

FOR LEASE

WARM SPRINGS PLAZA

46615-46635 MISSION BOULEVARD, FREMONT, CA 94539

±1,882 SF AVAILABLE



2099 Mt. Diablo Blvd., Suite 206
Walnut Creek, CA 94596
License #01784084

ADRIA GIACOMELLI
Partner
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ABOUT WARM SPRINGS PLAZA

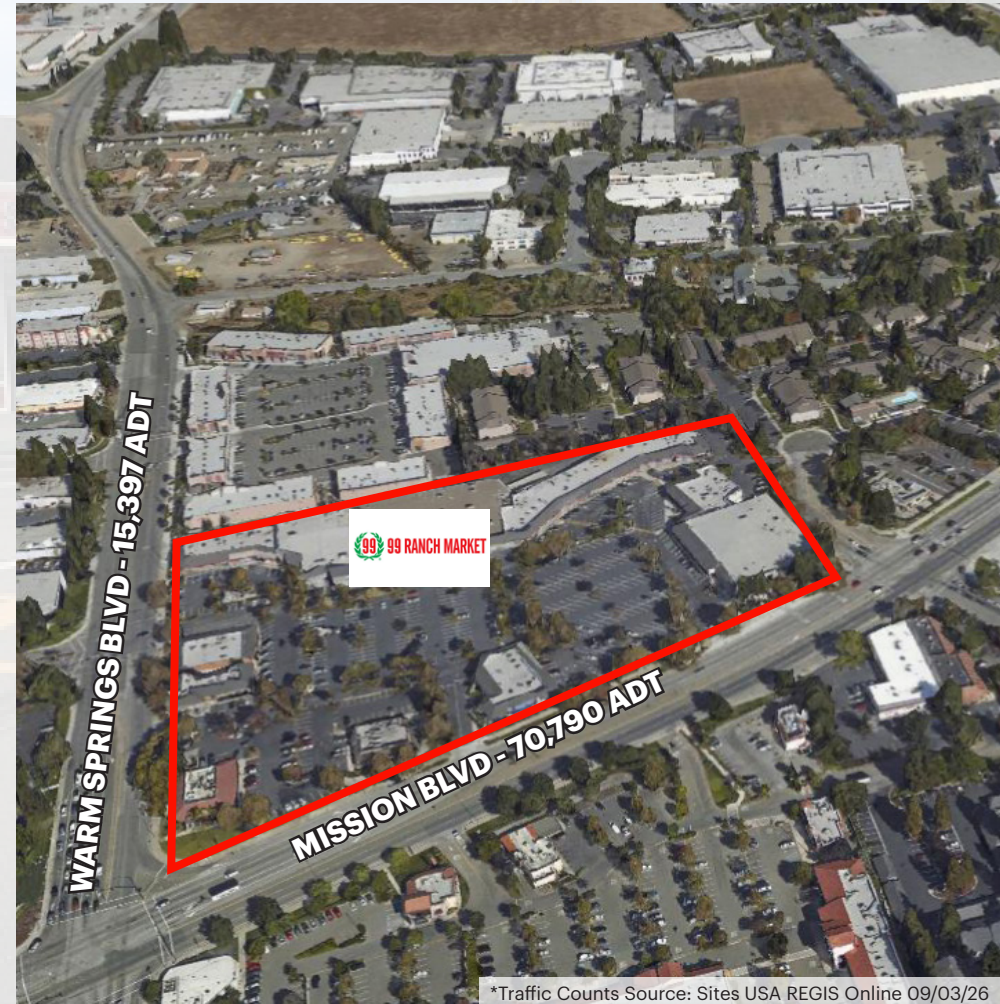
Warm Springs Plaza is an established ±147,000 SF community center anchored by 99 Ranch Market, CVS, Paris Baguette, BMO, and Orangetheory Fitness. Other regional and local tenants include Nekter Juice Bar, Art Of Problem Solving, Code Ninjas, Starbucks, Chaat House, and Fremont Bank. Located on the highly trafficked highway 262 connector between I-680 and I-880 and just blocks from the Warm Springs BART Station, the tenants at Warm Springs Plaza benefit from the visibility and exposure of over 86,187 cars per day, convenient access and strong demographics of the affluent community.

SUMMARY

ADDRESS	46583 Mission Boulevard, Fremont, CA 94539
CROSS STREETS	Mission Boulevard and Mohave Drive
AVAILABLE	Suite 840 - ±1,882 SF
RETAIL RENT	Suite 840 - \$5.50 PSF Per Month
NNN	\$1.24 PSF Per Month (2026 Estimate)
ZONING	Town Center Transitional

HIGHLIGHTS

- Pylon Signage Available
- Blocks from Warm Springs BART Station
- 850 Parking Stalls, Equating to 7 Stalls per 1,000 SF
- Traffic Counts of 86,187 ADT at Mission Blvd. and Warm Springs Blvd.
- Frontage Boasting ±979 Linear Feet on Primary Commuter Route of Mission Blvd. & ±721 Linear Feet Fronting Warm Springs Blvd.



*Traffic Counts Source: Sites USA REGIS Online 09/03/26

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SITE PLAN



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AVAILABLE SPACE

ADDRESS	46461 Mission Boulevard, Fremont, CA 94539
SUITE	840 on Site Plan
GLA	±1,882 SF
DELIVERY DATE	Available Now
TENANT	Former Rose Tea
BASE RENT	\$5.50 PSF / Month NNN
NNN	\$1.24 PSF / Month (2026 Estimate)
YouTube	https://youtu.be/Xp26TCNVN00



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AERIAL VIEW OF FREMONT



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WARM SPRINGS PLAZA - FREMONT, CA

The city of Fremont is the fourth largest city in the San Francisco Bay Area, home to approximately 178,483 residents. Located conveniently near Interstates 680 and 880, Fremont is near passenger rail services including Altamont Commuter Express (ACE), Amtrak Capitol Corridor, and the new Warm Springs Bay Area Rapid Transit (BART). There are over 1,200 innovative firms as well as a broad range of great business locations and a superior workforce.

ADDITIONAL INFORMATION

Warm Springs Plaza: <http://www.warmspringsplaza.com>

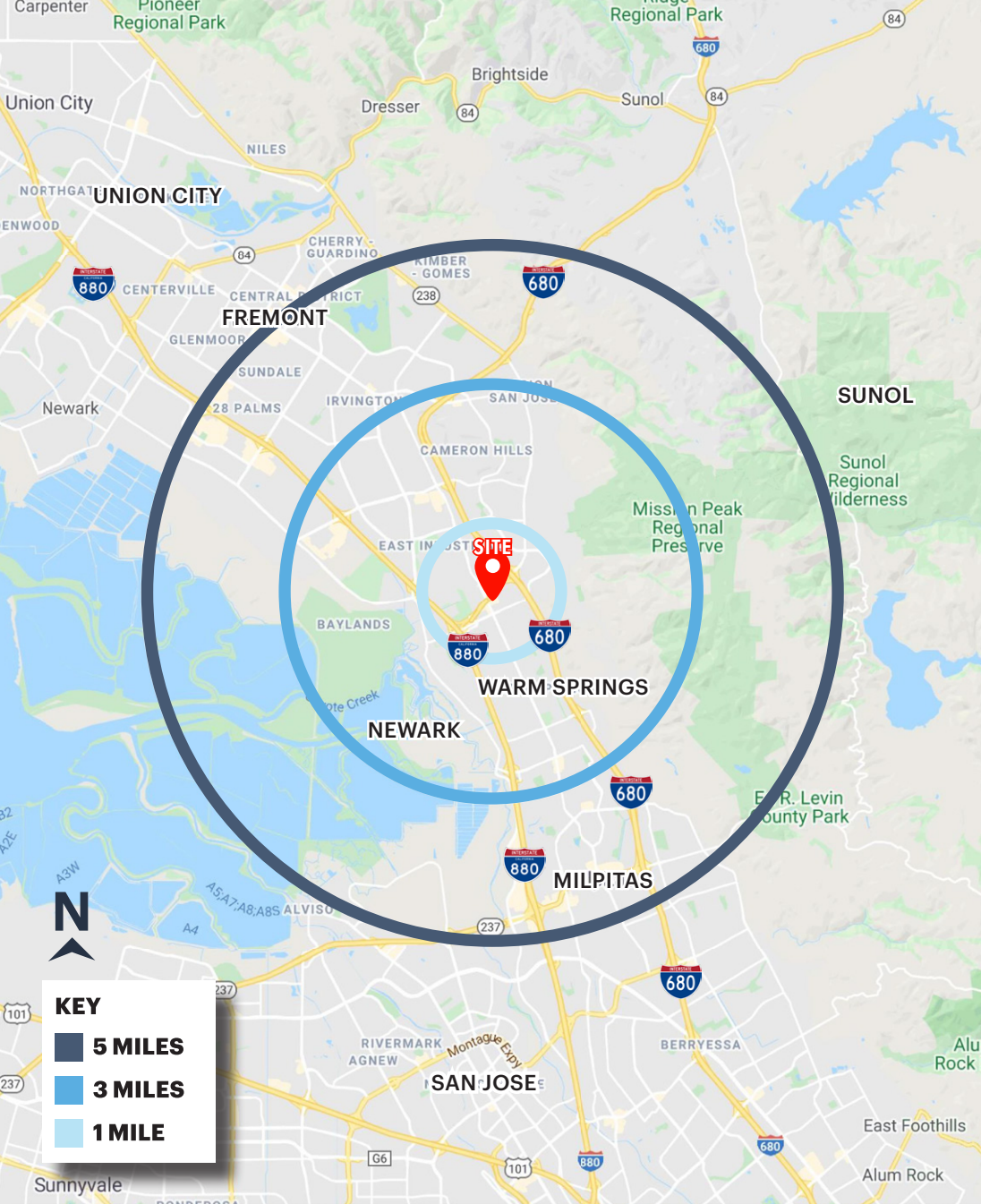


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DEMOGRAPHICS

ESTIMATED POPULATION

1 MILE	3 MILES	5 MILES
11,775	66,489	170,519



DAYTIME EMPLOYEES

1 MILE	3 MILES	5 MILES
14,944	84,676	175,228



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$256,431	\$271,433	\$243,702



BACHELOR'S DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
74.5%	67.7%	62.3%



HOUSEHOLD RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$281.51 M	\$1.5 B	\$3.71 B



HOUSEHOLD DENSITY (PSM)

1 MILE	3 MILES	5 MILES
3,750	2,353	2,172



HOUSEHOLDS WITH CHILDREN

1 MILE	3 MILES	5 MILES
47.4%	46.8%	43.6%



HOME VALUES \$1,000,000 OR MORE

1 MILE	3 MILES	5 MILES
73.1%	75.6%	73.2%



*Demographics Source: Sites USA REGIS Online 09/03/26

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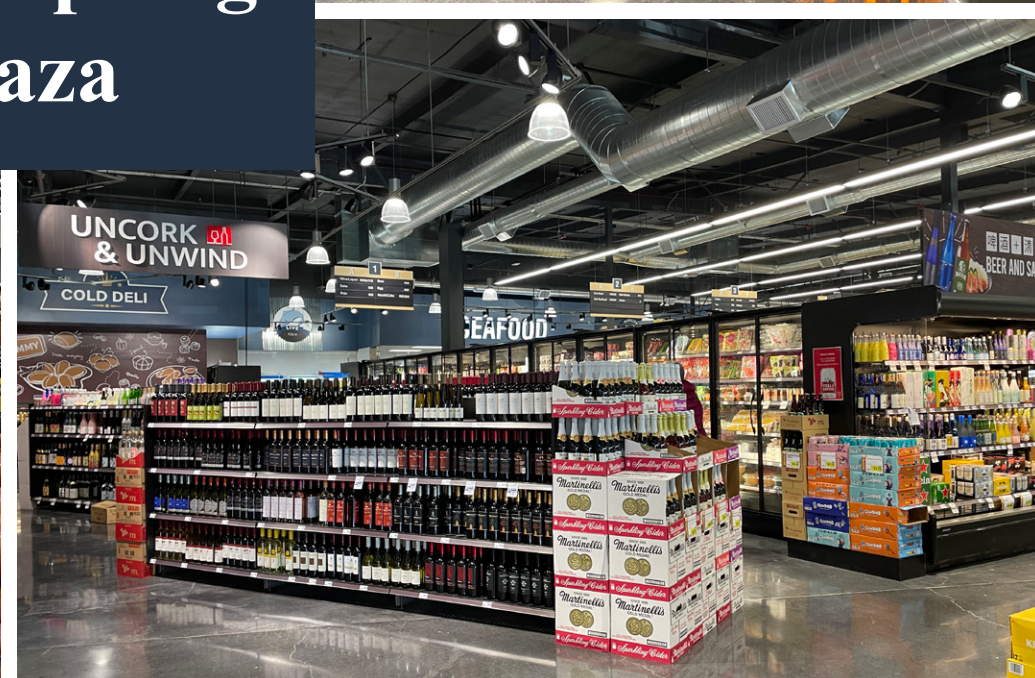
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