

RETAIL AND OFFICE FOR LEASE



**37353 & 37359
FREMONT BLVD
CA 94536**

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PROPERTY OVERVIEW

Artizan Commercial Advisors presents 37353 & 37359 Fremont Blvd. - two retail/office units available for lease, with private parking.

Built in 1910, $\pm$ 2,700 rentable SqFt, situated in the heart of Fremont with a diverse business community among many new commercial and residential developments. Its pedestrian and transit friendly zoning offers excellent visibility, high foot traffic and easy accessibility from Bay Area.



37353 & 37359

FREMONT BLVD

For Lease

Lease Rate:

\$1.75 - \$2.00 PSF MG

NNN

\$0.40/sf/mo

Unit 37359: 1,300 SF

Unit 37353: 1,400 SF

Rentable SqFt:

± 2,700

Year Built: 1910

Zoning:

Town Center
Paedestrian (TCP)

APN#: 501-536-11-8

PROPERTY HIGHLIGHTS



Private Parking



Ground floor



Retail or office use



Private Bathrooms



Units may be leased
individually



37359: Busy Corner unit
with high exposure



UNIT 37353



Entrance to parking



Entrance to Fremont Blvd.



Corner Unit



UNIT 37359



Entrance to parking



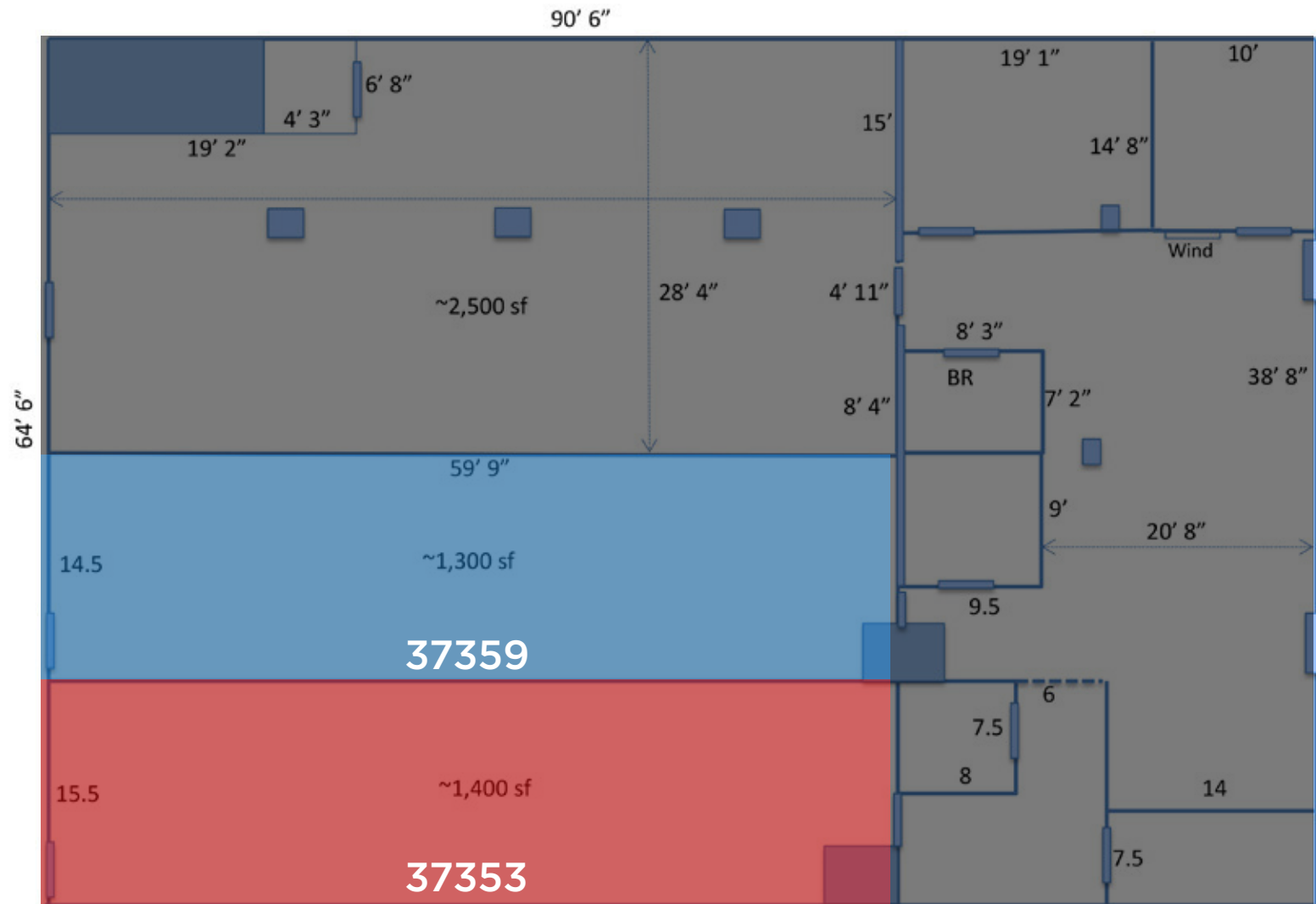
Entrance to Fremont Blvd.



Main lobby



FLOOR PLAN



All measurements are approximate and between inside walls. They should be verified by relevant parties.

BIRD'S EYE VIEW



FREMONT, CA

Fremont, California, offers a powerful setting for businesses seeking stability, innovation, and community. With more than 1,200 tech, life science, and clean tech firms, plus nearly 900 advanced manufacturing companies, the city combines cutting-edge industries with strong industrial roots. Its commercial real estate is broadly competitive and accessible, staffed by a highly educated and diverse workforce, making it an attractive home for both large institutions and small startups. Transit infrastructure is solid: Fremont has a central BART station and the Warm Springs / South Fremont extension, with the forthcoming Irvington station enhancing connectivity. Coupled with excellent public schools, green initiatives, and supportive local policies for small businesses, Fremont is well placed for those wanting to grow in a resilient Bay Area market.

WALKSCORE

87

Walk Score



56

Bike Score



42

Transit Score



LOCATION HIGHLIGHTS

-  Centerville Corridor
-  Multi cultural business community
-  Close to many restaurants
-  High traffic count
-  Direct Fremont Blvd. access and visibility

TRANSIT HIGHLIGHTS

-  Block from Amtrak Station
-  2.3 miles to Fremont Bart Station
-  Easily accessible via I-880 and I-680

Income Demographics

\$166,038

5 miles MEDIAN HOUSEHOLD INCOME (2024)

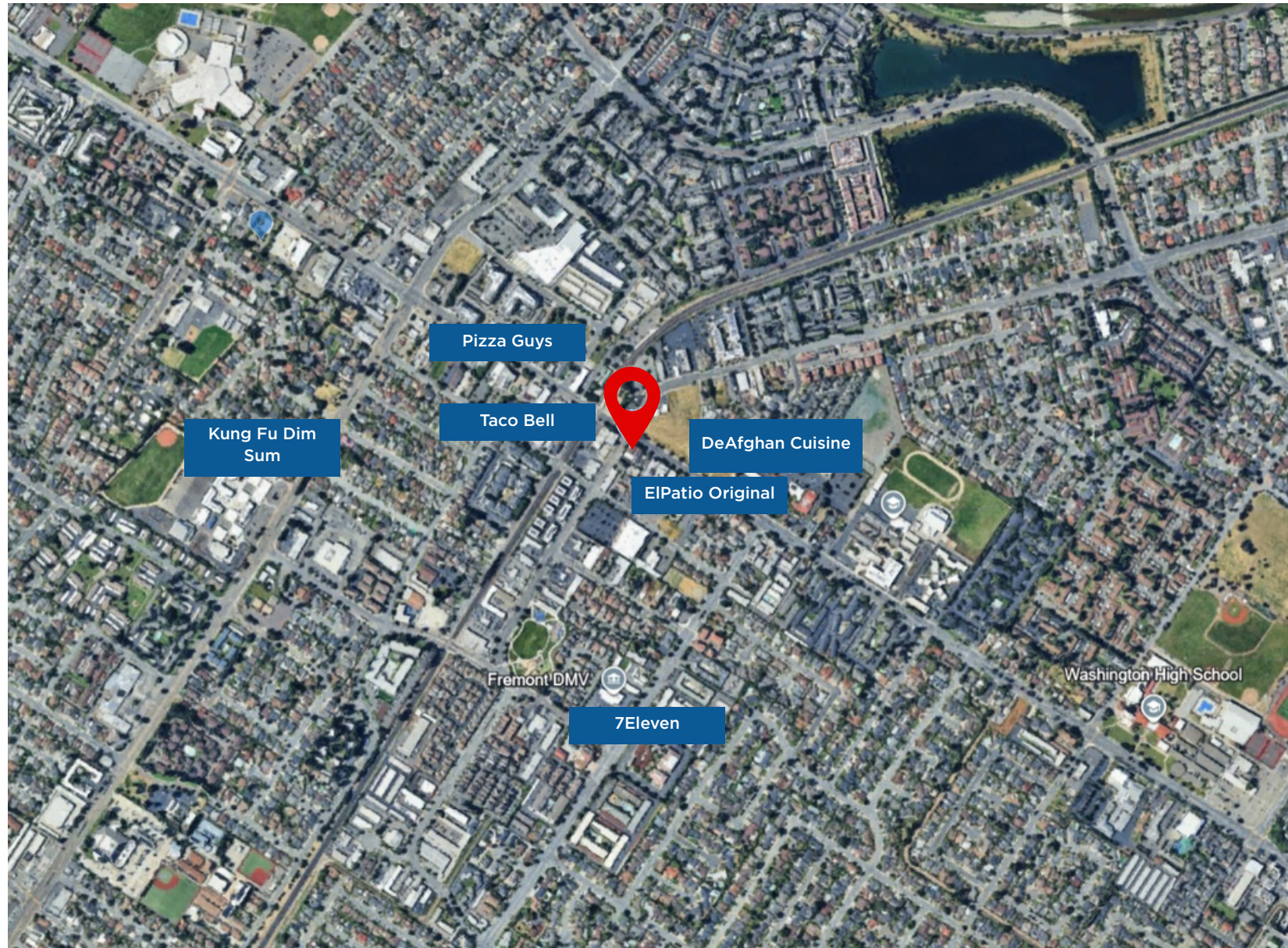
\$207,007

5 miles AVERAGE HOUSEHOLD INCOME (2024)

\$584,347

5 miles MEDIAN NET WORTH (2024)

LOCAL AMENITIES



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