

WARM SPRINGS PLAZA

46615-46635 MISSION BOULEVARD, FREMONT, CA 94539

±1,320 SF Retail - ±3,397 SF Restaurant (Coming Available)



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

ADRIA GIACOMELLI
Partner
(925) 997-2307
adria@lockehouse.com
License #01498795

ABOUT WARM SPRINGS PLAZA

Welcoming 99 Ranch Market (Opening June 2021) and Paris Baguette (Coming Soon) to Warm Springs Plaza. Other tenants include CVS, Beyond Thai, Code Ninjas, Denny's, Carl's Jr., 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 new Warm Springs BART Station. Tenants at Warm Springs Plaza benefit from the exposure of over 91,606 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:	Retail: ±1,320 SF Restaurant: ±3,397 SF (Coming Available 12/2/21)
Rent:	\$4.00 - \$5.00 PSF Per Month
NNN:	\$0.95 PSF Per Month (2021 Estimate)
Parking:	562 Stalls (3.8/1,000 SF)
Zoning:	Town Center Transitional
Website:	http://warmspringsplaza.com
Seeking:	Restaurant, Financial, Fitness, Medical Office, and Retail

HIGHLIGHTS

- ±1,320 SF Retail and ±3,397 SF Restaurant (Coming Available 12/2/21)
- 99 Ranch Market Opening June 2021
- Welcoming Paris Baguette - Coming Soon
- Shop Tenants are Starbucks, Jamba Juice, Denny's, Carl's Jr. and More
- Located on a Major I-680 / I-880 Connector
- Traffic Count: Mission Boulevard at Warm Springs Boulevard: 91,606 ADT
- Blocks from Warm Springs BART Station
- Pylon Signage Available



46615-46635 Mission Boulevard, Fremont, CA 94539



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

ADRIA GIACOMELLI
Partner
(925) 997-2307
adria@lockehouse.com
License #01498795

SITE PLAN



100	Starbucks	±1,621
105	Subway Sandwiches	±967
110	Paris Baguette - Coming Soon	±1,733
200	Spoon Korean Bistro	±1,197
210	Smoke Zone	±990
220	Curry Pizza House	±1,335
230/240	In Lease Negotiation	±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 - Coming Soon	±50,000
600	Sean's Barber Shop	±522
610	Prime Nails	±742
620	Viange Hair	±823
630	Go Go Guo Lao Dessert	±837
640	Beyond Thai Restaurant	±1,475
650	Warm Springs Dental	±1,581
660	GumaGumalu	±3,055
700	Mingle's Mango	±1,820
710	Code Ninjas	±1,170
720	In Lease Negotiations	±1,690
730	In Lease Negotiations	±1,327
740	Choi's Martial Arts (M2M)	±3,650
750	Cauldron Ice Cream	±1,080
760	COMING AVAILABLE 12/1/21	±3,397
800	Shiva Salon	±1,587
810	Nilgiris Cash & Carry	±2,302
820	Chaat House	±3,600
840	Factory Tea Bar	±1,882
1000	East West Bank	±5,092
1020	The Donut House	±910
1030	Fremont Bank	±2,410
1100	Carl's Jr	±4,003
1200	Denny's	±5,833

PLEASE DO NOT DISTURB CURRENT TENANT

46615-46635 Mission Boulevard, Fremont, CA 94539



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

ADRIA GIACOMELLI
Partner
(925) 997-2307
adria@lockehouse.com
License #01498795

Address: 46579 Mission Boulevard, Fremont, CA 94539
Suite: 410 on Site Plan
Size: ±1,320 SF
Property Highlights:

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



46615-46635 Mission Boulevard, Fremont, CA 94539



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

ADRIA GIACOMELLI
 Partner
 (925) 997-2307
 adria@lockehouse.com
 License #01498795

Address: 46521 Mission Boulevard, Fremont, CA 94539
Suite: 720 on Site Plan
Size: ±1,690 SF
Property Highlights:

- Former Cleaners
- Includes One Restroom and Rear Access Door
- Adjacent to Code Ninjas
- Short Term Parking in Front of Suite



Walk-Through Video: <https://youtu.be/OzV9HljpK-Y>



46615-46635 Mission Boulevard, Fremont, CA 94539



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

ADRIA GIACOMELLI
 Partner
 (925) 997-2307
adria@lockehouse.com
 License #01498795

Address: 46517 Mission Boulevard, Fremont, CA 94539

Suite: 730 on Site Plan

Size: ±1,327 SF

- Property Highlights:**
- Formerly Children's Enrichment Studio
 - Includes 2 Restrooms and Rear Access Door
 - Adjacent to Martial Arts Studio



Walk-Through Video: <https://youtu.be/nAjHw1TQA>



46615-46635 Mission Boulevard, Fremont, CA 94539



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

ADRIA GIACOMELLI
Partner
(925) 997-2307
adria@lockehouse.com
License #01498795



*Traffic Counts Source: Sites USA REGIS Online 2/15/21

46615-46635 Mission Boulevard, Fremont, CA 94539



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

ADRIA GIACOMELLI
Partner
(925) 997-2307
adria@lockehouse.com
License #01498795



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.



*Traffic Counts Source: Sites USA REGIS Online 2/15/21

46615-46635 Mission Boulevard, Fremont, CA 94539



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

ADRIA GIACOMELLI
Partner
(925) 997-2307
adria@lockehouse.com
License #01498795

WARM SPRINGS EXTENSION CONSTRUCTION SCHEDULE

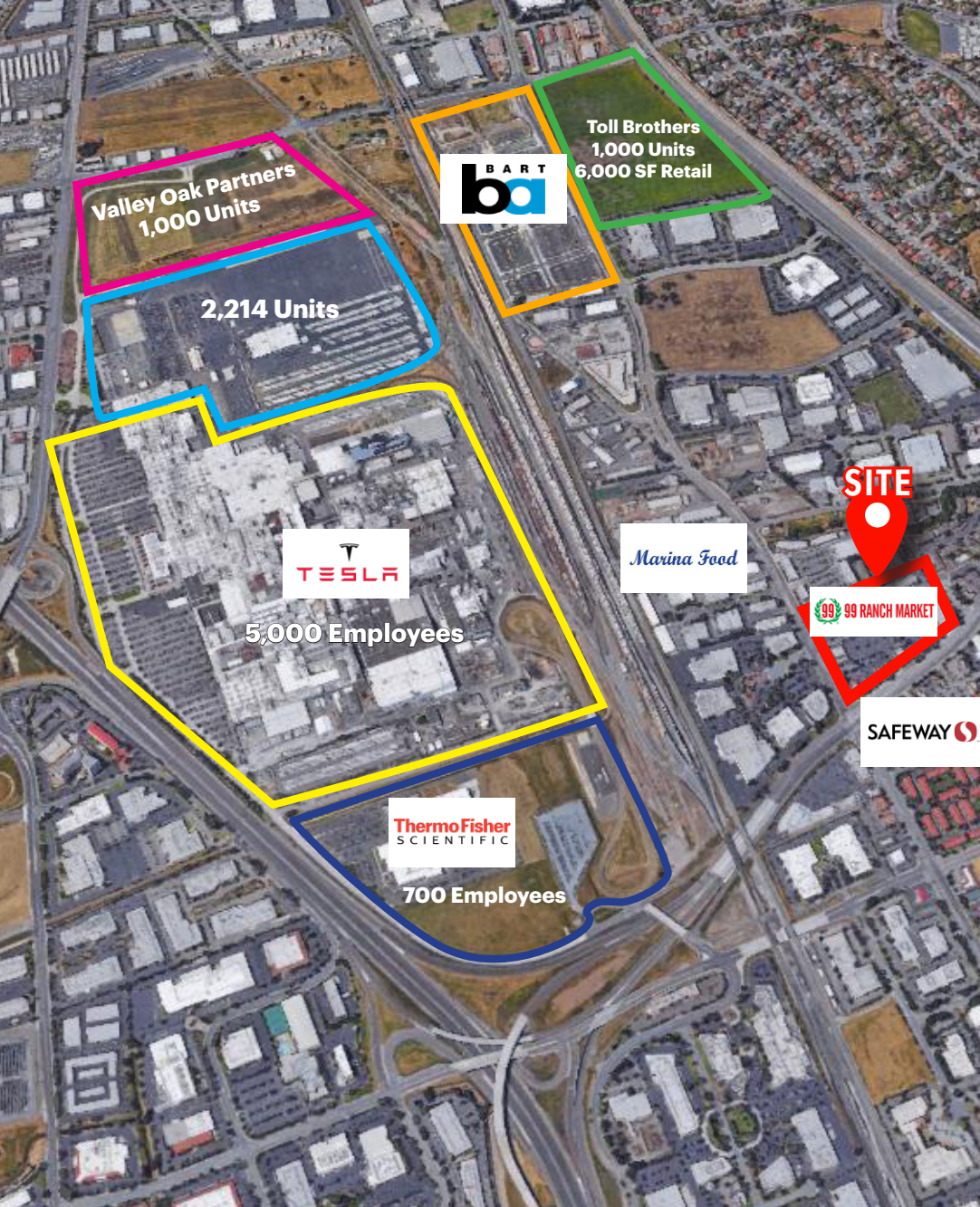
Major construction on the Warm Springs Extension began in August of 2009 with the commencement of the Fremont Central Park Subway Contract. The Subway Contract was completed in April 2013. Construction of the design-build Line, Track, Station and Systems (LTSS) contract, began in October of 2011. The Warm Springs Extension opened for passenger service on March 25, 2017.

ADDITIONAL INFORMATION

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

Fremont Districts: <http://www.fremont.gov/DocumentCenter/View/18320>

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

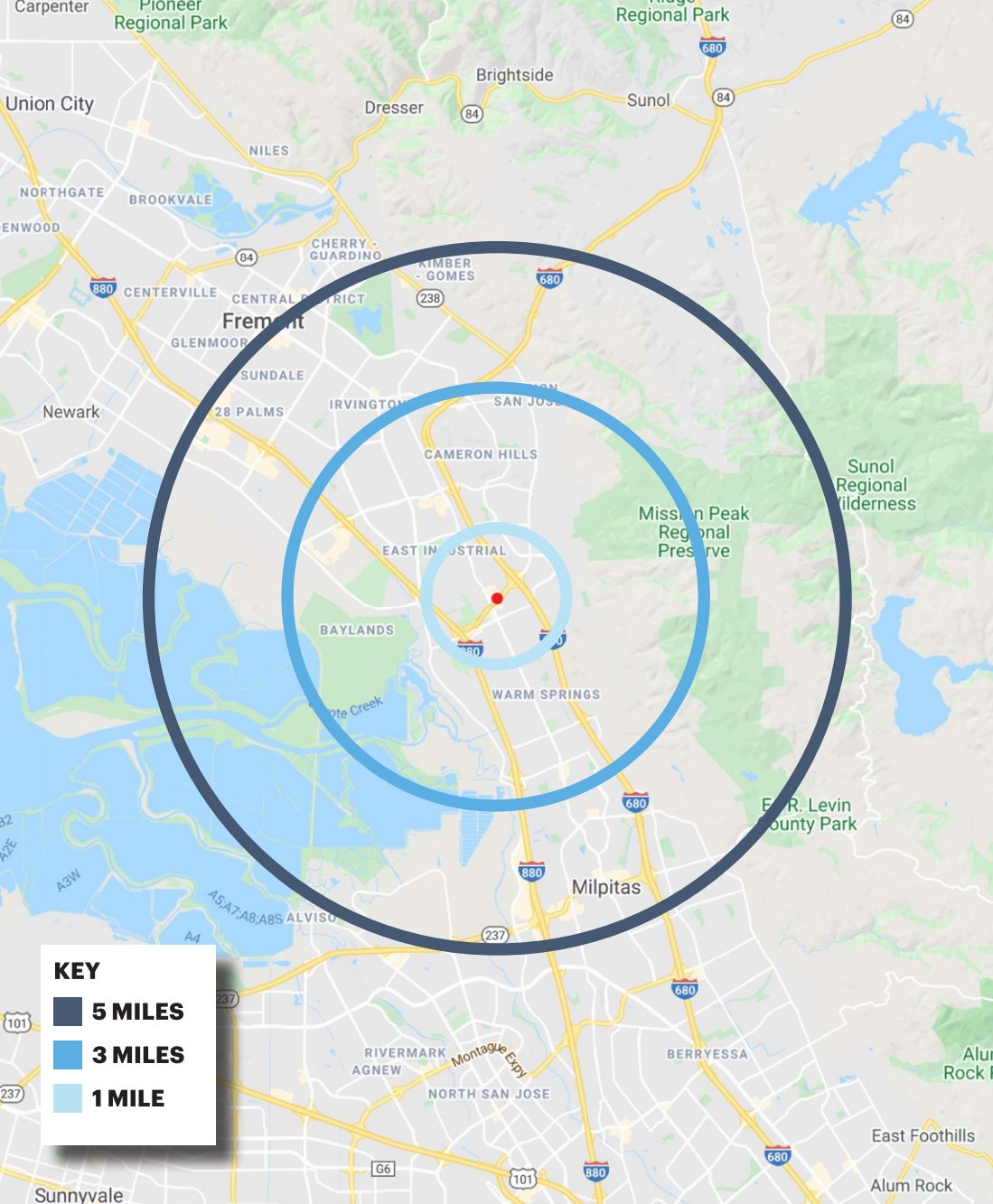


46615-46635 Mission Boulevard, Fremont, CA 94539



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

ADRIA GIACOMELLI
Partner
(925) 997-2307
adria@lockehouse.com
License #01498795



DEMOGRAPHICS

ESTIMATED POPULATION

1 MILE	3 MILES	5 MILES
9,968	65,149	178,483



DAYTIME EMPLOYEES

1 MILE	3 MILES	5 MILES
19,382	73,868	132,800



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$208,823	\$192,240	\$175,735



BACHELOR'S DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
68.8%	60.1%	55.7%



HOUSEHOLD RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$4,762	\$4,475	\$4,160



HOUSEHOLD DENSITY (PSM)

1 MILE	3 MILES	5 MILES
1,060	714	719



HOUSEHOLDS WITH CHILDREN

1 MILE	3 MILES	5 MILES
1,524	9,400	24,260



HOME VALUES \$1,000,000 OR MORE

1 MILE	3 MILES	5 MILES
1,483	8,981	17,991



*Demographics Source: Sites USA REGIS Online 2/15/21

46615-46635 Mission Boulevard, Fremont, CA 94539



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

ADRIA GIACOMELLI
Partner
(925) 997-2307
adria@lockehouse.com
License #01498795