

FOR LEASE

IRVINGTON VILLAGE
40559-40677 Fremont Blvd., Fremont, CA



LOCKEHOUSE

±23,000 - ±40,600 SF OF RETAIL SPACE AVAILABLE

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SUMMARY

40559-40677 Fremont Blvd., Fremont, CA 94538

IRVINGTON VILLAGE is a ±117,765 SF Grocery-Anchored Neighborhood Center located at 40559-40677 Fremont Blvd., CA, 94538.

Situated on an expansive ±8.17-acre lot at the intersection of Fremont Blvd. and Grimmer Blvd., this center boasts excellent visibility and accessibility, serving the vibrant Fremont community.

The center is currently seeking anchor tenants to occupy the former Cloverleaf Bowl building and the previous grocery box space, providing a unique opportunity to establish a presence in the high-demand Fremont market.



ADDRESS 40559-40677 Fremont Blvd.
Fremont, CA

SEEKING Grocery Anchor & Soft Goods Junior Anchor

SIZE ±23,000 - ±40,600 SF

TYPE Grocery-Anchored Neighborhood Center

ZONING General Commercial, Mixed Use (MX)

CROSS STREETS Fremont Blvd. - 12,201 ADT
Grimmer Blvd. - 13,705 ADT

HIGHLIGHTS

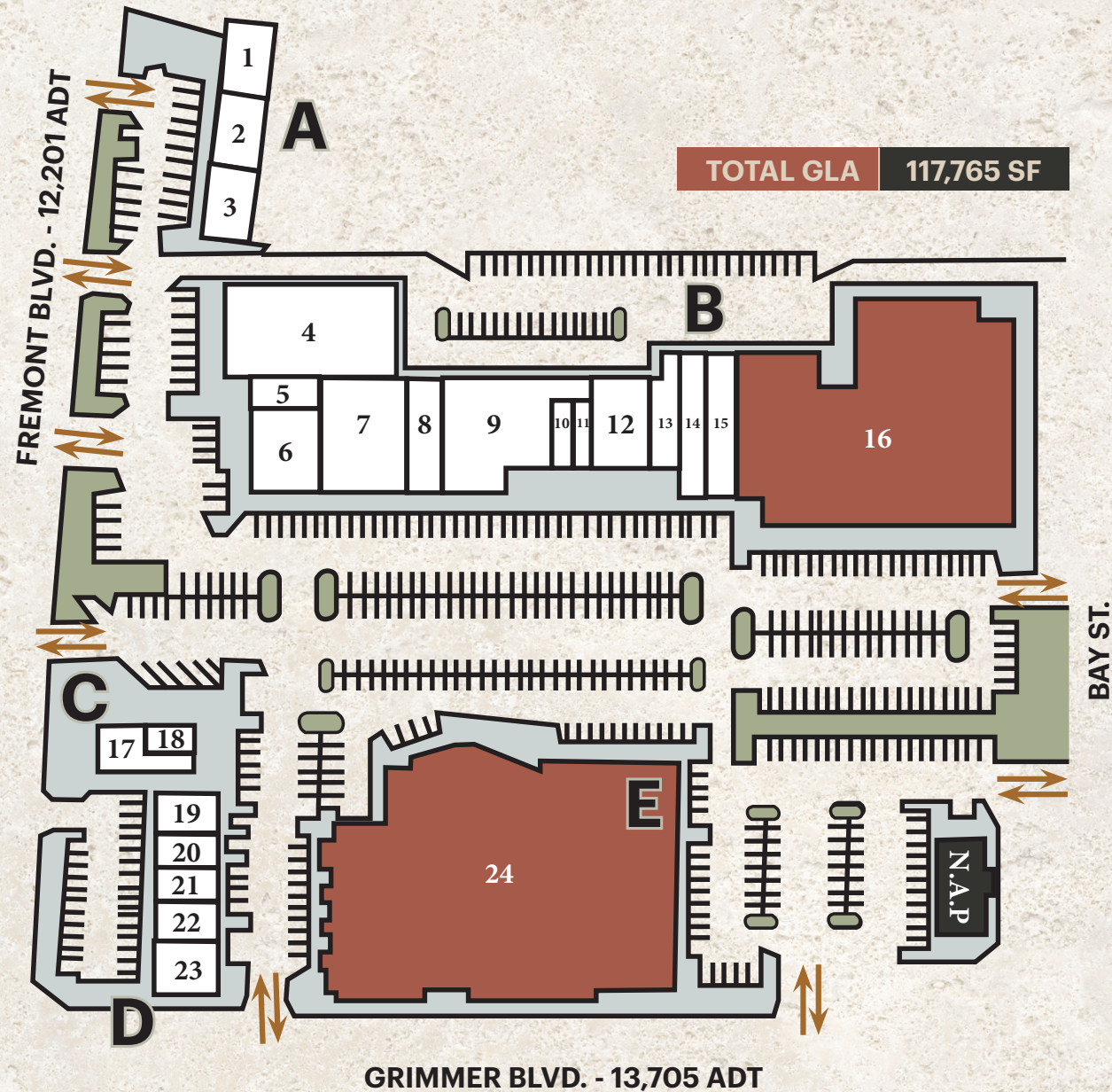
- Seeking 13,000 SF - 45,000 SF Grocery Anchor
- Strong Local Demand for Grocer and Dairy-Needs Retailer
- Favorable Demographics - Household Income of \$197,819 in a 3-Mile Radius
- Excellent Accessibility with 8 Points of Ingress/Egress
- Abundant and Convenient Parking

SITE PLAN

40559-40677 Fremont Blvd., Fremont, CA 94538



#	RESTAURANTS	SF
A1	P Ultimate nails	1,000 SF
A2	Available	1,700 SF
A3	Available	2,500 SF
B4a	Available	5,000 SF
B4b	Available	4,580 SF
B5	Available	900 SF
B6	SBC Liquors	2,600 SF
B7	Zam Zam Super Market	4,500 SF
B8	Available	1,500 SF
B9	Available	9,200 SF
B10	Available	600 SF
B11	Chida Keys & Locks	480 SF
B12	Available	2,520 SF
B13	Fremont Laundromat	1,440 SF
B14	Available	2,000 SF
B15	Available	2,000 SF
B16	Available	24,293 SF
C17	Available	2,094 SF
C18	Available	1,406 SF
D19	Shanghai Noodle House	1,085 SF
D21	Available	1,085 SF
D22	Available	1,085 SF
D23	Tandoori N Curry Restaurant	2,090 SF
E24	Available	40,651 SF
N.A.P	Taco Bell	N/A



*Traffic Counts: REGIS SITE USA 1/27/25

MARKET AERIAL

40559-40677 Fremont Blvd., Fremont, CA 94538



PROPOSED RENDERINGS ONLY

40559-40677 Fremont Blvd., Fremont, CA 94538



Source: Lowney Arch

DEMOGRAPHICS

40559-40677 Fremont Blvd., Fremont, CA 94538



POPULATION

1 MILE	3 MILES	5 MILES
31,932	149,097	253,104



DAYTIME POPULATION

1 MILE	3 MILES	5 MILES
14,121	125,721	200,993



TOTAL HOUSEHOLDS

1 MILE	3 MILES	5 MILES
10,997	51,320	86,315



AVG. HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$192,535	\$217,121	\$218,311



COLLEGE DEGREE (BACHELOR OR HIGHER)

1 MILE	3 MILES	5 MILES
56.3%	61.1%	58.4%



HOME VALUES (\$1,000,000 OR MORE)

1 MILE	3 MILES	5 MILES
64.2%	70.2%	69.0%



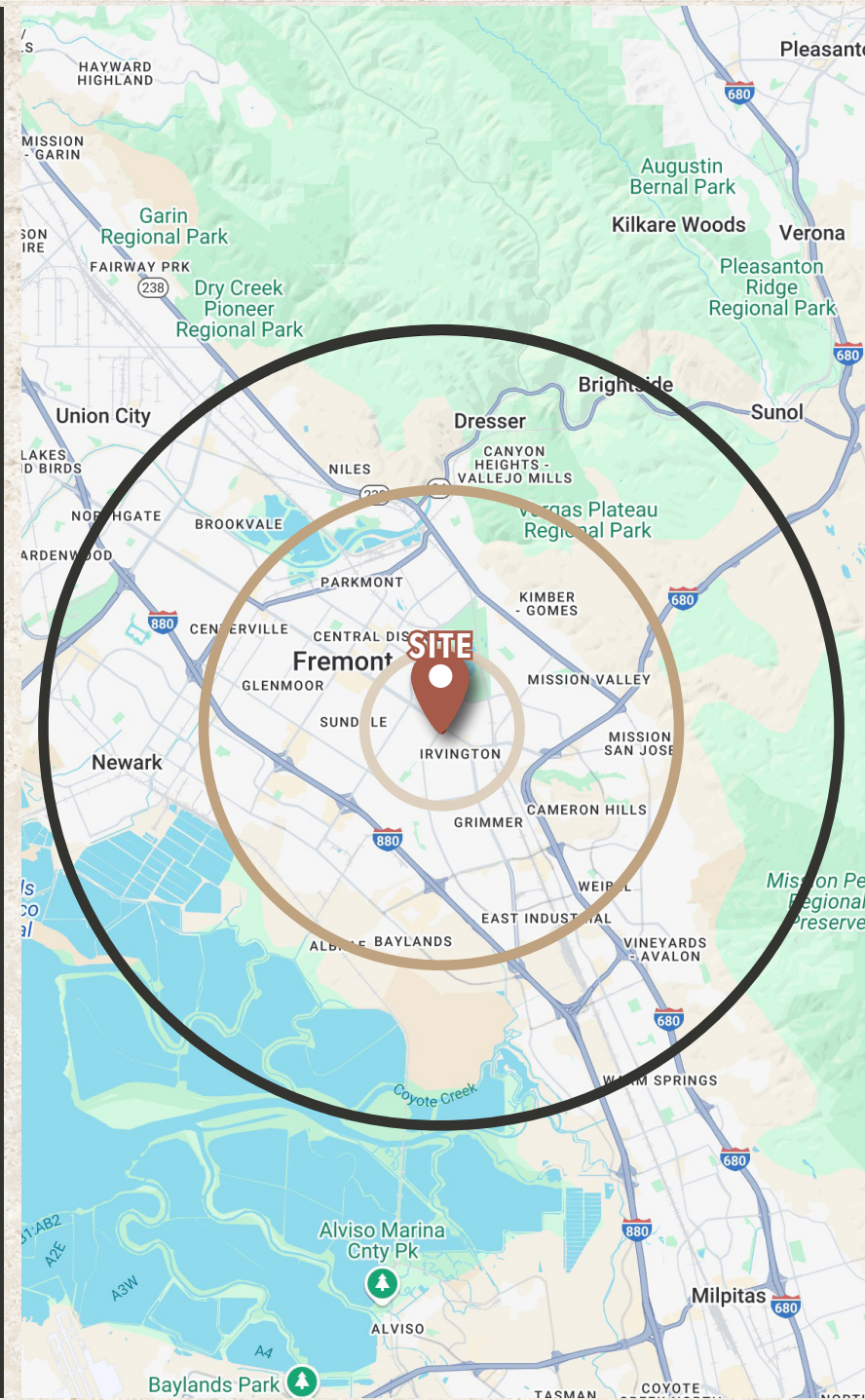
RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$614.03 M	\$3.05 B	\$5.1 B



TOTAL BUSINESSES

1 MILE	3 MILES	5 MILES
888	7,026	10,764



*Demographics: REGIS SITE USA 11/21/24