



# 38485 FREMONT BLVD

FREMONT, CA 94536

## RETAIL / OFFICE PROPERTY

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16376  
FOOTHILL BLVD.  
SAN LEANDRO, CA 94578

  
**ARTIZAN**  
Commercial Advisors

  
KW COMMERCIAL - OAKLAND  
DRE# 02029039





# PROPERTY OVERVIEW & SUMMARY

Artizan Commercial Advisors presents +/- 1,240 SF Retail/Office Property for lease at 38485 Fremont Blvd Fremont, CA 94536

Prime Office or Retail Space for Lease on Fremont Street Located on the vibrant Fremont Street, this MX-zoned property offers a versatile space ready for immediate occupancy.

Perfect for businesses seeking high visibility, the property provides easy access from both sides of the street, ensuring maximum exposure and convenience.

## Key Features:

- Monument sign for high visibility and easy identification.
- On-site parking, providing convenient parking for employees and customers.
- Ready-to-move-in office space, ideal for a variety of commercial uses.
- Flexible MX zoning allows for conversion into a restaurant, salon, or other dining/entertainment venues (check with the city for specific requirements).
- Situated in a high foot traffic area, perfect for attracting customers.
- Prime location with excellent access from both directions on Fremont Street.

This space offers endless potential for your business. Contact us today for more details or to schedule a tour!



# PROPERTY SUMMARY

For Lease:

**Unpriced**

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SF Building:

**± 1,240 SF**

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SF Lot:

**± 16,553 SF**

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Built:

**1922**

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APN#:

**501-0760-009-02**







38485

38485

38487



















# FREMONT, CA

Fremont, California, located in the heart of the San Francisco Bay Area, offers a diverse and flourishing real estate market. Renowned for its family-friendly atmosphere, excellent schools, and cultural diversity, Fremont is a highly desirable place to live. The city features a variety of housing options, including modern apartments, luxury townhomes, and spacious single-family homes in neighborhoods such as Mission San Jose, Irvington, and Warm Springs.

Fremont's strategic location provides seamless connectivity to Silicon Valley and San Francisco via major highways, BART, and the Dumbarton Bridge. Its robust economy, driven by the tech industry, green energy companies, and advanced manufacturing, attracts professionals and families alike. Outdoor enthusiasts enjoy parks like Lake Elizabeth at Central Park and hiking trails at Mission Peak.

Fremont also offers a vibrant community life with diverse dining, shopping, and cultural events. Combining modern conveniences, strong employment opportunities, and a welcoming environment, Fremont stands out as an ideal real estate destination.

## WALKSCORE

54

Bike Score



50

Walk Score









36



Transit Score



## LOCATION HIGHLIGHTS

-  Right opposite to Washington High School
-  .05 mi Fremont Hub Shopping Center
-  .08 mi Whole Foods
-  1.2 mi Fremont DMV
-  1.2 mi Washington Hospital
-  1.4 mi Kaiser Permanente

## TRANSIT HIGHLIGHTS

-  1.5 mi FremontBart Station
-  2 mi Freeway 880 Access
-  AC Transit Line

Best Suburbs for Young Professionals in California

**#53** of 526

Best Suburbs to Live in California

**#90** of 526

POPULATION

**228,795**

MEDIAN HOUSEHOLD INCOME

**\$169,023**

MEDIAN HOME VALUE

**\$1,231,500**

MEDIAN RENT

**\$2,824**



# SITE ATTRACTIONS



Coyote Hills Regional Park



Central Park



Don Edwards San Francisco Bay National Wildlife Refuge



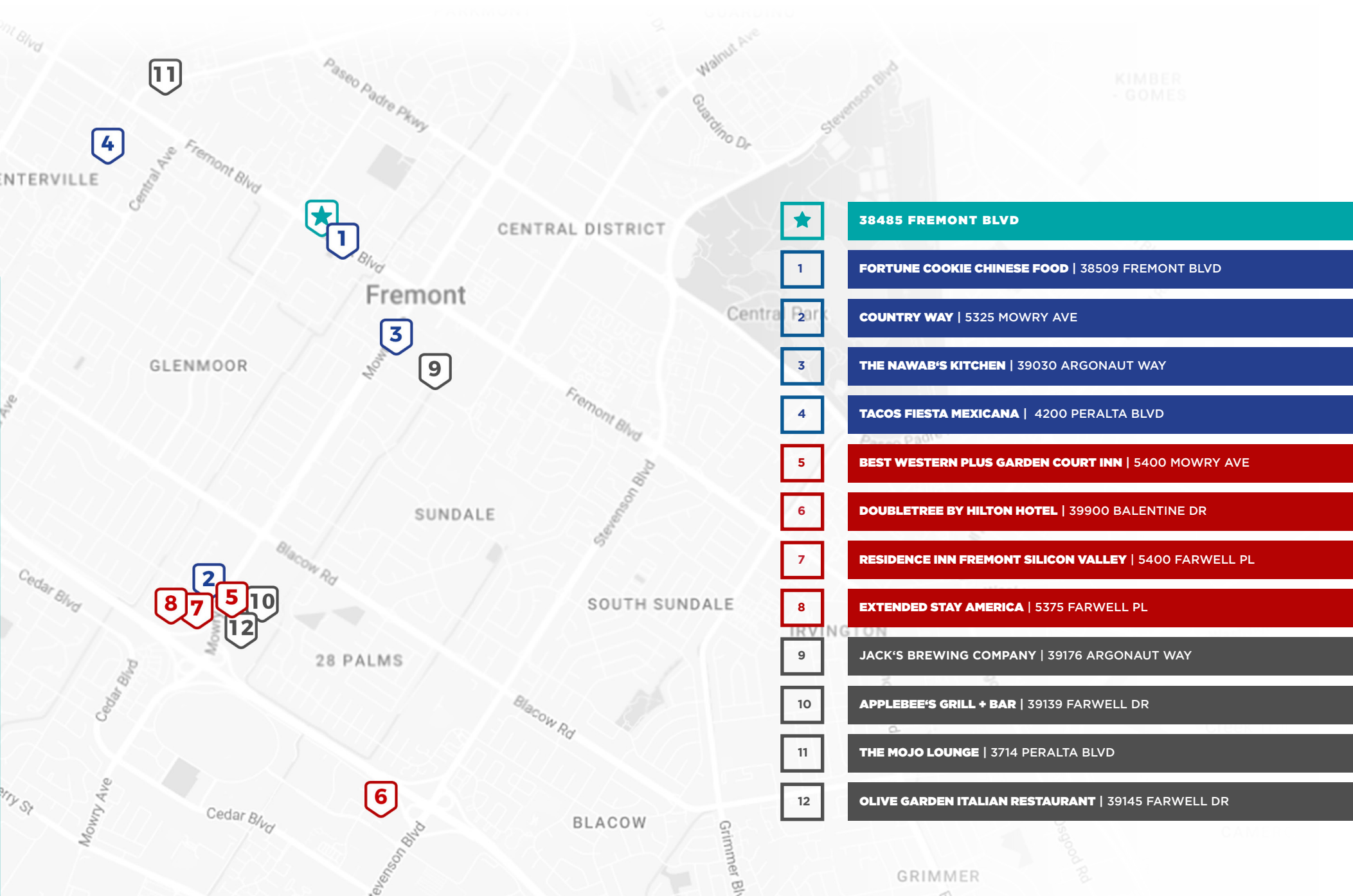
Quarry Lakes Regional Recreation Area



Aqua Adventure Water Park



# LOCAL AMENITIES





# AZIZ KHATRI, CCIM

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KW Commercial Oakland in compliance with all applicable fair housing and equal opportunity laws.