

±51,566 Sq. Ft. (1.18 ACRES) - FOR LEASE

3200 MOWRY AVE

PASEO PADRE PKWY (±29,298 VPD)



APN: 501-1130-2

MOWRY AVE (±36,117 VPD)

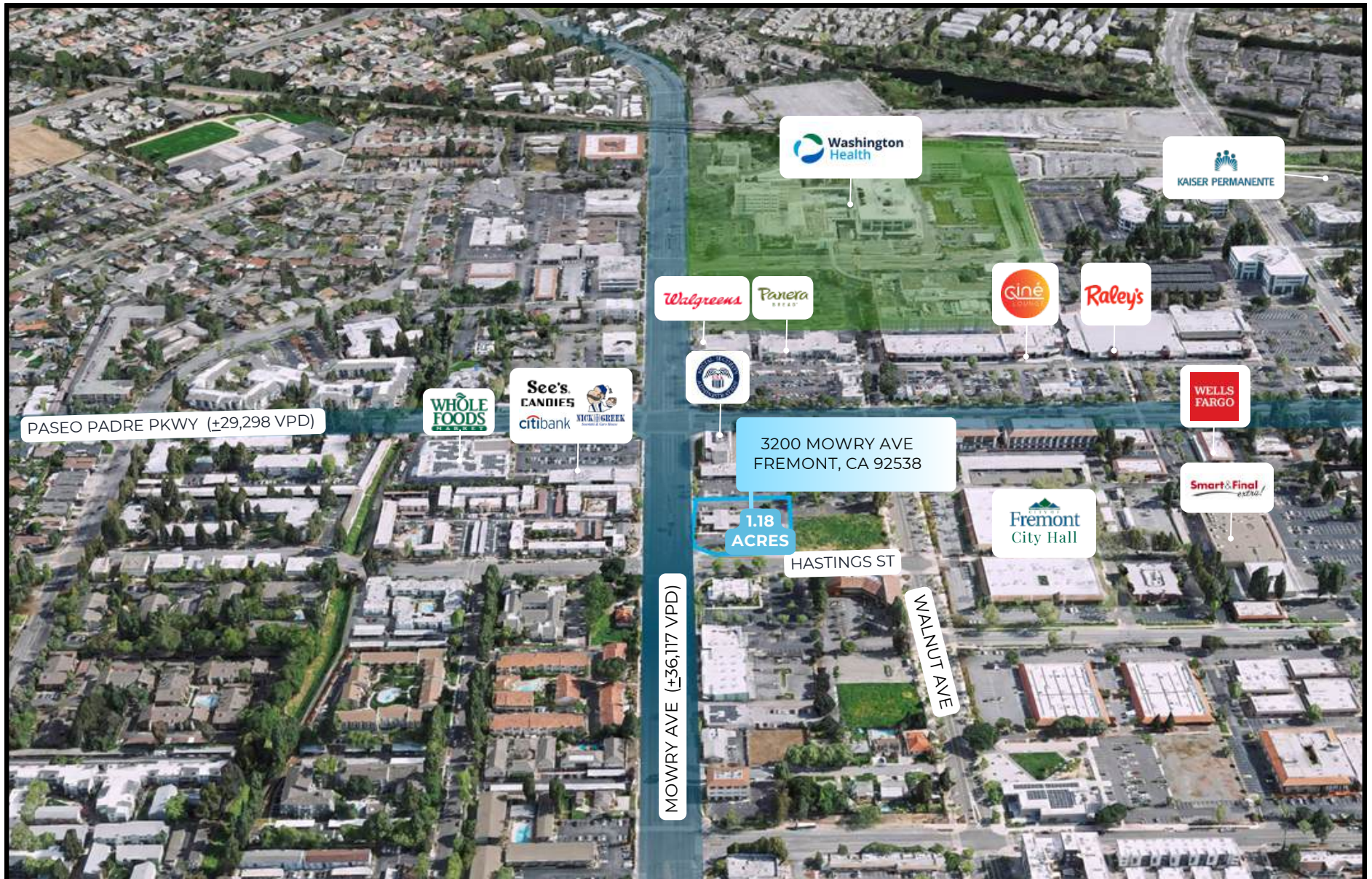
APN: 501-1130-1-4

HASTINGS ST

FREMONT, CA 94538



AERIAL MAP



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

3200 MOWRY AVE, FREMONT, CA 92538

AERIAL MAP



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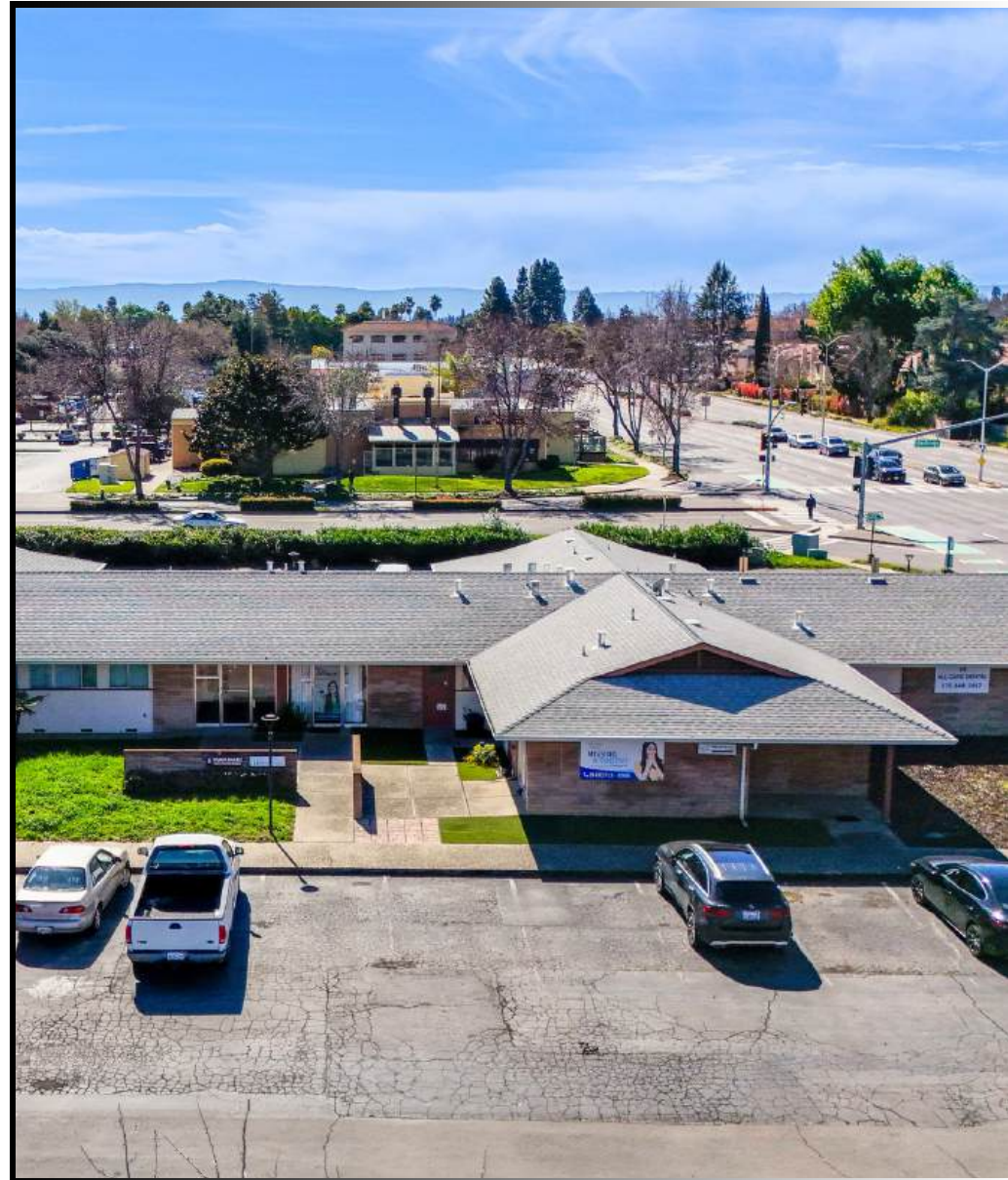
PROPERTY INFORMATION

ADDRESS	3200 Mowry Ave Fremont, CA 94538
APNS	501-1130-2, & -1-4
LEASE PRICE	\$40,000 per month + NNN
BUILDING SIZE	8,371 Sq. Ft.
LAND SIZE	±51,566 Sq. Ft. (1.18 AC)
BUILT	1961
WALK SCORE	Walker's Paradise (90)
TRANSIT SCORE	Good Transit (56)
ZONING	D-E/D-MD (Downtown Edge/ Downtown Mid Zone)
AERA PLAN	Located within the Central Downtown General Plan
TOD	Located within the Transit Oriented Development (TOD) District
DEMOGRAPHICS	178,424 Population w/i a 3-mile radius \$170,981 Average HH Income w/i a 3-mile radius



PROPERTY HIGHLIGHTS

- First time on the market in 30+ years.
- Ideal for General Commercial use.
- Located within the Central Downtown General Plan.
- Adjacent to Fremont City Hall.



PROPERTY IMAGES



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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population			
2024 Estimated Population	37,911	178,424	297,552
2029 Projected Population	37,425	173,618	289,572
2020 Census Population	36,121	182,739	304,593
Households			
2024 Estimated Households	13,476	58,377	95,388
2029 Projected Households	13,258	56,689	92,664
2020 Census Households	12,977	60,022	97,899
Income			
2024 Estimated Average Household Income	\$162,427	\$170,981	\$175,547
2024 Median Household Income	\$139,715	\$147,968	\$152,346



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