



# Fremont Hub

Fremont, CA

San Francisco-Oakland-Berkeley (CA)



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KRC Property Management I, Inc., a Subsidiary of Kimco Realty®  
CA License ID: 01504949 | CA KRC License ID: 01518685





As of 02/21/24

Google Earth

AERIAL



GROSS LEASABLE AREA (GLA)	504,666 SF
PARKING SPACES	2,665
PARKING RATIO	5.28 per 1,000 SF

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DENSITY AERIAL

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■ Available  
 ■ Potentially Available  
 ■ Non-Controlled  
 A Curbside Pick-up



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	TENANT	SQ FT		TENANT	SQ FT		TENANT	SQ FT		TENANT	SQ FT
1	AT&T Company Store	2,944	21	Available	2,078	41	Cold Stone Creamery	1,310	61	Supercuts	900
2	Chili's	6,096	22	Available	1,522	42	Available	39,830	62	Vision First Eye Care	1,488
3	Available (Former Restaurant)	7,742	23	Available	2,000	43	Available	1,730	63	Provident Credit Union	2,073
4	California Bank & Trust	6,000	24	C2 Education Center	1,818	44	Available (Former Restaurant)	1,055	64	Safeway	54,741
5	CVS	26,584	25	Gymboree Play & Music	2,300	45	Available (Former Restaurant)	955	65	Alterations To Go	850
6	Ohana Hawaiian BBQ	1,057	26	Lendmark Financial Services	1,500	46	Available	1,467	66	The UPS Store	1,075
7	Available	1,506	27	ATP Acupuncture & Chinese [...]	977	47	Signature Carpet One	4,833	67	European Wax Center	1,200
8	Dr. Guy G. Nazareno	1,902	28	Half Price Books	8,781	48	Available	6,300	68	Subway	1,280
9	Vama Designs Indian Bridal [...]	1,700	29	Sleep Train Mattress Center	4,900	49	Lane Bryant	8,400	69	Michaels	23,683
10	Available	3,500	30	Steve's Hallmark	4,200	50	Daiso Japan	8,400	70	T-Mobile	2,980
11	Available	1,300	31	Available	10,493	51	Ross Dress for Less	30,000	71	LensCrafters	3,960
12	Nothing Bundt Cakes	2,380	32	Party City	25,000	52	Pacific Dental	3,069	72	Jack's Brewing Company	4,600
13	Available	3,130	33	Marshalls	30,028	53	CosmoProf	2,500	73	King Noodle	3,300
14	Available	2,800	34	Available	5,226	54	Available	2,500	74	Tata Teahouse	1,499
15	Staples	19,300	35	Old Navy	14,999	55	Liberty Tax Service	695	75	Popeye's Louisiana Kitchen	1,584
16	Available	760	36	Little Scissors	1,290	56	Beads At Beads	1,028	76	Available (Former Dental)	3,050
17	Available	445	37	Five Below	10,000	57	Site for Sore Eyes	1,505	77	Hub's Five & Ten	6,755
18	Magic Clippers	433	38	Code Ninjas	1,860	58	MOD Pizza	2,560	78	GNC	2,355
19	Posh Bagel	2,090	39	Sankalp Taste of India	2,500	59	The Nawab's Kitchen	1,532	79	Trader Joe's	12,000
20	Games of Fremont	3,349	40	Amia Bakery	1,710	60	Verizon Wireless	1,374	80	PetSmart	26,050

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

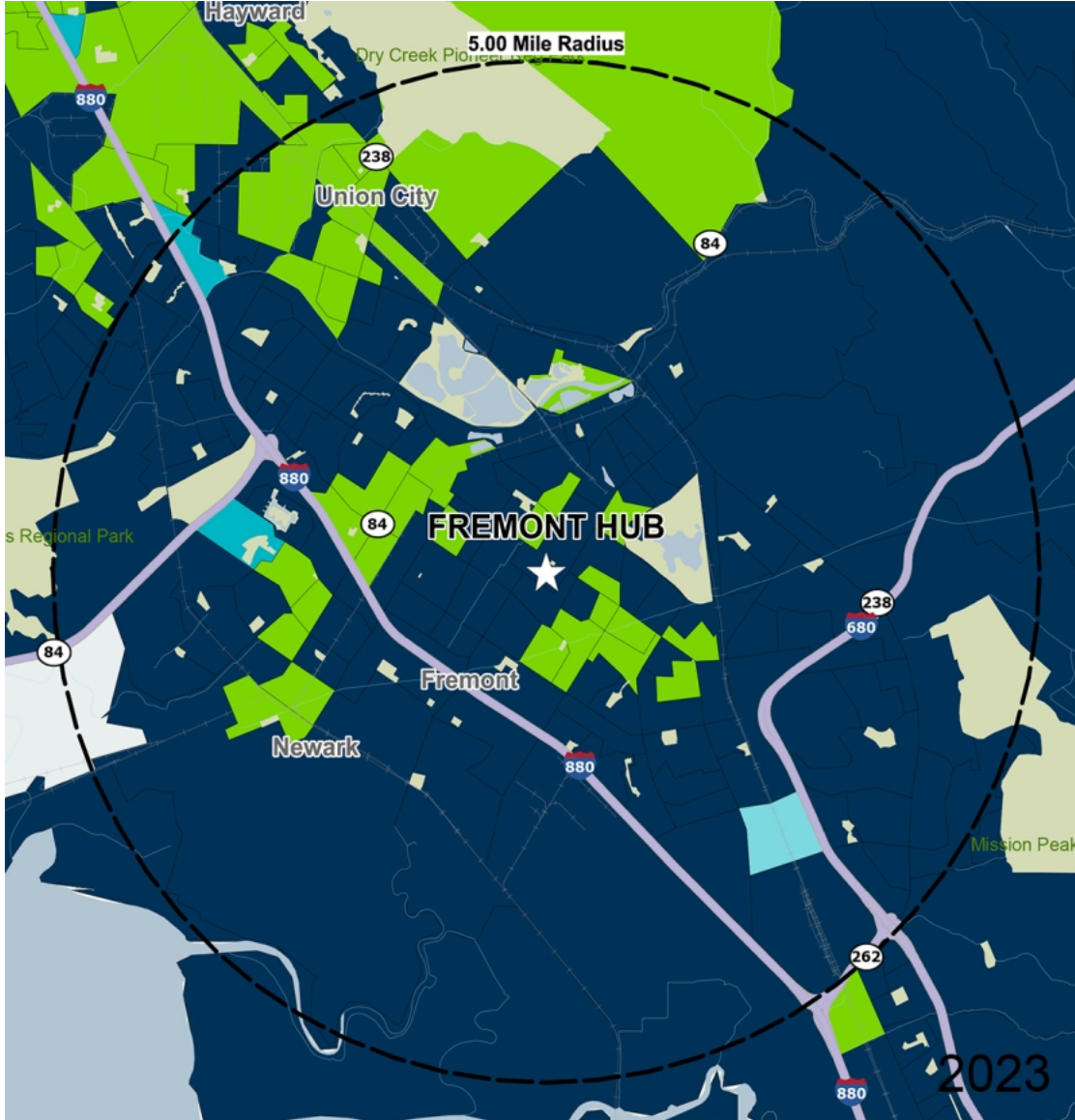
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COMPETITION MAP



by Block Group

## Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	34,170	186,356	303,644
Daytime Pop	48,287	183,719	313,691
Households	11,882	62,637	98,799
Average HH Income	\$150,099	\$169,092	\$176,202
Median HH Income	\$129,704	\$142,399	\$148,106
Per Capita Income	\$52,951	\$57,171	\$57,621

## Average Household Income

Popstats, 4Q 2022, Trade Area Systems

- \$150K and up
- \$75K - \$100K
- \$100K - \$150K
- \$0K - \$50K



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Argonaut Way & Mowry Ave., Fremont, CA



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