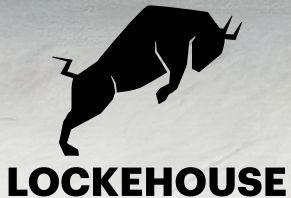


# 39370

## Civic Center Dr.

### FREMONT, CA



**CHROMATA**  
RETAIL

MEGHAN BASSO | (925) 488-4143 | [meghan@lockehouse.com](mailto:meghan@lockehouse.com) | #01880016

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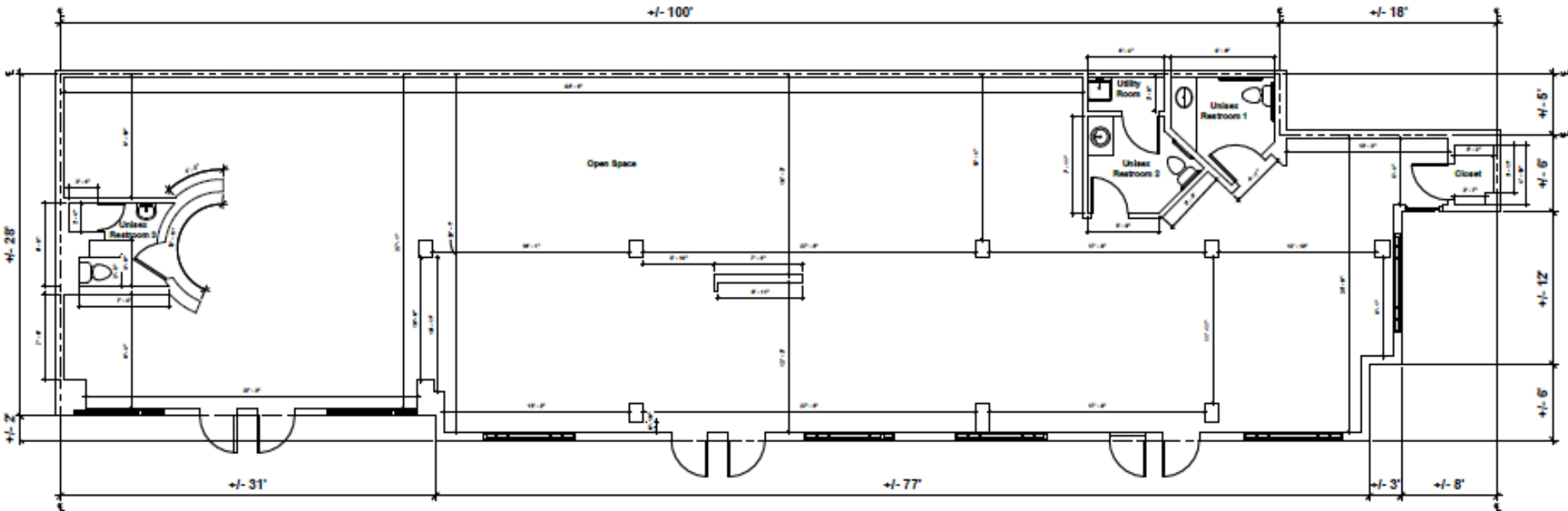
## SUMMARY

<b>ADDRESS</b>	39370 Civic Center Dr., Fremont, CA 94538
<b>COUNTY</b>	Alameda County
<b>AVAILABLE</b>	Suite: 39380 B - 3,212 SF
<b>RENT</b>	Call to Inquire

## HIGHLIGHTS

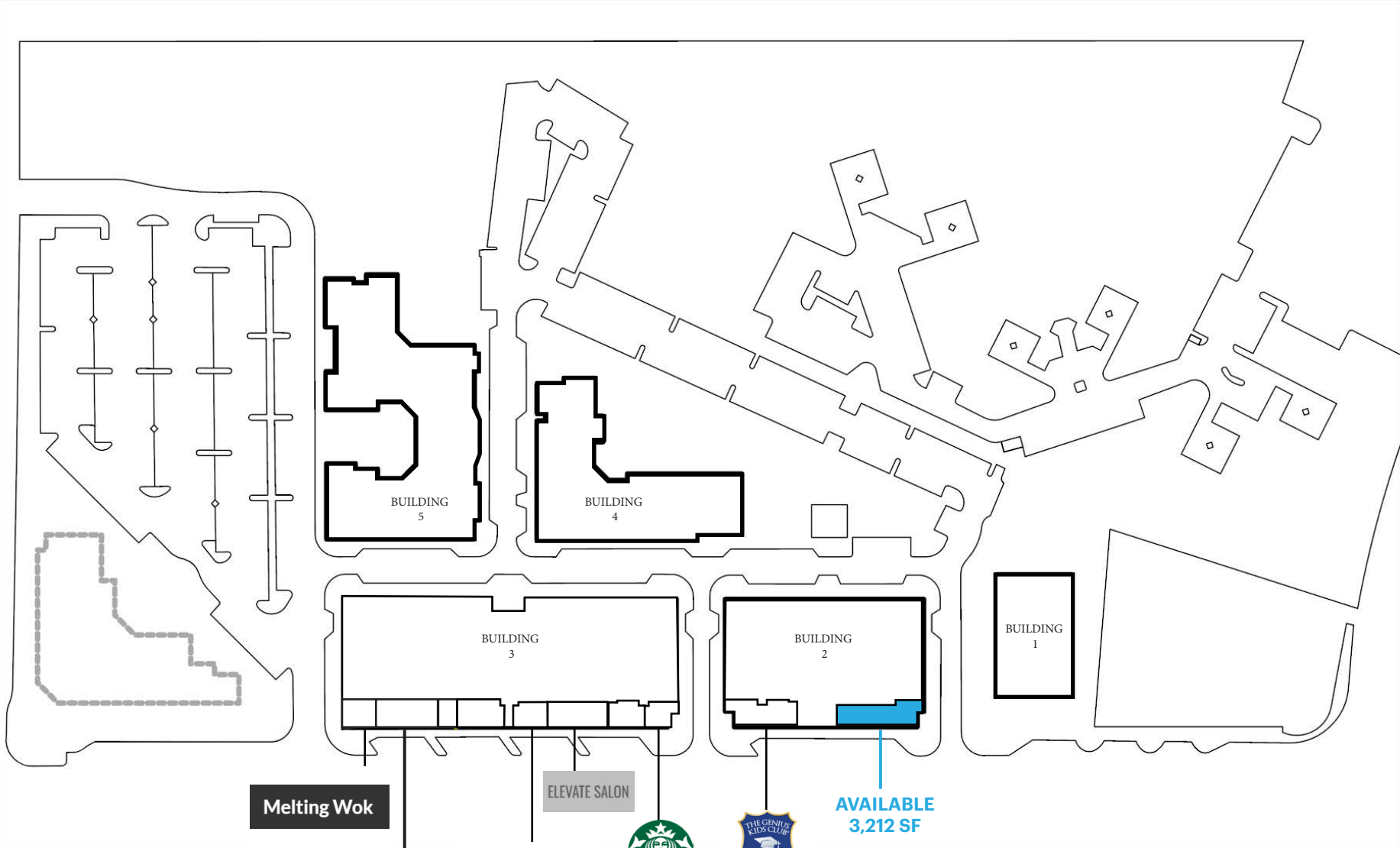
- Retail Space Available on Ground-Floor of Multi-Family Development with 322 Apartment Units
- Former Med-Spa, End Cap Space
- TIA Available
- Across the Street from Kaiser Permanente Fremont Medical Center and Located within a Prominent Medical Hub
- Strong Demographics with an Average Household Income of \$163,000+ within 3 Miles
- Proximity to Fremont BART
- Ample Parking for Both Customers and Employees
- Surrounded by Residential Complexes, Offices, and Medical Campuses to Ensure Steady Flow of Potential Customers

## REAR



## FRONT





Melting Wok

ELEVATE SALON

AVAILABLE  
3,212 SF

ZA Nails Spa



**Sourdough & Co.**  
Sandwiches • Soups • Salads  
(Coming Soon)

# MARKET AERIAL

**FREMONT PLAZA**
















**GATEWAY PLAZA**

**WALNUT PLAZA**

**CAPITOL SQUARE**

**FREMONT HUB SHOPPING MALL**

**THE CROSSROADS SHOPPING CENTER**

MOWRY AVE. - 26,321 ADT

PASEO GRANDE PKWY. - 11,859 ADT

CIVIC CENTER DR. - 6,158 ADT

FREMONT BLVD. - 16,309 ADT

WALNUT AVE. - 11,366 ADT

\*Traffic Counts Source: Sites USA Regis 2/2/24





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Pg 1 Photo source: Equity Apartments