



Fremont Hub

Fremont, CA

San Francisco-Oakland-Berkeley (CA)



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AERIAL



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

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Google Earth

DENSITY AERIAL



Property Overview

The Fremont Hub is a 504,000 square foot regional shopping center located on the corner of Fremont Blvd and Mowry Ave in the city's Central District. The shopping center is home to over 60 stores and restaurants, anchored by Target and nationwide retailers including Marshalls, Ross, Safeway and Trader Joe's. This is a favorite shopping destination for the Fremont suburbs.

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



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

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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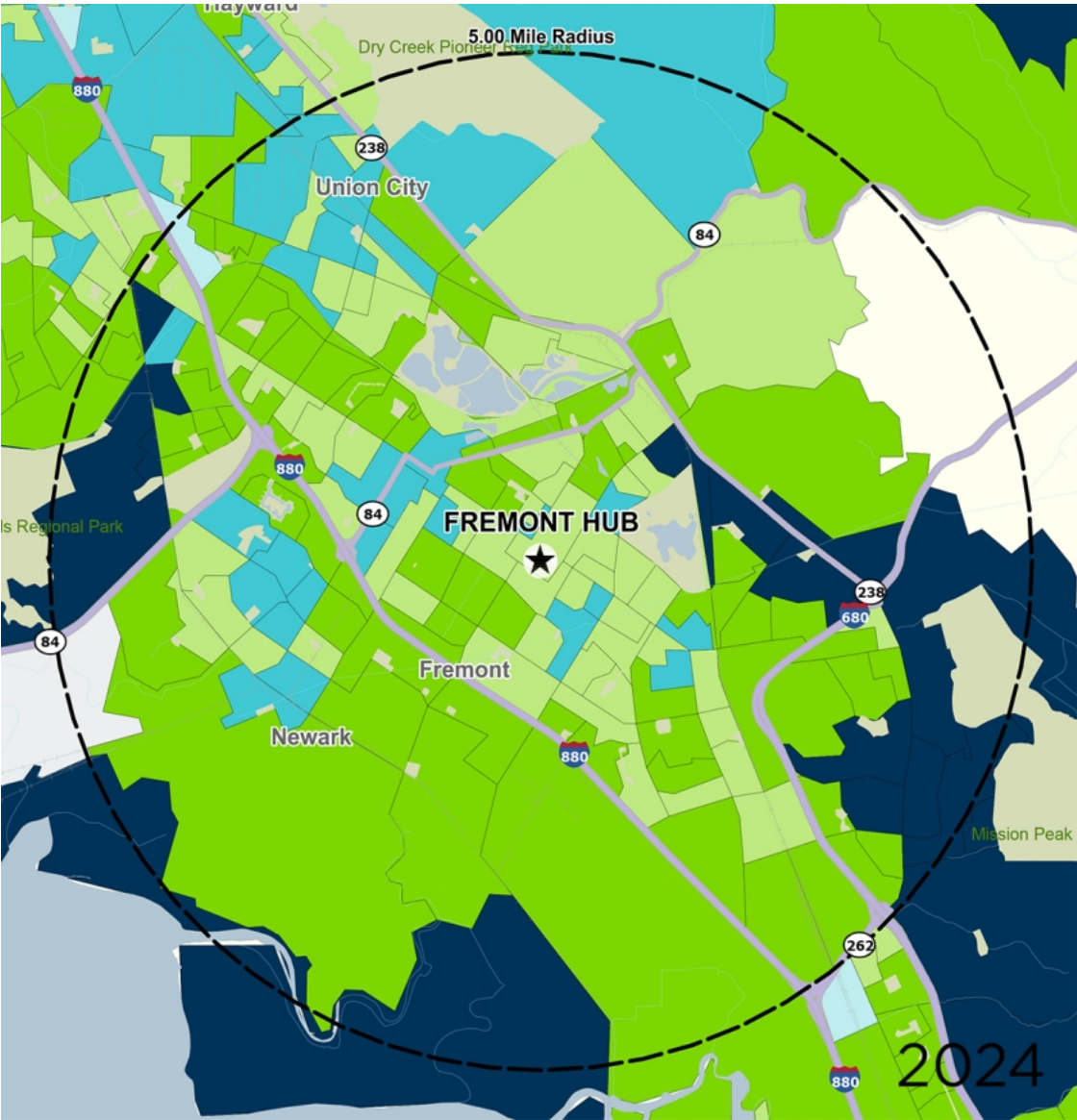


COMPETITION MAP

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by Block Group

Demographics

2024 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	35,723	185,201	301,419
Daytime Pop	57,339	199,521	330,763
Households	12,281	60,551	97,096
Average HH Income	\$170,953	\$196,732	\$207,628
Median HH Income	\$141,501	\$159,227	\$165,966
Per Capita Income	\$59,579	\$65,035	\$67,477

Average Household Income

Popstats, 4Q 2024, Trade Area Systems

- \$300K and up

\$200K - \$300K

\$150K - \$200K
- \$100K - \$150K

\$75K - \$100K

< \$75K



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