



THE  
**TOLMAN**

39176 Fremont Blvd., Fremont, CA 94538



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# EXECUTIVE SUMMARY

## SUMMARY

<b>ADDRESS</b>	39176 Fremont Blvd., Fremont, CA 94538
<b>SPACES</b>	<b>Retail/Restaurant 1:</b> ±1,665 SF <b>Retail/Restaurant 2:</b> ±2,384 SF <i>*Retail 1 &amp; 2, Both Vented for Restaurant Use</i> <i>*Can be Combined: ±4,049 SF</i>  <b>Retail/Cafe 3:</b> ±1,642 SF <i>*Non-Vented Food Use Possible</i>
<b>RENT</b>	Please Inquire with Agent
<b>NNN</b>	\$15.00 PSF / Annually

## HIGHLIGHTS

- 3 Retail Spaces Totaling Approx. 5,700 SF
- Located in the Heart of Downtown Fremont
- 118,073 Employees within 5 Miles
- \$214,349 Average Household Income within 5 Miles
- Traffic Counts:
  - Fremont Blvd. - 16,309 ADT
  - Capitol Ave. - 2,868 ADT





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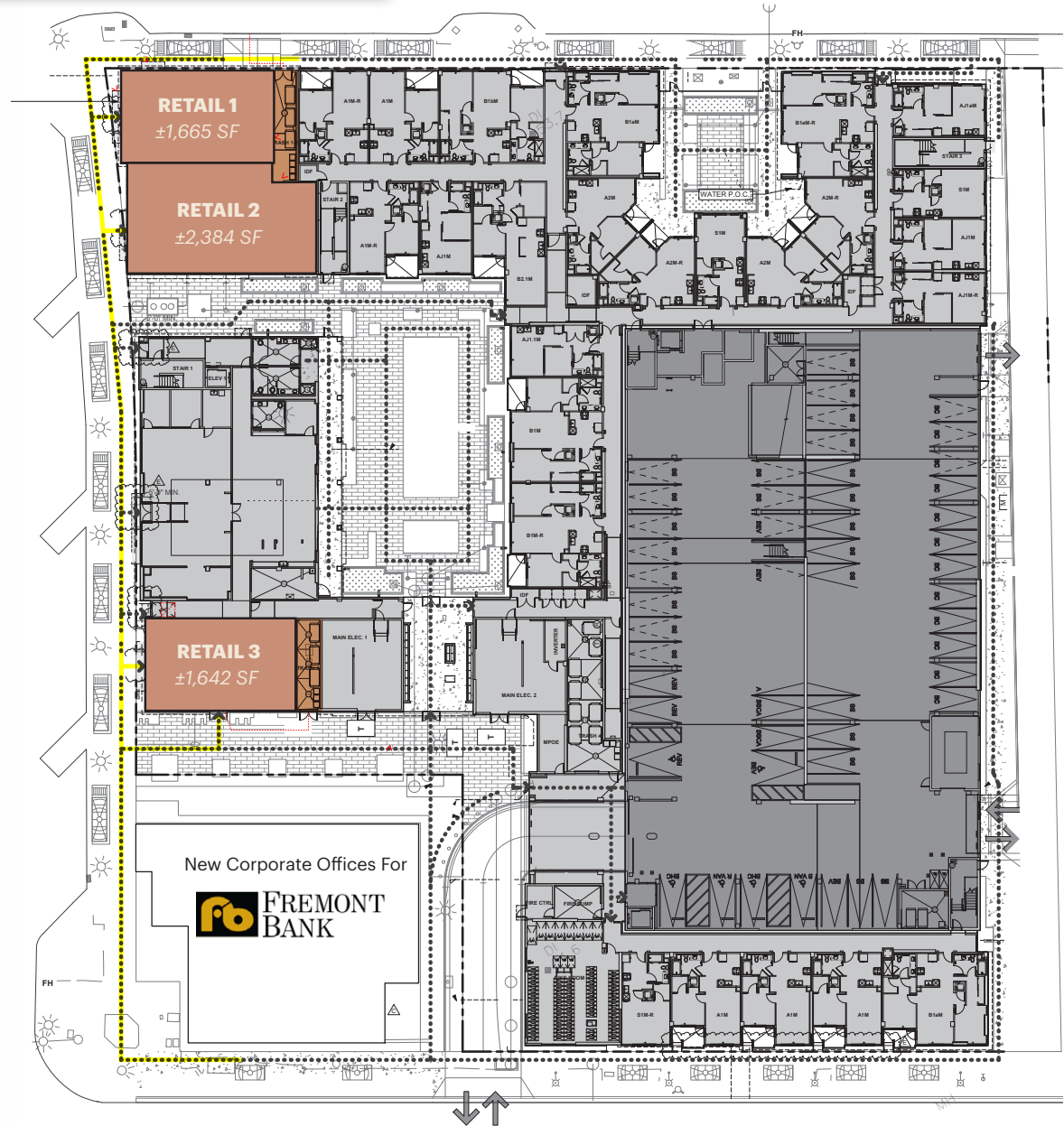
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# SITE PLAN



## Availability

R1	1,665 SF	R2	2,384 SF	R3	1,642 SF
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# MARKET AERIAL

**GATEWAY PLAZA**

**WALNUT PLAZA**

**CAPITOL SQUARE**

**THE CROSSROADS SHOPPING CENTER**

**FREMONT PLAZA**

**FREMONT HUB SHOPPING MALL**

PASEO GRANDE PKWY. - 11,859 ADT

MOWRY AVE. - 26,321 ADT

**SITE**

FREMONT BLVD. - 16,309 ADT

WALNUT AVE. - 11,366 ADT

\*Traffic Counts Source: Sites USA Regis 1/23/24



# RENDERING

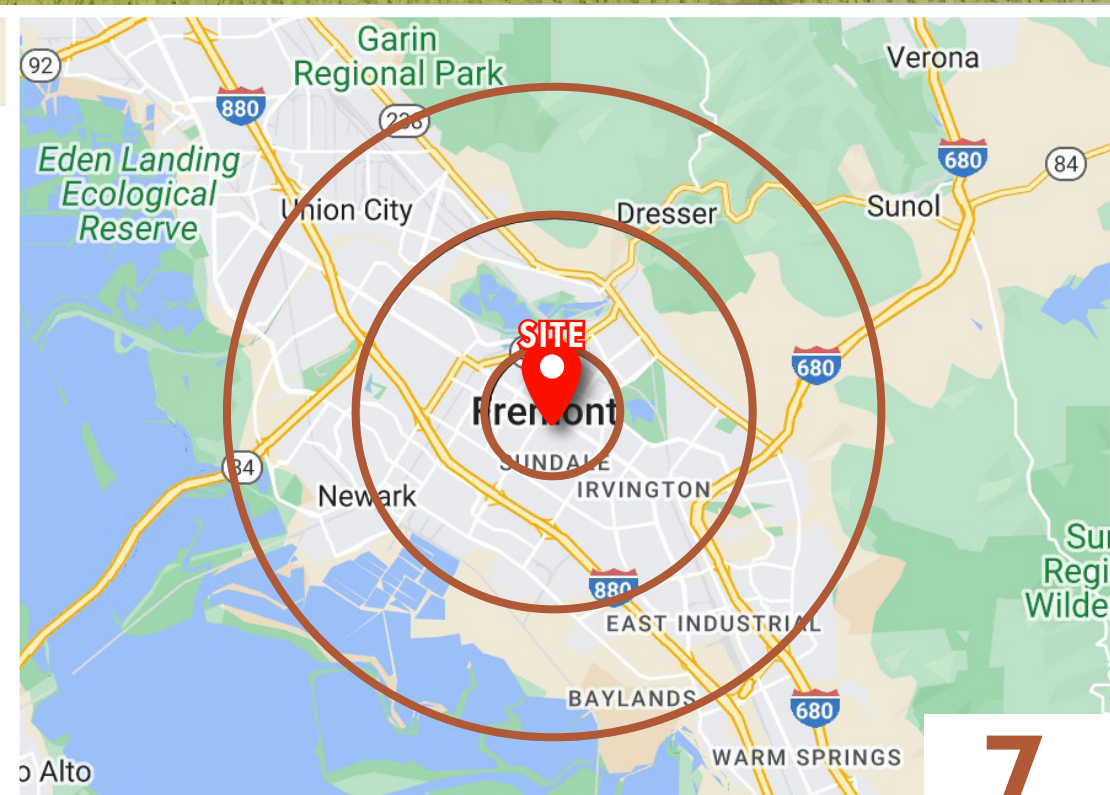




# DEMOGRAPHICS



DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
Population	35,296	178,019	296,624
Daytime Population	25,504	108,463	199,598
Average Household Income	\$176,033	\$206,633	\$214,349
Household Income \$200,000 or More	32.7%	37.9%	40.6%
Median Home Value \$1,000,000 or More	40.2%	50.6%	53.4%
College Degree Bachelor Degree or Higher	58.1%	54.9%	55.8%
Total Retail Expenditures	\$641.59 M	\$3.99 B	\$5.79 B



\*Demographics Source: Sites USA Regis 1/23/24





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