

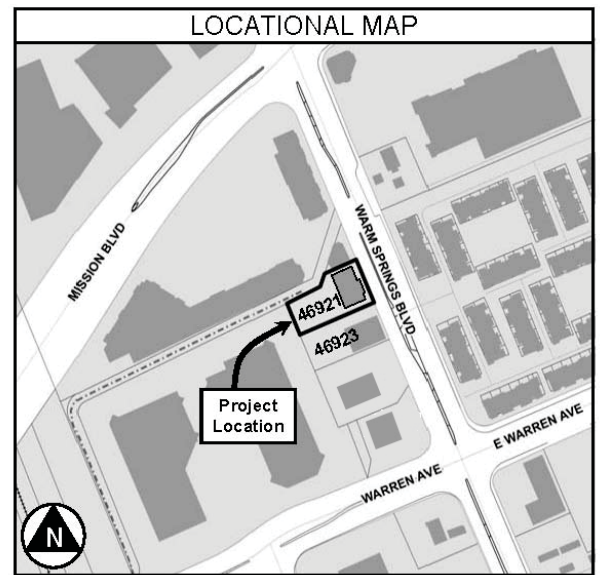
# 46921 Warm Springs Blvd., Fremont, CA

## ±162 to 2577 SF OFFICE SPACE FOR LEASE



### HIGHLIGHTS

- Superb, convenient location along high-traffic Warm Springs Blvd.
- Affordable sizes for small users
- Zoned Community-Commercial (CC)
- Interior renovation in 2009
- Two-story building with street front visibility
- 71 parking spaces , shared with building #46923
- Tenant improvements available
- Traffic count over 88,600 vehicles per day at Warm Springs and Mission Blvds.
- Proximity to bus lines and future Warm Springs BART station
- Existing businesses include spa, massage therapy, skin care, travel agency, real estate and insurance.



### LOCATION

- Located between I-880 and I-680 and just minutes from 237, 101 and the Silicon Valley
- Adjacent to the Little Taipei Shopping Plaza and future 99 Ranch Market
- Across from Safeway, Ross, Walgreens, banks, eateries and residential
- Down the street from the new Fremont Times Square Shopping Center

**For more information, please contact:**

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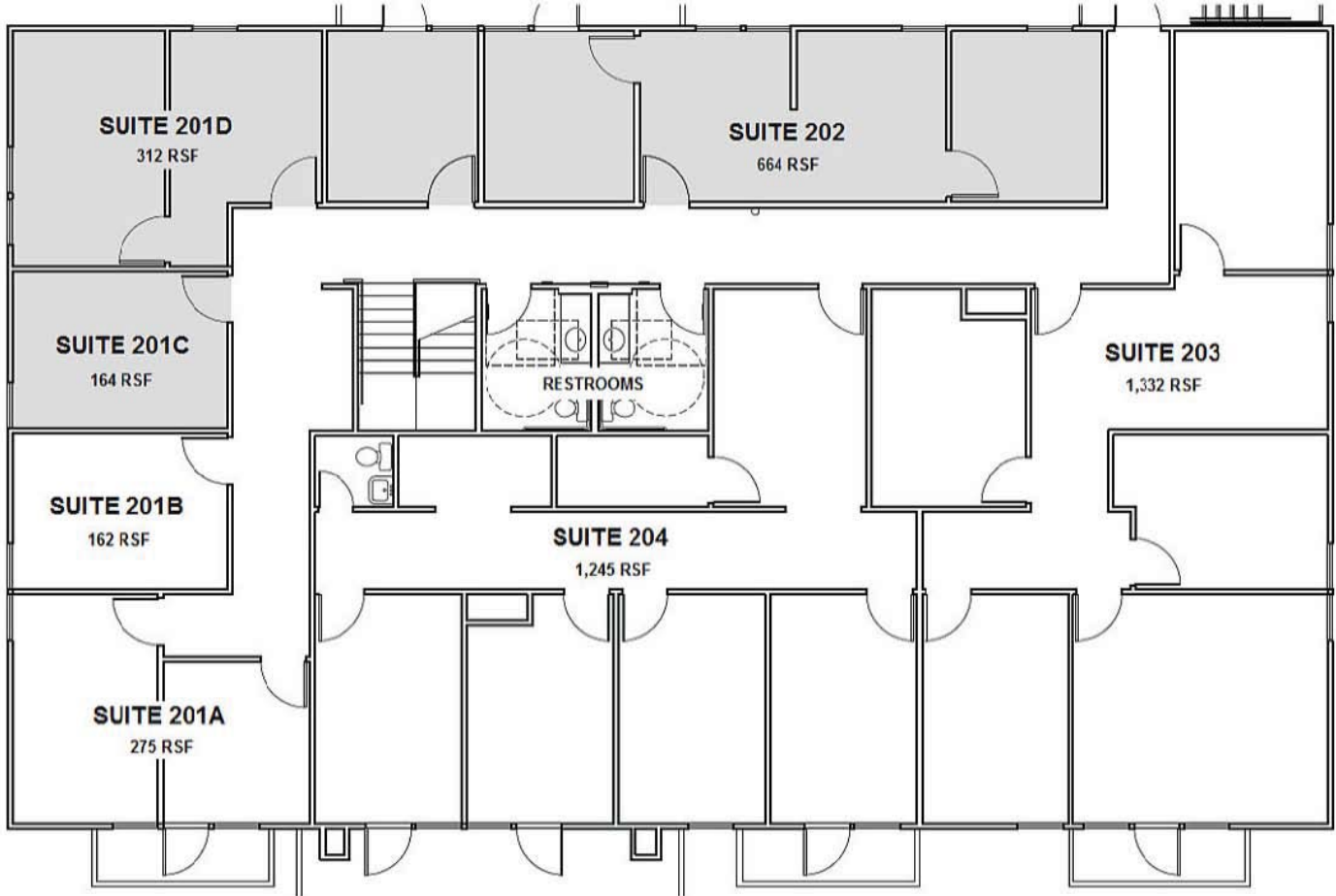
1455 McCarthy Blvd.  
Milpitas, CA 95131  
Tel: (408) 955.9900  
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## FLOOR PLANS

**\*First floor fully leased**

### Dutra Warm Springs

46921 Warm Springs Blvd.



**2nd Floor Plan**

**LEASED**

<b>AVAILABLE FOR LEASE</b>	
Unit	RSF*
201A	275
201B	162
203	1,332
204	1,245

\*RSF includes 12.5% load factor

### DEMOGRAPHICS

	1-Mile	5-Mile
2009 Average HH Income	\$74,135	\$123,547
HH Income >\$50K	72.6%	80.5%
HH Income >\$100K	12.6%	47.6%
2009 Total Households	230	13,330

\*Source: Focus on Fremont