

WARM SPRINGS PLAZA

46615-46635 MISSION BOULEVARD, FREMONT, CA 94539

±837 SF - ±4,003 SF



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

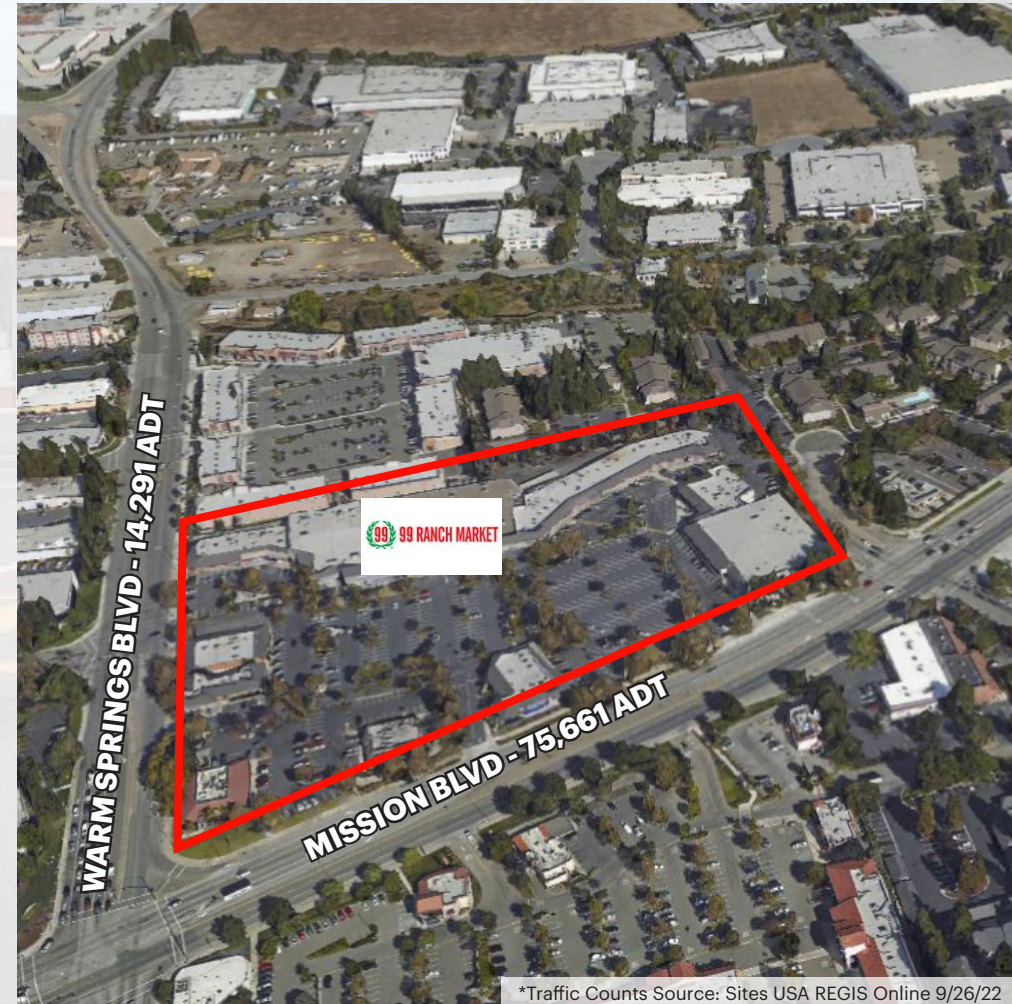
Welcoming 99 Ranch Market, Paris Baguette, Bank of the West, and Orange Theory Fitness to Warm Springs Plaza. Other tenants include CVS, Code Ninjas, Jamba Juice, Starbucks, Chaat House, Fremont Bank and other local and regional tenants. Warm Springs Plaza is located at the northeast corner of Mission Boulevard and Warm Springs Boulevard in the affluent Warm Springs district of Fremont. Ideally located on Mission Boulevard, the connector between I-680 and I-880, and just blocks away from the Warm Springs BART Station. Tenants at Warm Springs Plaza benefit from the exposure of over 91,350 cars per day.

SUMMARY

ADDRESS	46615-46635 Mission Boulevard, Fremont, CA 94539
CROSS STREETS	Mission Boulevard and Warm Springs Boulevard
TYPE	±147,717 Total SF Community Center
AVAILABLE	±837 SF - ±4,003 SF
RETAIL RENT	\$4.50 - 5.00 PSF Per Month
NNN	\$1.08 PSF Per Month (2023 Estimate)
PARKING	562 Stalls (3.8/1,000 SF)
ZONING	Town Center Transitional
WEBSITE	http://warmspringsplaza.com
YouTube	Suite 410 Walk-Through Video: https://youtu.be/KWg6KMTXFM

HIGHLIGHTS

- ±837 and ±1,320 SF Retail Available
- ±4,003 SF Drive-Thru Restaurant Available 09/2025
- Seeking: Cellular, Postal, Medical Office and Restaurant
- Located on a Major I-680 / I-880 Connector
- Traffic Counts of 91,350 ADT at Mission Blvd. and Warm Springs Blvd.
- Blocks from Warm Springs BART Station
- Pylon Signage Available



*Traffic Counts Source: Sites USA REGIS Online 9/26/22

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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	Bank of the West	±3,290
300	Pink Panther Espresso	±192
400-405	Jamba Juice	±1,676
410	AVAILABLE	±1,320
415	Ramen Arashi	±1,200
420	Little Dipper	±4,267
500 - A/B	99 Ranch Market	±50,000
600	Sean's Barber Shop	±522
610	Prime Nails	±742
620	Viange Hair	±823
630	AVAILABLE	±837
640	R-Haan Thai	±1,475
650	Warm Springs Dental	±1,581
660	GumaGumalu	±3,055
700	Mingle's Mango	±1,820
710	Code Ninjas	±1,170
720	AoPS	±1,690
730		±1,327
740		±3,650
750	Cauldron Ice Cream	±1,080
760	Orange Theory Fitness	±3,397
800	Shiva Salon	±1,587
810	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	±4,003
1200	Chase	±5,833

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LOCKEHOUSE

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ADDRESS 46579 Mission Boulevard, Fremont, CA 94539

SUITE 410 on Site Plan

SIZE ±1,320 SF

RENT \$4.50 - 5.00 PSF Per Month + NNN

PROPERTY HIGHLIGHTS

- Adjacent to Jamba Juice
- Formerly H&R Block
- Retail/Service Commercial Ready
- Includes 1 Restroom and Rear Access Door

YouTube Walk-Through Video: <https://youtu.be/KWg6KMTXFM>



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AVAILABLE SPACE

ADDRESS 46637 Mission Boulevard, Fremont, CA 94539
SUITE 1100 on Site Plan
SIZE ±4,003 SF
GROUND LEASE Call to Inquire
LEASE EXPIRES 08/31/2025 | No Options
APN 519-1260-041
LOT 30,056/ 0.69
TENANT Currently Carl's Jr. Drive-Thru



PLEASE DO NOT DISTURB CURRENT TENANT

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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

BART Project Overview: <http://www.bart.gov/about/projects/wsx/index.aspx>

Fremont Development Activity: <https://www.fremont.gov/DocumentCenter/View/4983/Development-Activity-Map?bidl=>

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



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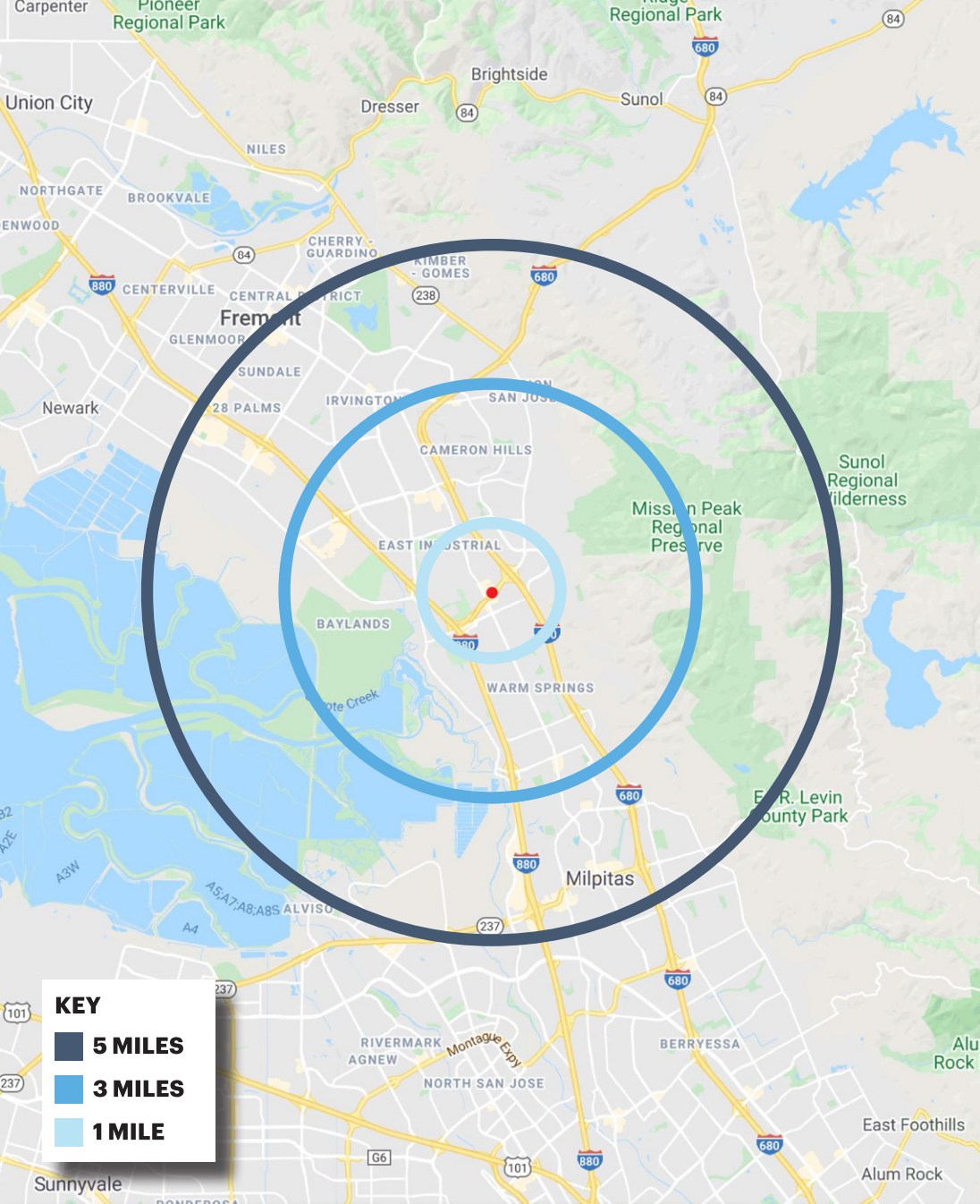
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DEMOGRAPHICS

ESTIMATED POPULATION

1 MILE	3 MILES	5 MILES
10,343	60,476	163,451



DAYTIME EMPLOYEES

1 MILE	3 MILES	5 MILES
15,459	64,470	129,777



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$128,123	\$205,208	\$186,466



BACHELOR'S DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
5,081	26,079	65,618



HOUSEHOLD RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$180.91 M	\$1.06 B	\$2.71 B



HOUSEHOLD DENSITY (PSM)

1 MILE	3 MILES	5 MILES
1,128	663	659



HOUSEHOLDS WITH CHILDREN

1 MILE	3 MILES	5 MILES
1,544	8,627	22,269



HOME VALUES \$1,000,000 OR MORE

1 MILE	3 MILES	5 MILES
1,470	9,143	18,277



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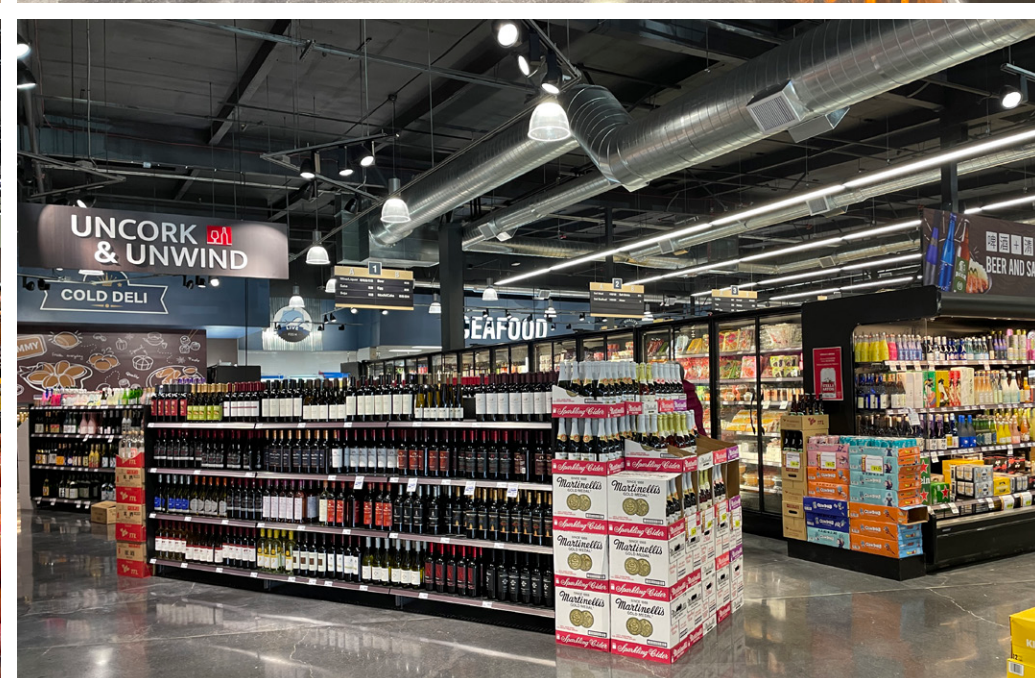
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