

WARM SPRINGS PLAZA

46615-46635 MISSION BOULEVARD, FREMONT, CA 94539

RETAIL FOR LEASE



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

ADRIA GIACOMELLI
Partner
(925) 997-2307
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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, Bank of the West and Orangetheory Fitness. Other regional and local tenants include Cauldron Ice Cream, 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 90,522 cars per day, convenient access and strong demographics of the affluent community.

SUMMARY

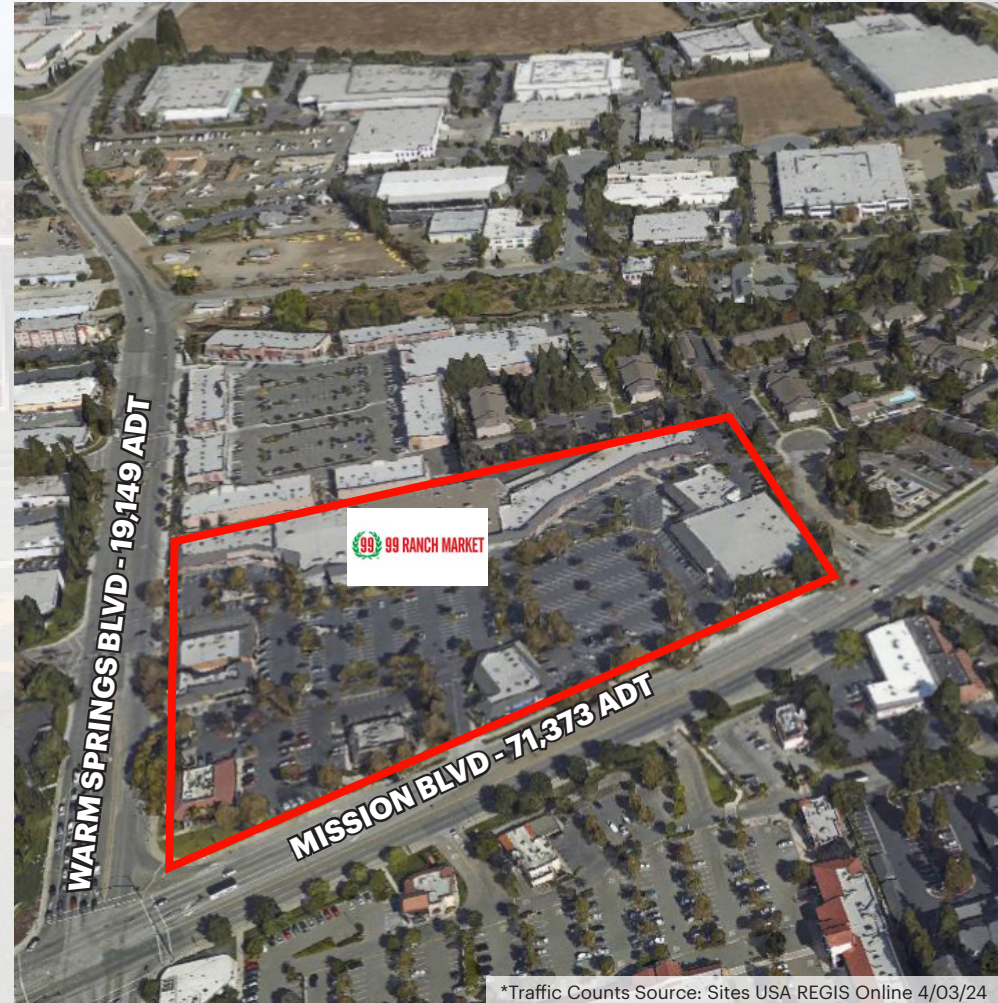
| | |
|----------------------|--|
| ADDRESS | 46615-46635 Mission Boulevard, Fremont, CA 94539 |
| CROSS STREETS | Mission Boulevard and Mohave Drive |
| AVAILABLE | ±823 SF ±837 SF ±1,676 SF |
| RETAIL RENT | \$5.00 - 5.50 PSF Per Month |
| NNN | \$1.12 PSF Per Month (2024 Estimate) |
| SEEKING | Postal, Optometrist and Retail |
| ZONING | Town Center Transitional |



Suite 630 Walk-Through Video: <https://youtu.be/Yp920zt46KI>
Suite 400-405 Walk-Through Video: https://www.youtube.com/watch?v=OcRJxfRzf_U

HIGHLIGHTS

- ±823 SF, ±837 SF and ±1,676 SF Retail Available
- Pylon Signage Available
- Blocks from Warm Springs BART Station
- 850 Parking Stalls, Equating to 7 Stalls per 1,000 SF
- Traffic Counts of 90,522 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 Spring Blvd.



*Traffic Counts Source: Sites USA REGIS Online 4/03/24

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LOCKEHOUSE

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SITE PLAN



| | | |
|-----------|---|---------|
| 100 | Starbucks | ±1,621 |
| 105 | Subway Sandwiches | ±967 |
| 110 | Paris Baguette | ±1,733 |
| 200 | Spoon Korean Bistro | ±1,197 |
| 210 | Smoke Zone | ±990 |
| 220 | Curry Pizza House | ±1,335 |
| 230/240 | BMO | ±3,290 |
| 300 | Pink Pantherz Espresso | ±192 |
| 400-405 | AVAILABLE | ±1,676 |
| 410 | AT&T | ±1,320 |
| 415 | Arashi Japanese Ramen | ±1,200 |
| 420 | Home Eats Chinese | ±4,267 |
| 500 - A/B | 99 Ranch Market | ±50,000 |
| 600 | Sean's Barber Shop | ±522 |
| 610 | Prime Nails | ±742 |
| 620 | AVAILABLE 04/10/2024 | ±823 |
| 630 | AVAILABLE | ±837 |
| 640 | R-Haan Thai | ±1,475 |
| 650 | Warm Springs Dental | ±1,581 |
| 660 | GumaGumalu South Indian Cuisine | ±3,055 |
| 700 | Mingle's Mango | ±1,820 |
| 710 | Code Ninjas | ±1,170 |
| 720 | | ±1,690 |
| 730 | AoPS | ±1,327 |
| 740 | | ±3,650 |
| 750 | Cauldron Ice Cream | ±1,080 |
| 760 | Orange Theory Fitness | ±3,397 |
| 800 | Vogue Beauty Lounge | ±1,587 |
| 810 | New Nilgiris Cash & Carry | ±2,302 |
| 820 | Chaat House | ±3,600 |
| 840 | Rose Tea | ±1,882 |
| 1000 | East West Bank | ±5,092 |
| 1020 | The Donut House | ±910 |
| 1030 | Fremont Bank | ±2,410 |
| 1100 | Available 09/2025 In Lease negotiations | ±4,003 |
| 1200 | Chase | ±5,833 |

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AVAILABLE SPACE

| | |
|---------------------|--|
| ADDRESS | 46583 Mission Boulevard, Fremont, CA 94539 |
| SUITE | 400-405 on Site Plan |
| SIZE | ±1,676 SF |
| RENT | \$5.00 PSF Per Month + NNN |
| AVAILABLE | Now |
| PROPERTY HIGHLIGHTS | <ul style="list-style-type: none">• Former Jamba Juice• Walk-in Refrigerators, Rear Door Access |



https://www.youtube.com/watch?v=QcRJxfRzf_U



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AVAILABLE SPACE

| | |
|----------------------------|--|
| ADDRESS | 46539 Mission Boulevard, Fremont, CA 94539 |
| SUITE | 620 on Site Plan |
| SIZE | ±823 SF |
| RENT | \$5.00 PSF Per Month + NNN |
| AVAILABLE | April 10th, 2024 |
| PROPERTY HIGHLIGHTS | <ul style="list-style-type: none">• Existing Hair Salon• Plumbing Infrastructure in Place• Can be Combined with Adjacent Space |



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AVAILABLE SPACE

| | |
|---------------------|--|
| ADDRESS | 46537 Mission Boulevard, Fremont, CA 94539 |
| SUITE | 630 on Site Plan |
| SIZE | ±837 SF |
| RENT | \$5.00 PSF Per Month + NNN |
| AVAILABLE | Now |
| PROPERTY HIGHLIGHTS | <ul style="list-style-type: none">• Formerly Yomie's Rice and Yogurt• Includes 1 Restroom• Can be Combined with Adjacent Space |



<https://youtu.be/Yp920zt46KI>



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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) system. 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 Center: <http://www.warmspringsplaza.com>



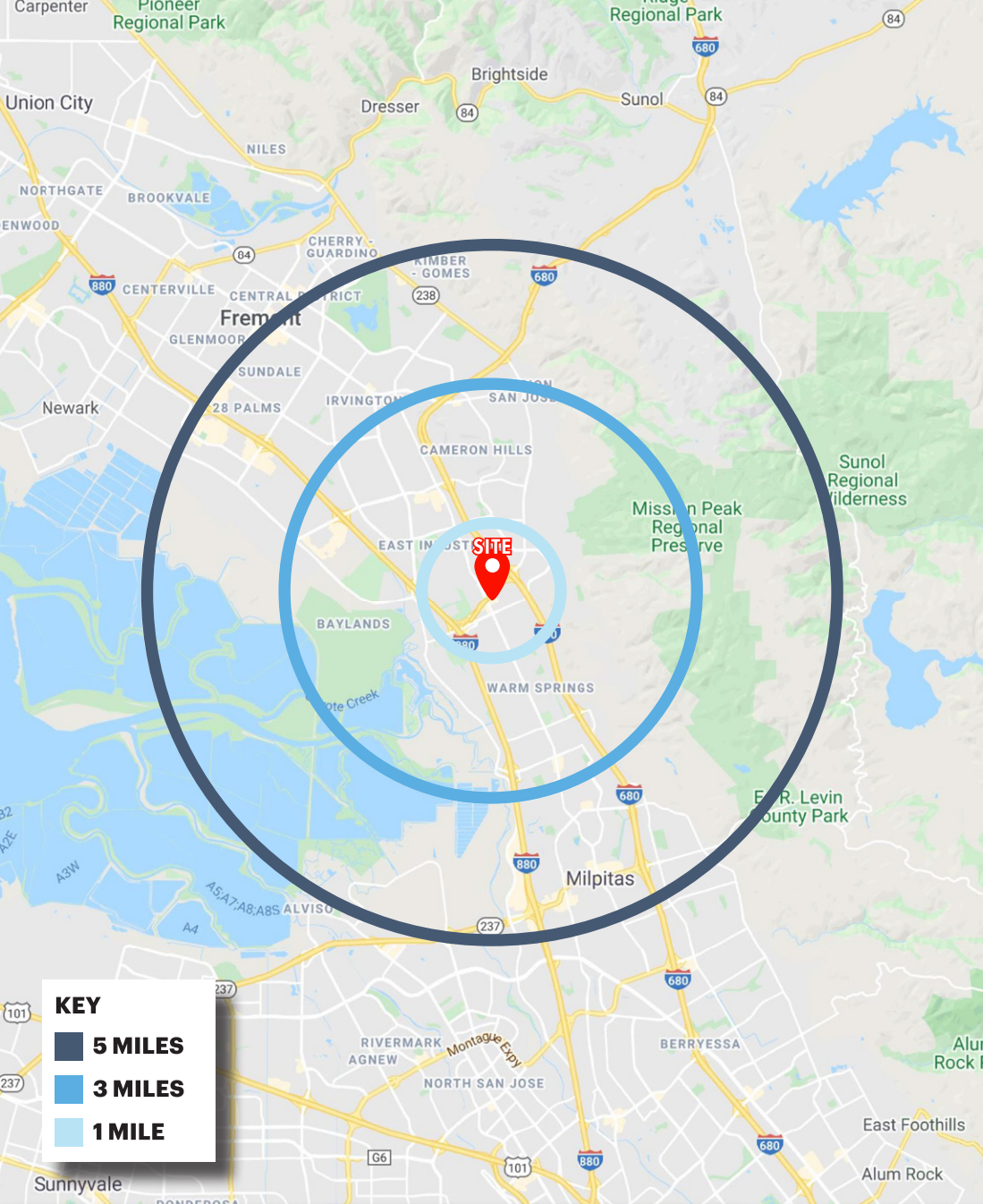
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KEY
 ■ 5 MILES
 ■ 3 MILES
 ■ 1 MILE

DEMOGRAPHICS

ESTIMATED POPULATION

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 10,163 | 62,173 | 165,706 |



DAYTIME EMPLOYEES

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 15,452 | 83,519 | 168,704 |



AVERAGE HOUSEHOLD INCOME

| 1 MILE | 3 MILES | 5 MILES |
|-----------|-----------|-----------|
| \$202,825 | \$243,336 | \$222,766 |



BACHELOR'S DEGREE OR HIGHER

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 72.2% | 64.0% | 59.4% |



HOUSEHOLD RETAIL EXPENDITURES

| 1 MILE | 3 MILES | 5 MILES |
|------------|----------|----------|
| \$214.32 M | \$1.28 B | \$3.27 B |



HOUSEHOLD DENSITY (PSM)

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 3,823 | 19,457 | 53,813 |



HOUSEHOLDS WITH CHILDREN

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 22.7% | 49.5% | 45.9% |



HOME VALUES \$1,000,000 OR MORE

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 70.5% | 70.7% | 60.9% |



*Demographics Source: Sites USA REGIS Online 4/03/24

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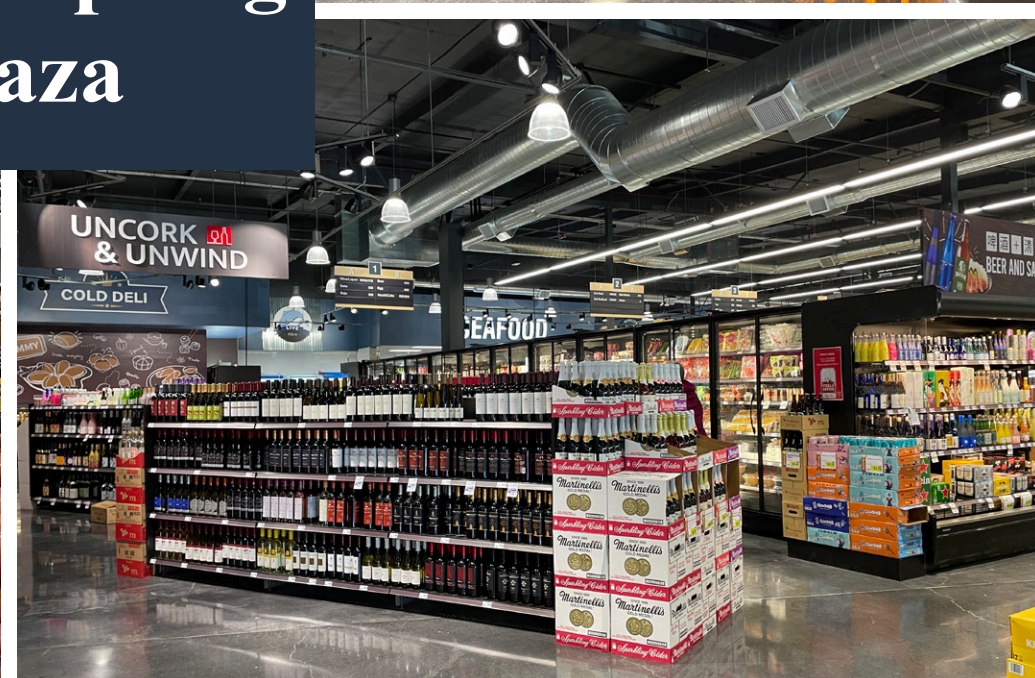


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