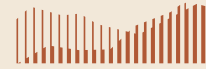


New Lease Executed!

WAXING **THE** CITY®



THE

TOLMAN



39176 Fremont Blvd., Fremont, CA 94538



LOCKEHOUSE

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EXECUTIVE SUMMARY

SUMMARY

ADDRESS 39176 Fremont Blvd., Fremont, CA 94538

SPACES **Retail/Restaurant 1:** ±1,665 SF
Retail/Restaurant 2: ±2,384 SF
**Retail 1 & 2, Both Vented for Restaurant Use*
**Can be Combined: ±4,049 SF*

Retail 3: Leased to Waxing the City

RENT Please Inquire with Agent

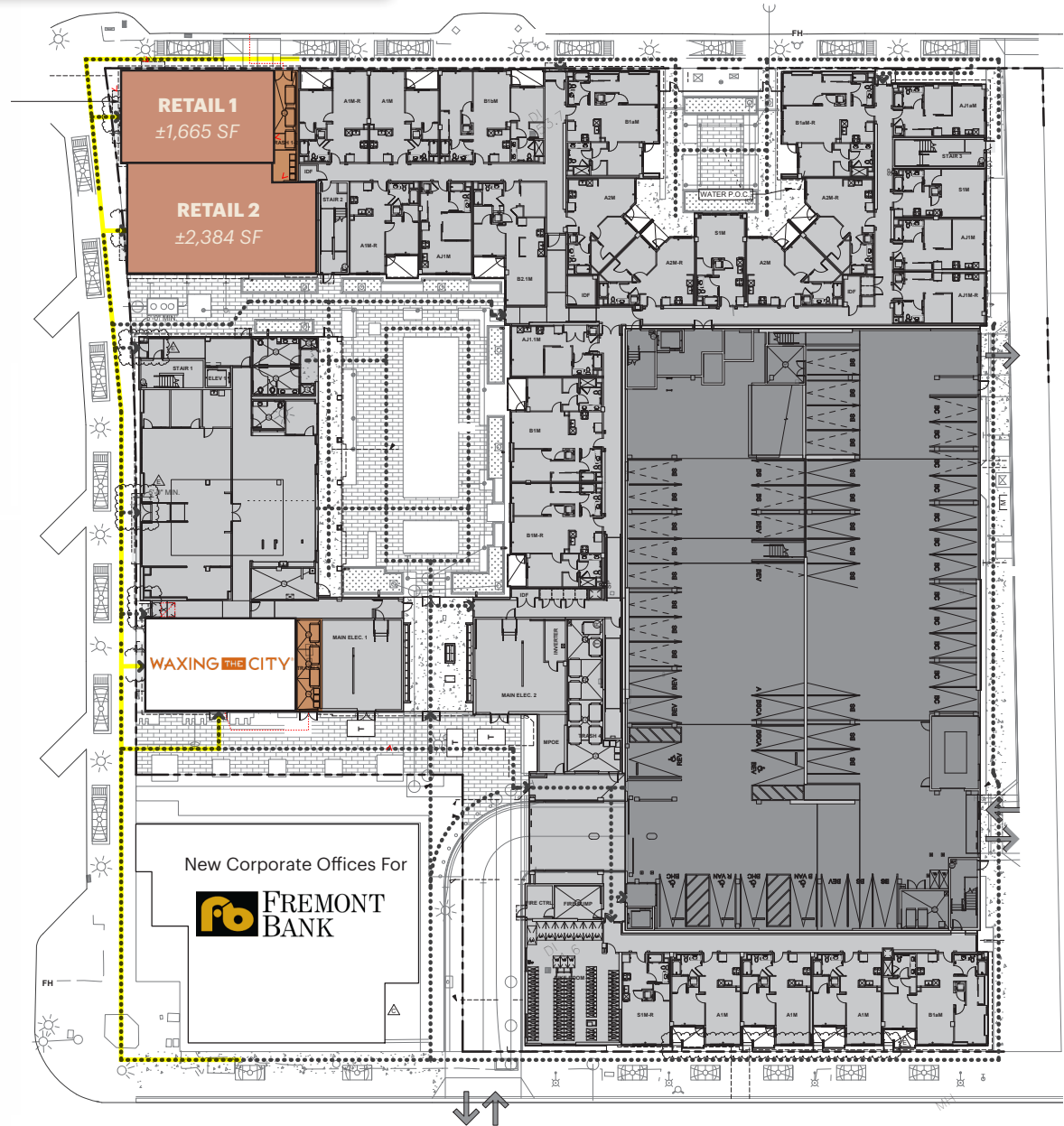
NNN \$15.00 PSF / Annually

HIGHLIGHTS

- 3 Retail Spaces Totaling Approx. 5,700 SF
- Located in the Heart of Downtown Fremont
- 119,457 Employees within 5 Miles
- \$219,202 Average Household Income within 5 Miles
- Traffic Counts:
 - Fremont Blvd. - 11,857 ADT
 - Capitol Ave. - 2,916 ADT



SITE PLAN



Availability

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

GATEWAY PLAZA

FREMONT PLAZA

WALNUT PLAZA

CAPITOL SQUARE

FREMONT HUB SHOPPING MALL

THE CROSSROADS SHOPPING CENTER

PASEO GRANDE PKWY. - 6,742 ADT

MOWRY AVE. - 22,205 ADT

FREMONT BLVD. - 11,857 ADT

WALNUT AVE. - 9,367 ADT



*Traffic Counts Source: Sites USA Regis 1/07/25

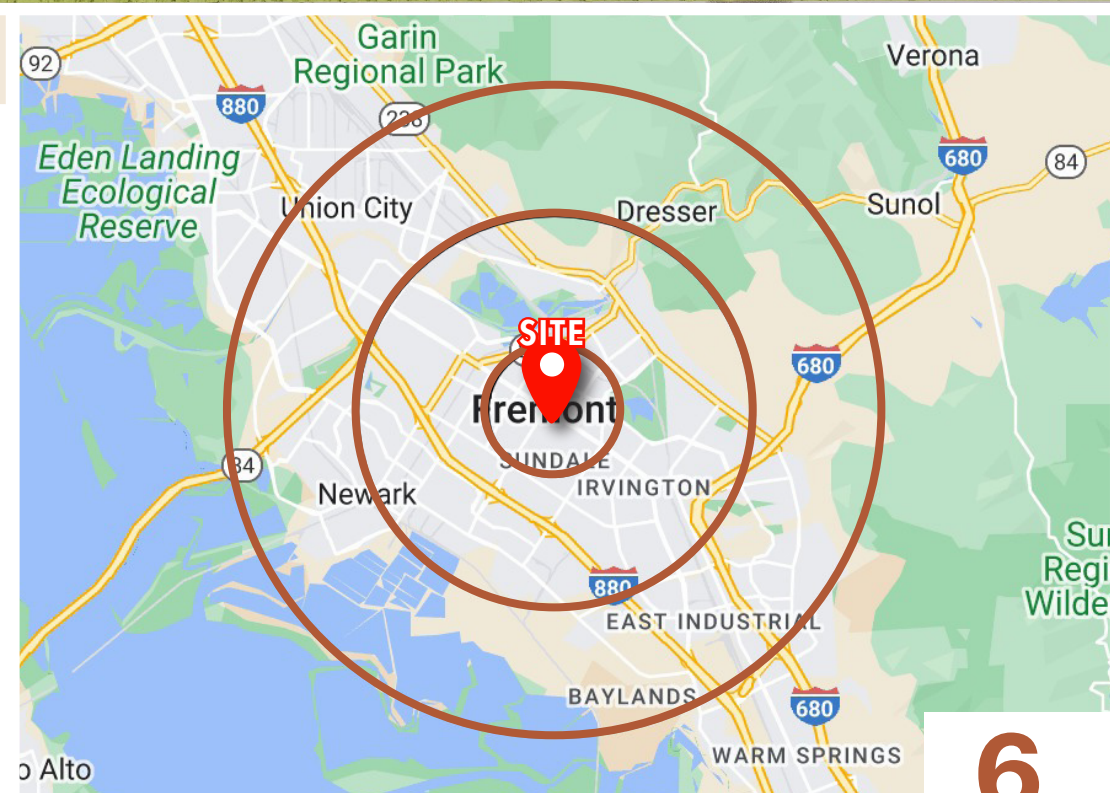
RENDERING



DEMOGRAPHICS



DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
Population	35,082	175,821	290,092
Daytime Population	27,206	109,620	200,832
Average Household Income	\$178,007	\$207,393	\$219,202
Household Income \$200,000 or More	32.7%	37.9%	40.6%
Median Home Value \$1,000,000 or More	61.6%	66.4%	68.2%
College Degree Bachelor Degree or Higher	58.3%	56.3%	57.1%
Total Retail Expenditures	\$802.26 M	\$4.09 B	\$6.83 B



*Demographics Source: Sites USA Regis 1/07/25



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