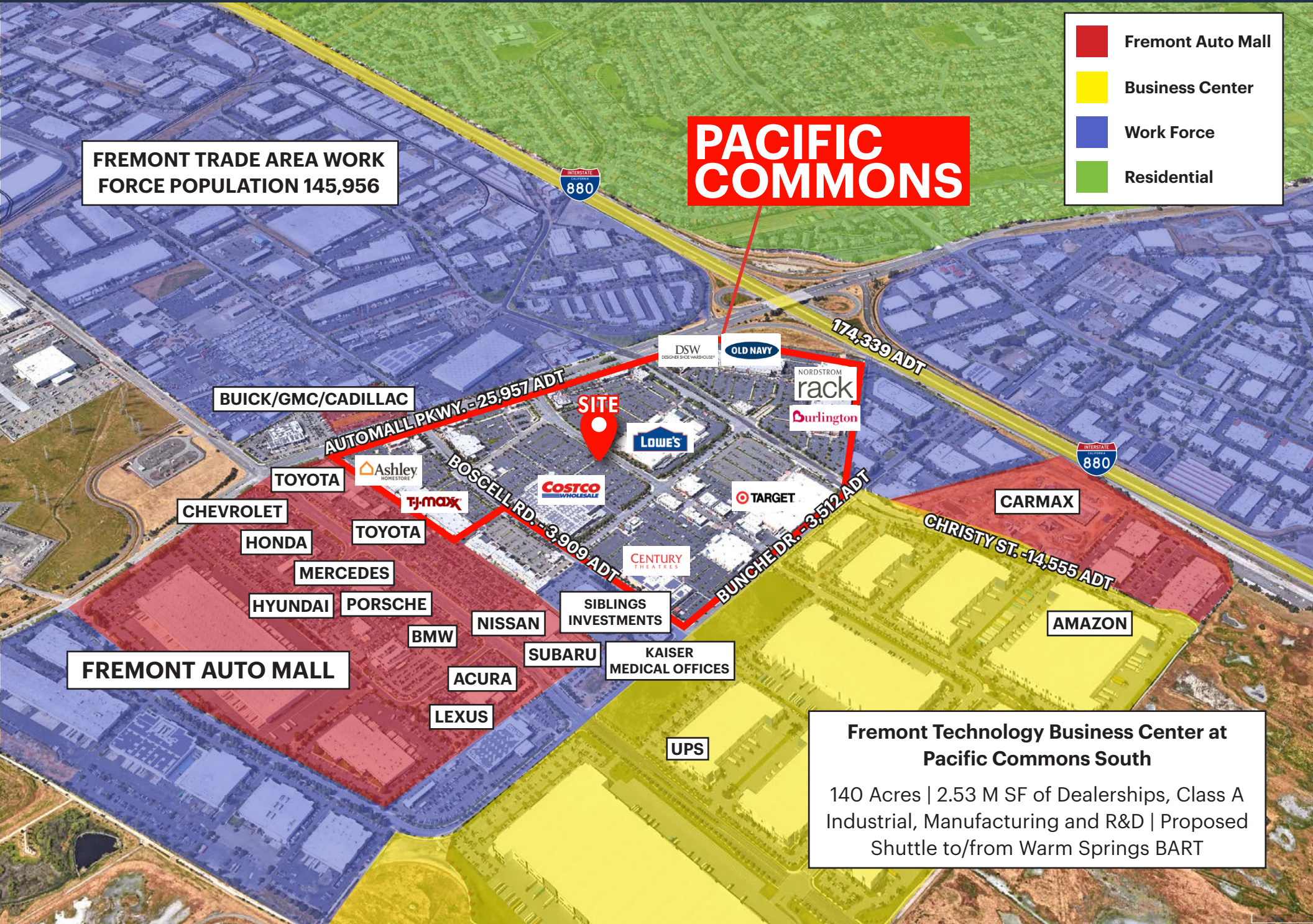
PLANNING AREA 4

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

PLANNING AREA 5

Anchored by Target, ULTA, Century Theatres
 ± 50,000 SF | ± 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. - 25,957 ADT

SITE

CHEVROLET

HONDA

MERCEDES

HYUNDAI

PORSCHE

BMW

NISSAN

SUBARU

ACURA

LEXUS

FREMONT AUTO MALL

BOSCELL RD. - 3,909 ADT

SIBLINGS INVESTMENTS

KAISER MEDICAL OFFICES

UPS

BUNCHE DR. - 3,512 ADT

174,339 ADT

CARMAX

CHRISTY ST. - 14,555 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
Available	97,970 SF

AREA 1 P3	
Citibank	4,300 SF
Available (Lease Pending)	3,428 SF

AREA 1 JUNIOR ANCHOR	
Five Below	10,120 SF

AREA 1 SHOPS R3	
Coldstone Creamery	1,236 SF
Ohana BBQ	1,586 SF
Available	1,601 SF
Sephora	5,382 SF

AREA 1 JUNIOR ANCHOR	
Available	24,638 SF

AREA 1 SHOPS R2	
Verizon Wireless	2,500 SF
U Break I Fix	1,159 SF
Available (Lease Pending)	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	6,603 SF

AREA 2 SHOPS P4	
Bundoo 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 2 SHOPS P5	
Available (Lease Pending)	13,254 SF

AREA 3 SHOPS R4	
Panda Express	2,398 SF
85 Degrees	3,333 SF
Firehouse Subs	2,466 SF

AREA 3 SHOPS R5	
Available (2nd Gen Restaurant)	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 ANCHOR	
Available	50,000 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

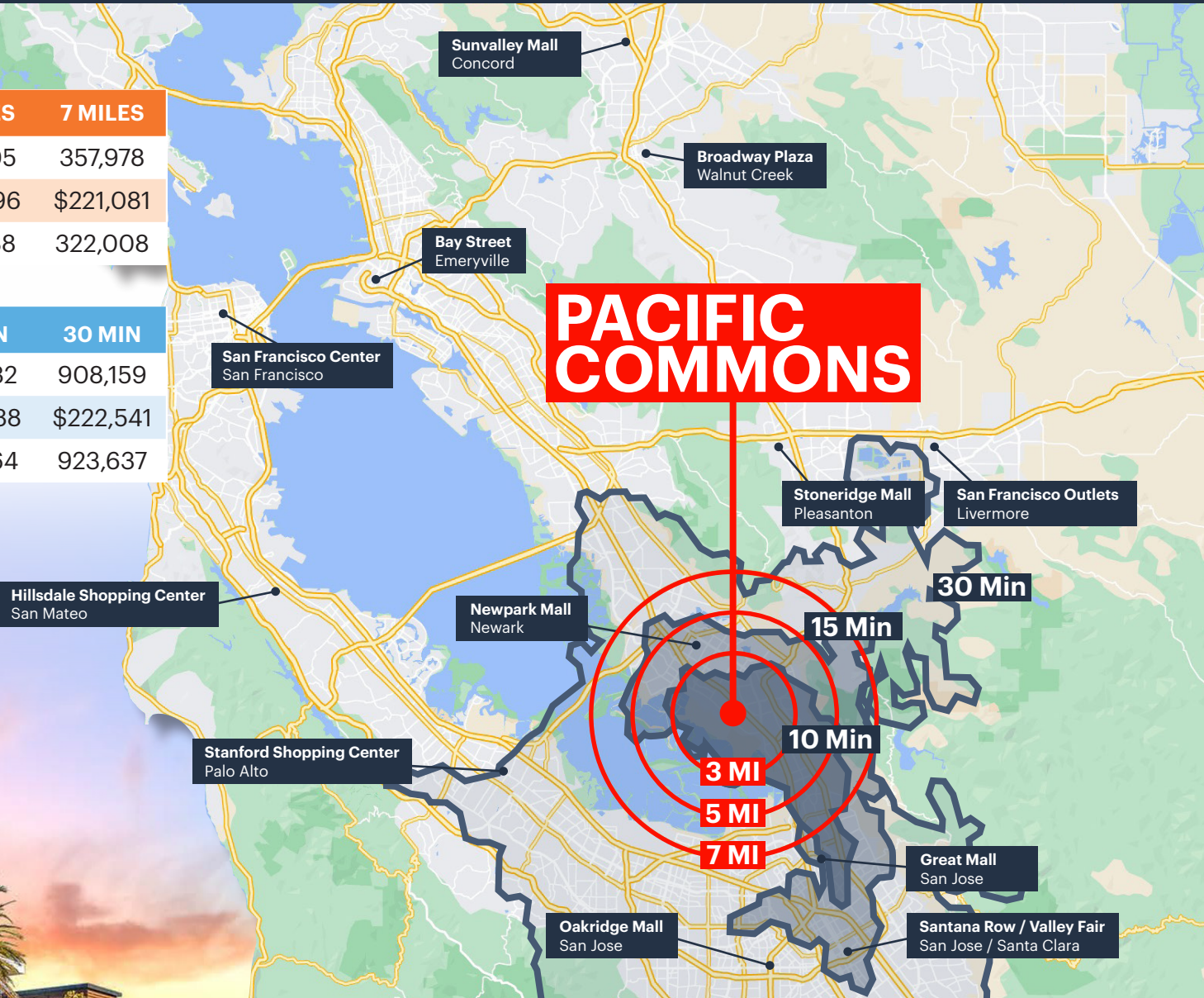
AREA 4 SHOPS M / J	
TJ Maxx / HomeGoods	43,588 SF
Available (Lease Pending)	12,385 SF
Mancini's Sleepworld	8,138 SF
Salon by JC	5,763 SF
Ashley Furniture	35,095 SF

AREA 4 SHOPS P9	
Meet Fresh	2,989 SF
Available	1,705 SF
Red Hot Chili Pepper	3,768 SF
Haidilao Hot Pot	6,000 SF

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

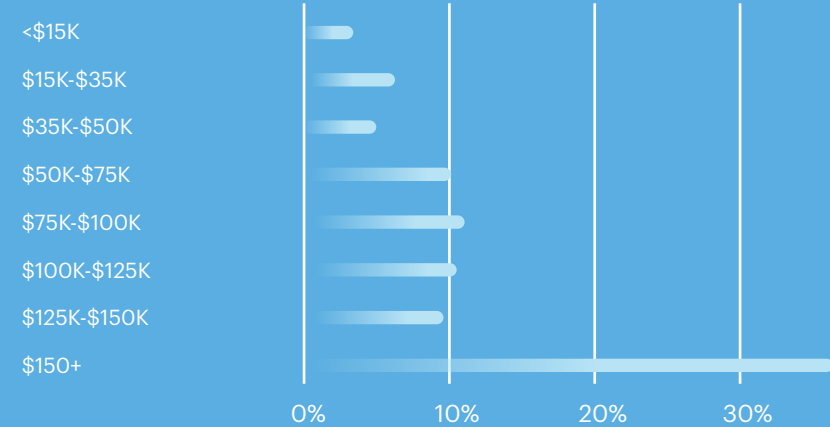
32
Miles Away
BAY STREET
EMERYVILLE

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

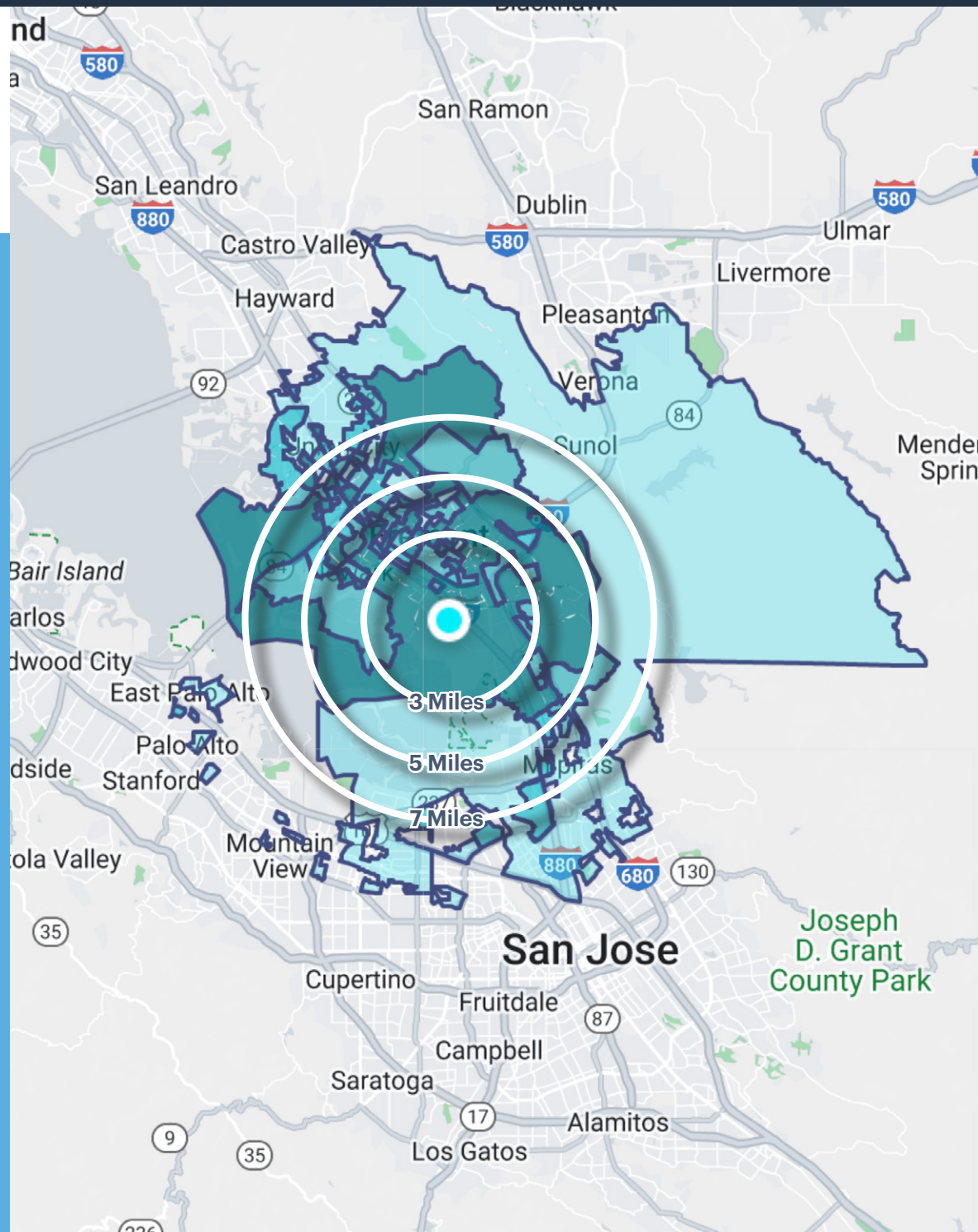
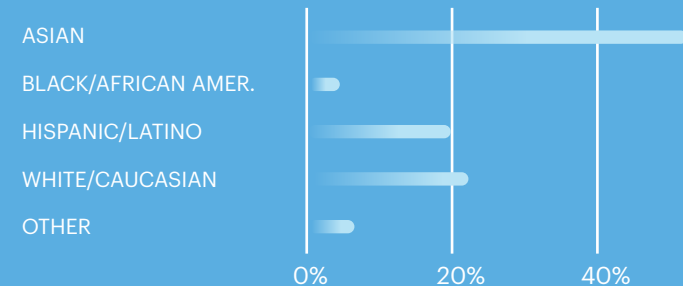
SUMMARY

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



WHY YOU SHOULD BE IN

FREMONT

REAL ESTATE INTELLIGENCE



TOP POWER CENTERS NATIONWIDE

PACIFIC COMMONS MAKE THE *TOP 100*

RANKING #20 WITH OVER *12.71M* VISITS



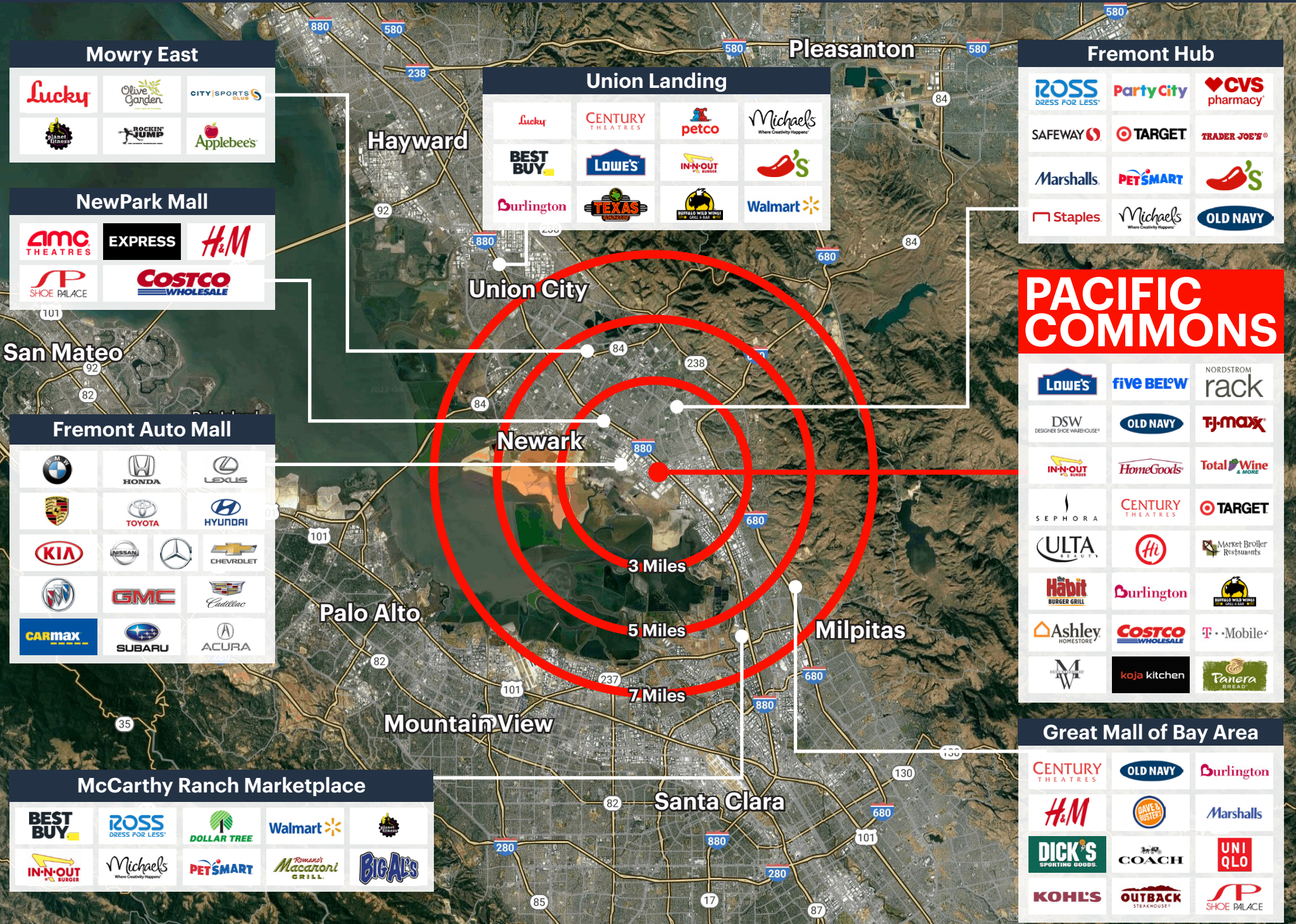
DEMOGRAPHICS

TOP TRADE AREA PERSONAS

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



COMPETITION AERIAL





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FREMONT CALIFORNIA

COMMONS

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