



# Fremont Hub

Fremont, CA

San Francisco-Oakland-Berkeley (CA)



**Brian Alt**  
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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





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 Din Ding Dumpling House	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 GameStop	1,506	27 ATP Acupuncture & Chinese Me [...]	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 Available	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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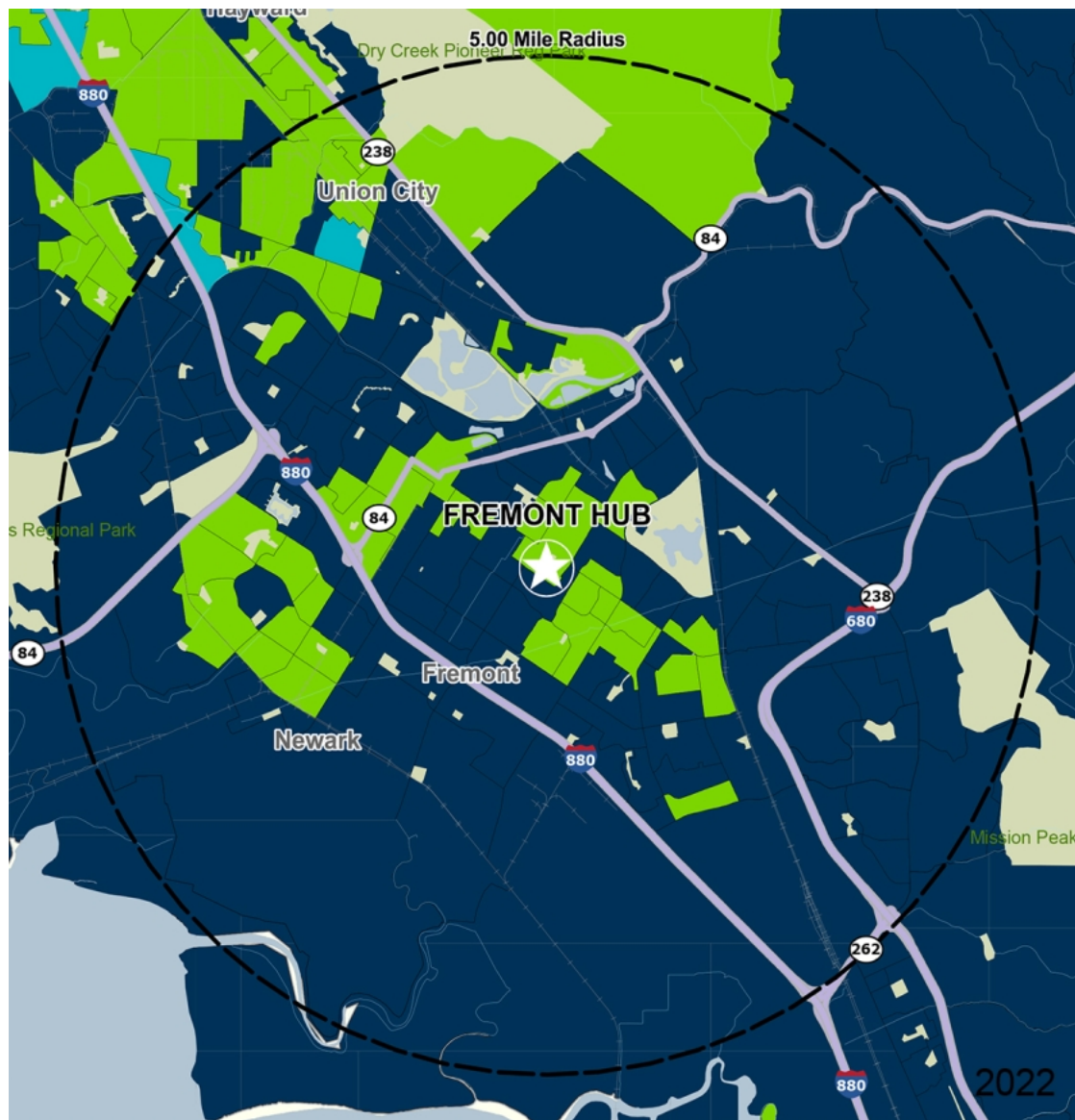






COMPETITION MAP





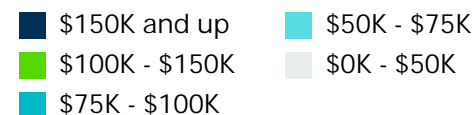
by Block Group

## 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



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Argonaut Way & Mowry Ave., Fremont, CA



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