

39370

Civic Center Dr.

FREMONT, CA



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SUMMARY

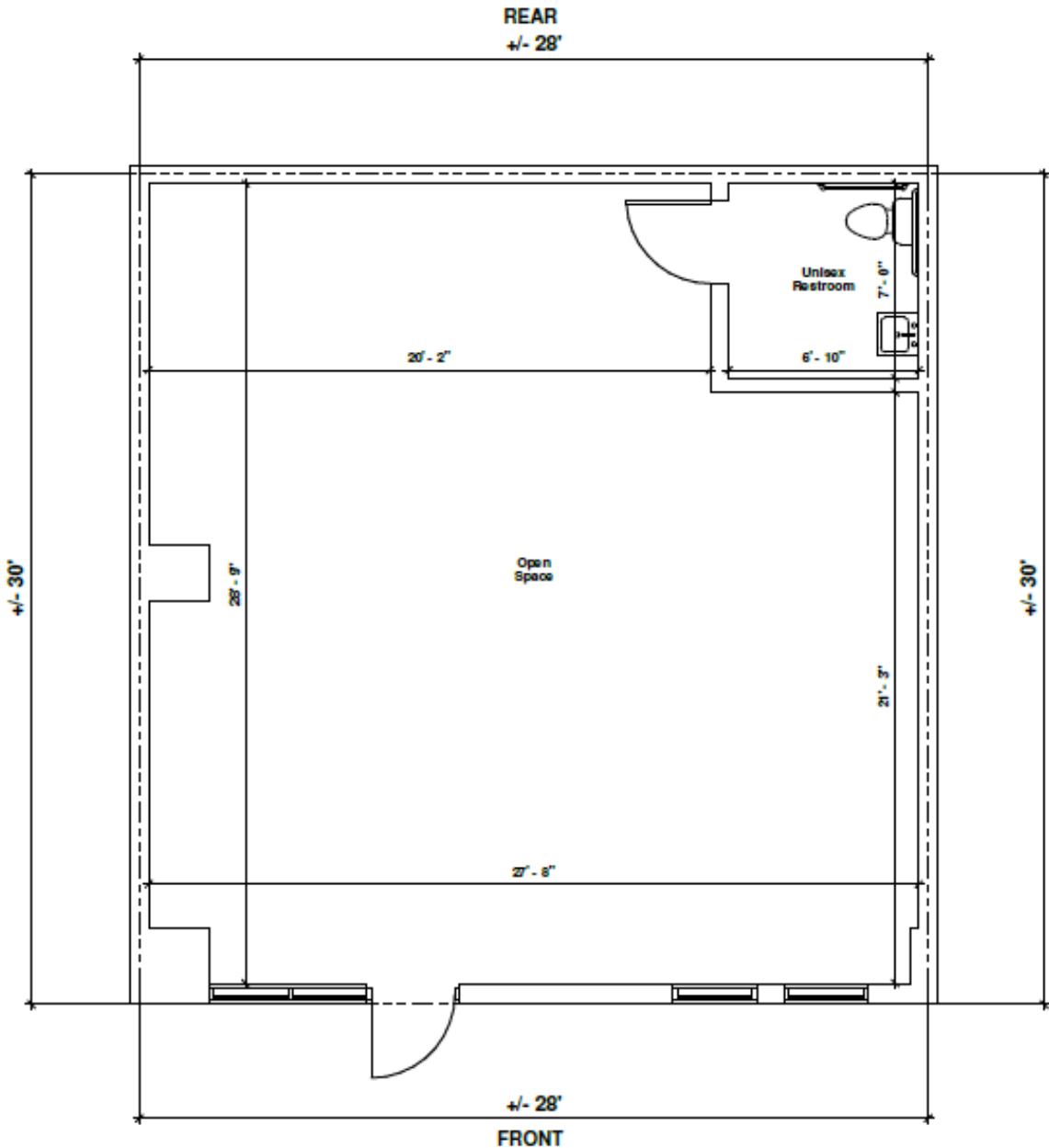
ADDRESS	39370 Civic Center Dr., Fremont, CA 94538
COUNTY	Alameda County
AVAILABLE	39370 B - 1,250 SF 39370 C - 850 SF 39380 B - 3,212 SF
RENT	Call to Inquire

HIGHLIGHTS

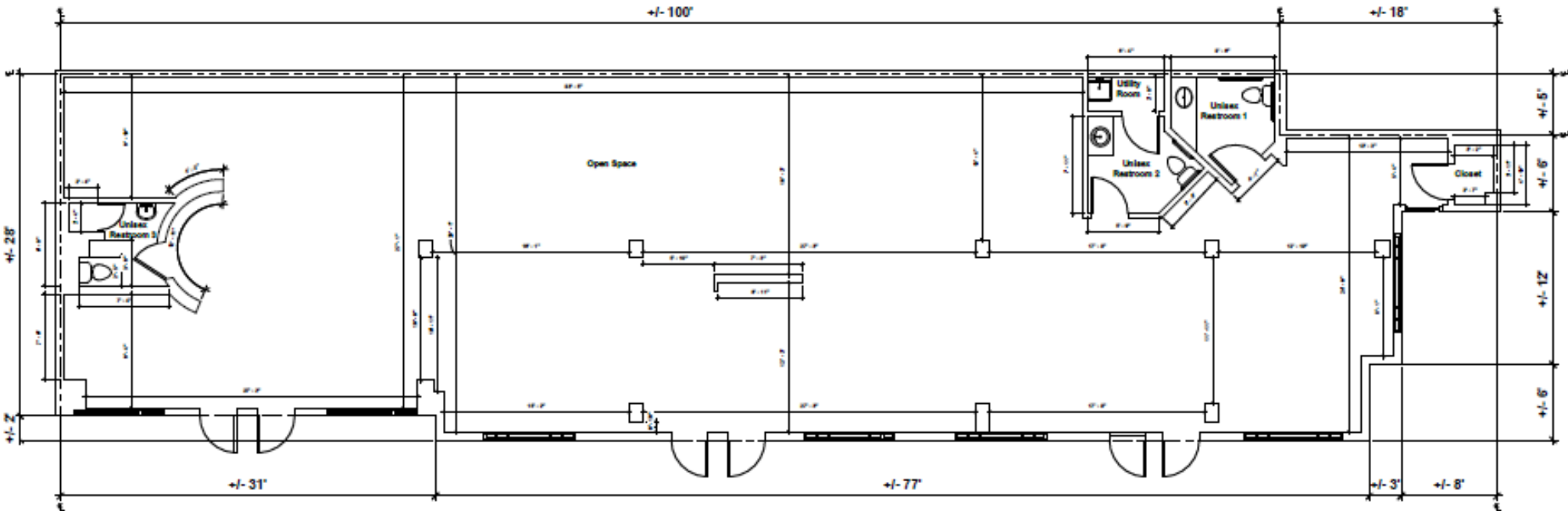
- Retail Space Available on Ground-Floor of Multi-Family Development with 322 Apartment Units
- Former Med-Spa, End Cap Space
- TIA Available
- Across the Street from Kaiser Permanente Fremont Medical Center and Located within a Prominent Medical Hub
- Strong Demographics with an Average Household Income 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



39370 C - Former Dry Cleaner

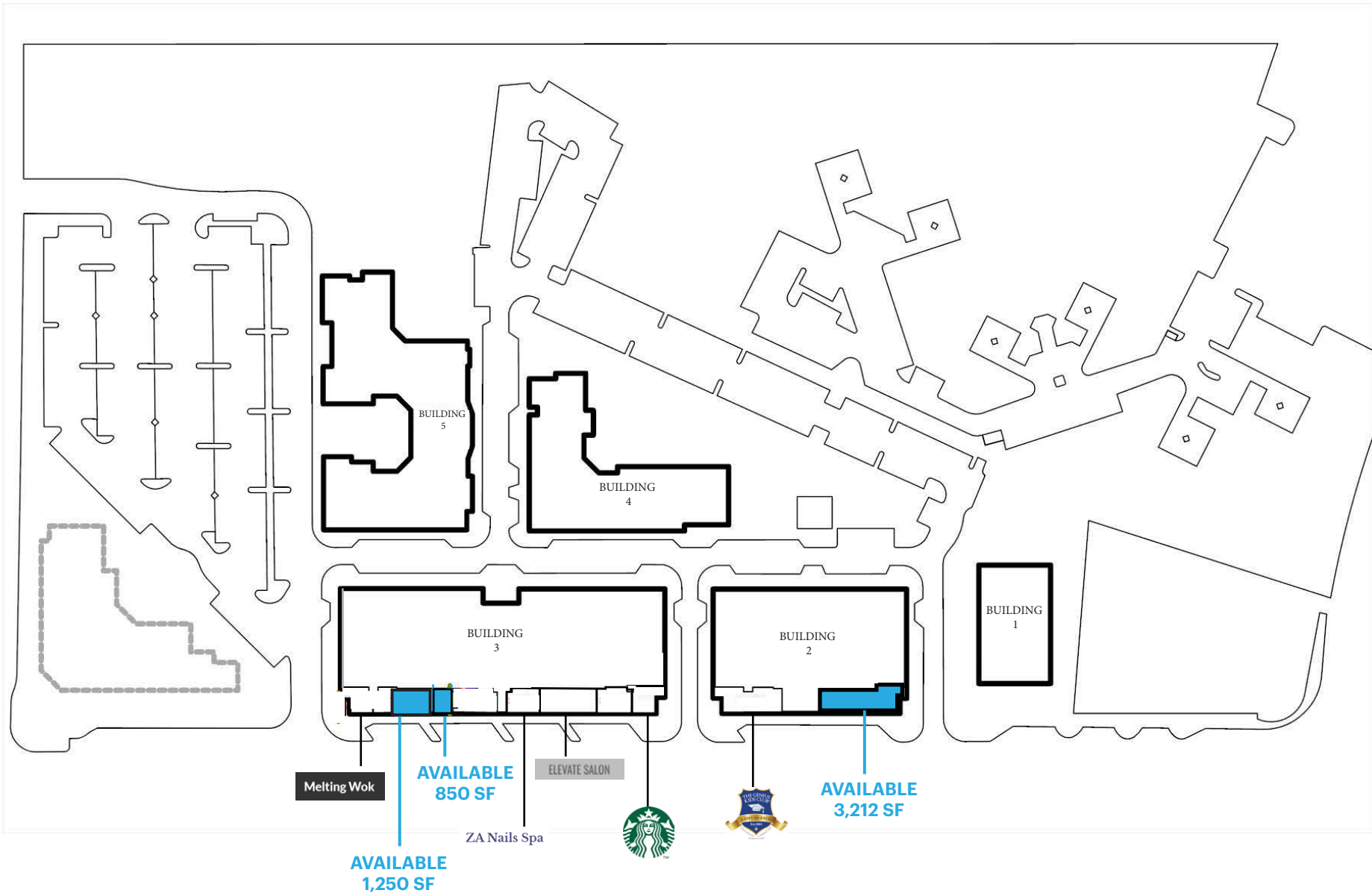


REAR



FRONT





MARKET AERIAL

Walgreens | STRETCH LAB | the bar method.

Panera BREAD | CHIPOTLE MEXICAN GRILL | Peet's COFFEE

WHOLE FOODS MARKET | BOUQUIN SQUARE | THE UPS STORE | citi

FREMONT PLAZA
 SPROUTS FARMERS MARKET | BOSTON ROTISSERIE CHICKEN | BIG 5 SPORTING GOODS
 Jamba Juice | NOAH'S NY BAGELS | FedEx Office

Washington Hospital Healthcare System

BART



KAISER PERMANENTE

GATEWAY PLAZA

Raley's | VITALITY BOWLS | the COUNTER CUSTOM BURGERS
 Walgreens | ciné LOUNGE | Spitz Coffee
 pet food express | RELOON | INCH'N'S BAMBOO GARDEN

WALNUT PLAZA

Smart & Final. | Sizzler | Cakes & Bakes
 WELLS FARGO | UnionBank | CHASE

CAPITOL SQUARE

RawASF RAW AND SUPER FOODS | AURA | SLIVER
 HONEYST | deka lash
 Banter BOOKSHOP | FREMONT FOOD HALL | DIN DING

FREMONT HUB SHOPPING MALL

SAFeway | Michaels | TRADER JOE'S® | PETSMART
 TARGET | Marshalls | OLD NAVY | DAISO JAPAN
 ROSS DRESS FOR LESS® | CVS pharmacy | Staples | Party City

THE CROSSROADS SHOPPING CENTER

food maxx | PANDA EXPRESS | Erik's DeliCafe
 MOUNTAIN MIKE'S | Red Lobster | BONGO BURGER

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



POPULATION

1 MILE	3 MILES	5 MILES
12,017	162,755	288,062



ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
13,072	55,996	95,900



ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$181,205	\$207,411	213,436



ESTIMATED AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$2.1 M	\$2.31 M	\$2.38 M



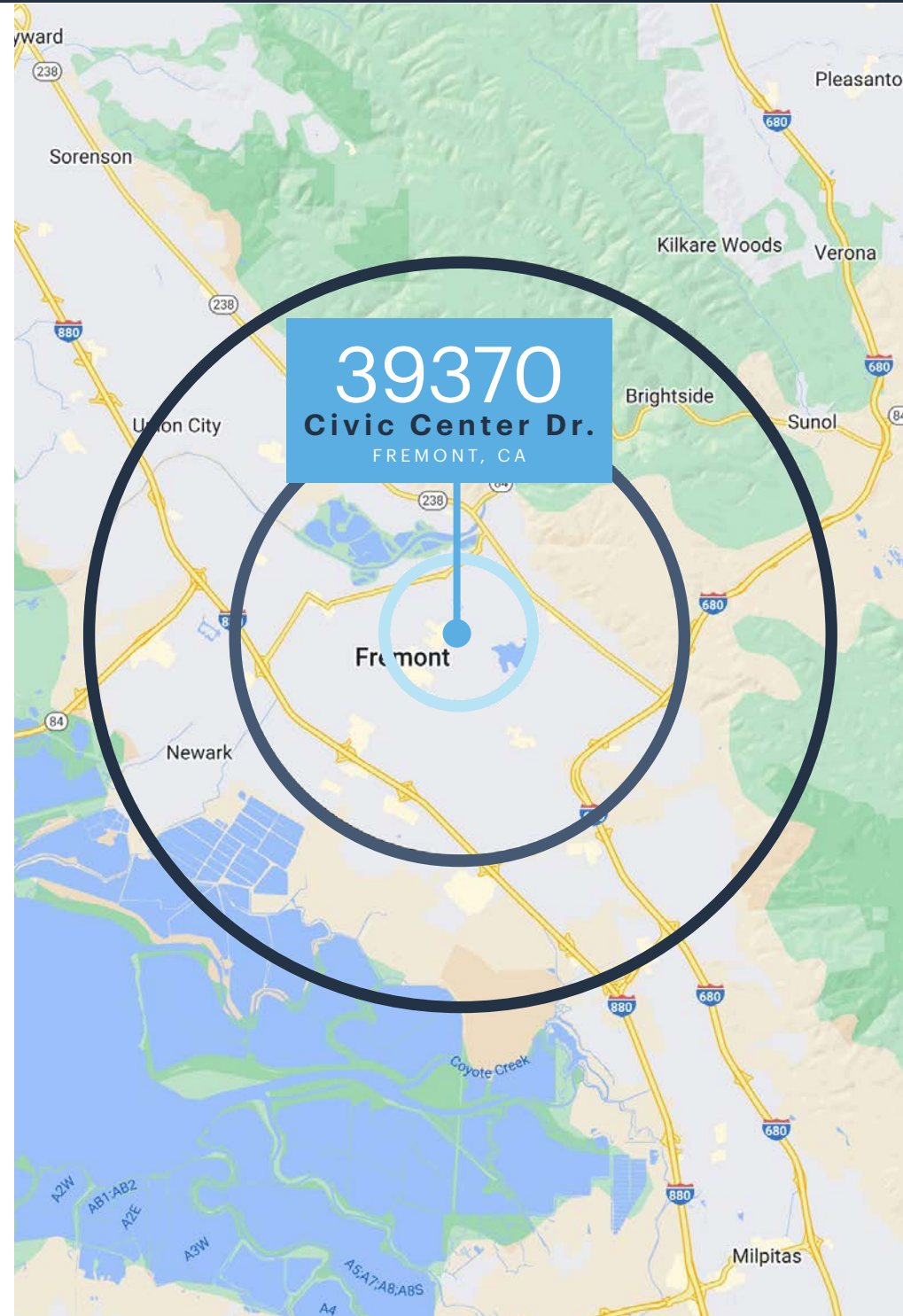
COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
65.6%	57.5%	55.8%



TOTAL RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$663.38 M	\$3.19 B	\$ B



*Demographic Source: Sites USA REGIS Online 2/2/24



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Pg 1 Photo source: Equity Apartments