

FOR LEASE

IRVINGTON VILLAGE

40559-40677 Fremont Blvd., Fremont, CA



LOCKEHOUSE

±29,000 - ±40,255 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 ±29,000 - ±40,255 SF

TYPE Grocery-Anchored Neighborhood Center

ZONING General Commercial, Mixed Use (MX)

CROSS STREETS Fremont Blvd. - 11,718 ADT
Grimmer Blvd. - 113,350 ADT

HIGHLIGHTS

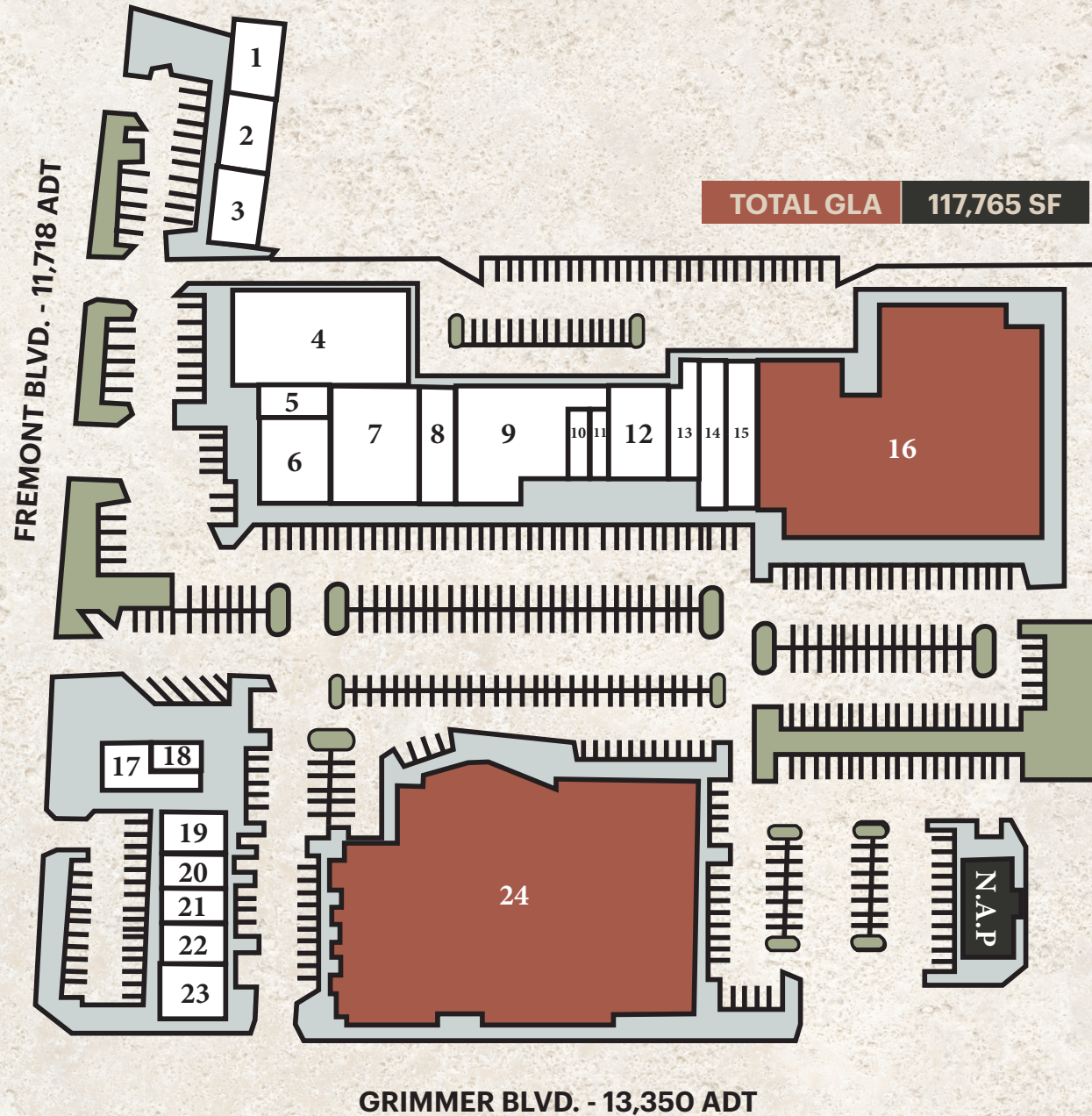
- Seeking 13,000 SF - 45,000 SF Grocery Anchor
- Strong Local Demand for Grocer and Dairy-Needs Retailer
- Favorable Demographics - Household Income of \$197,819 in a 3-Mile Radius
- Excellent Accessibility with 7 Points of Ingress/Egress
- Abundant and Convenient Parking

SITE PLAN



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#	RESTAURANTS	SF
1	P Ultimate nails	1,000 SF
2	Available	1,700 SF
3	Available	2,500 SF
4a	Available	5,000 SF
4b	Available	4,580 SF
5	Available	900 SF
6	SBC Liquors	2,600 SF
7	Zam Zam Super Market	4,500 SF
8	Available	1,500 SF
9	Available	9,200 SF
10	Available	600 SF
11	Chida Keys & Locks	480 SF
12	Available	2,520 SF
13	Fremont Laundromat	1,440 SF
14	Available	2,000 SF
15	Available	2,000 SF
16	Available	25,000 SF
17	Available	2,094 SF
18	Available	1,406 SF
19	Shanghai Noodle House	1,085 SF
21	Available	1,085 SF
22	Available	1,085 SF
23	Tandoori N Curry Restaurant	2,090 SF
24	Available	40,255 SF
N.A.P	Taco Bell	N/A



*Traffic Counts: REGIS SITE USA 11/21/24

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%



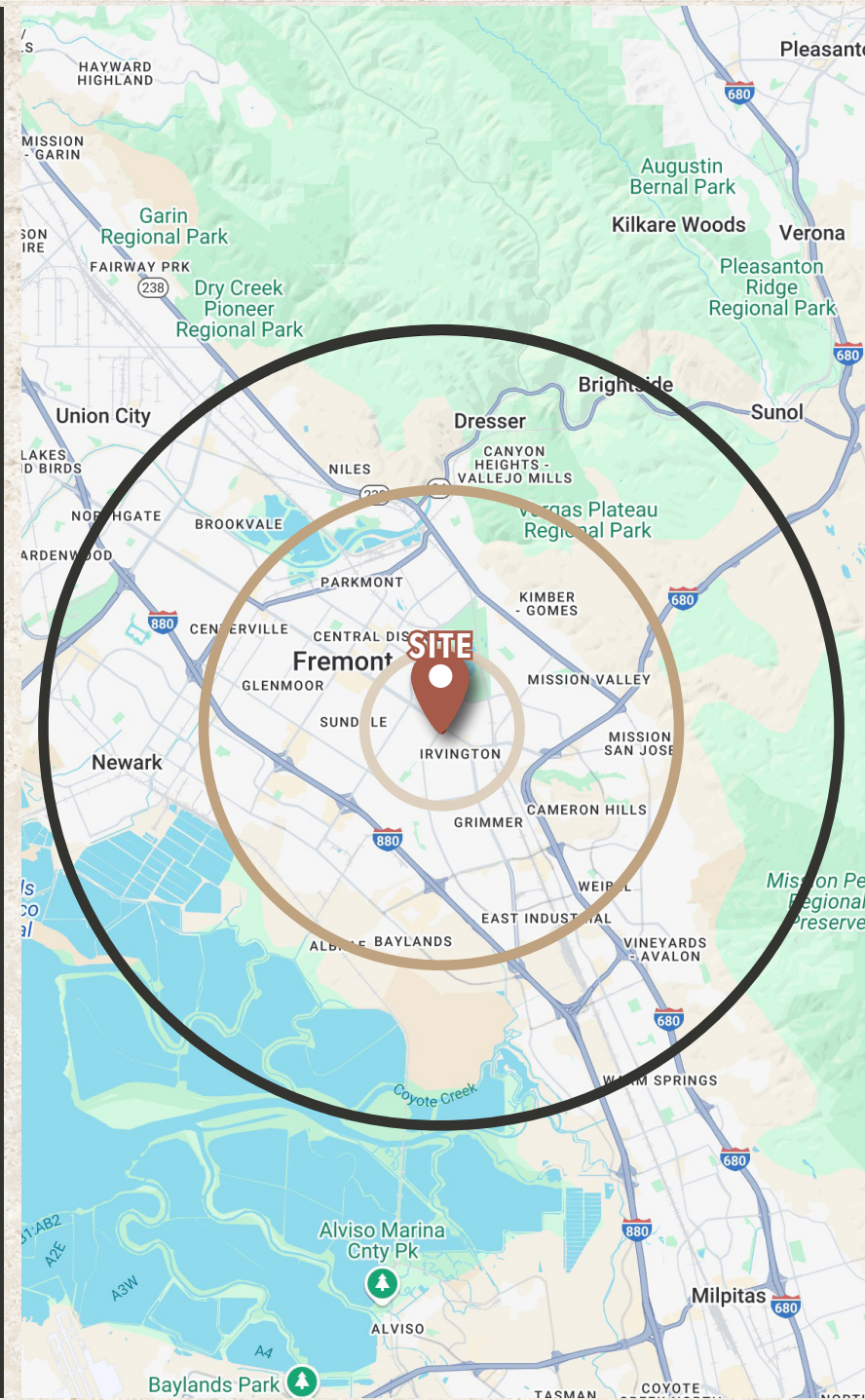
RETAIL EXPENDITURES

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