

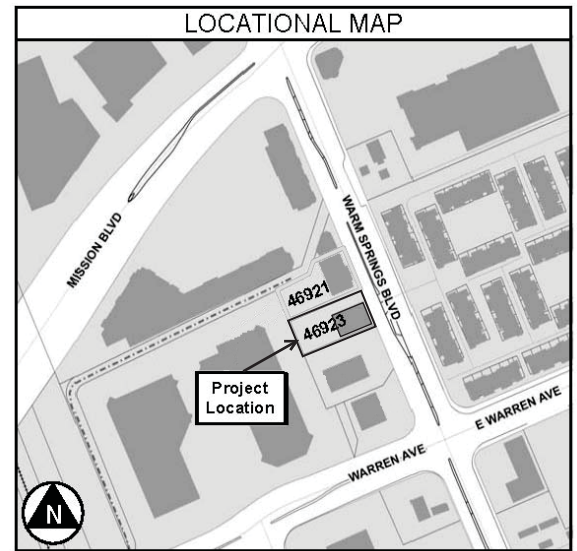
46923 Warm Springs Blvd., Fremont, CA

± 744 SF OFFICE SPACE FOR LEASE



HIGHLIGHTS

- Superb, convenient location along high-traffic Warm Springs Blvd.
- Ideal for retail, general offices and medical offices uses
- No load factor!
- Zoned Community-Commercial (CC)
- Two-story building with street front visibility
- Elevator inside the building
- 71 parking spaces , shared with building #46921
- Tenant improvements available
- Traffic count over 88,600 vehicles per day at Warm Springs and Mission Blvds.
- Existing businesses include dentistry, chiropractic, acupuncture, insurance, investments and civil engineering firm



LOCATION

- Located between I-880 and I-680 and just minutes from 237, 101 and 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

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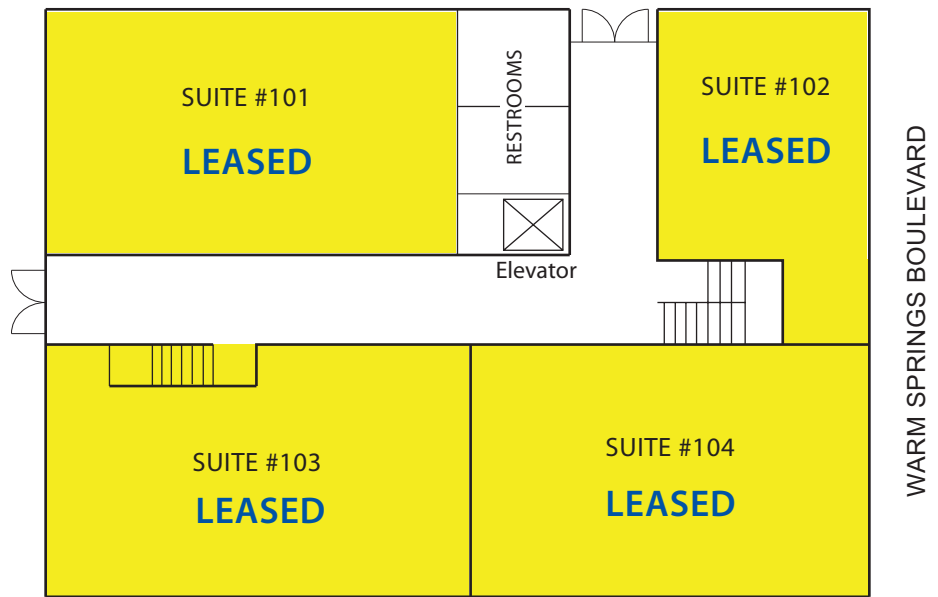


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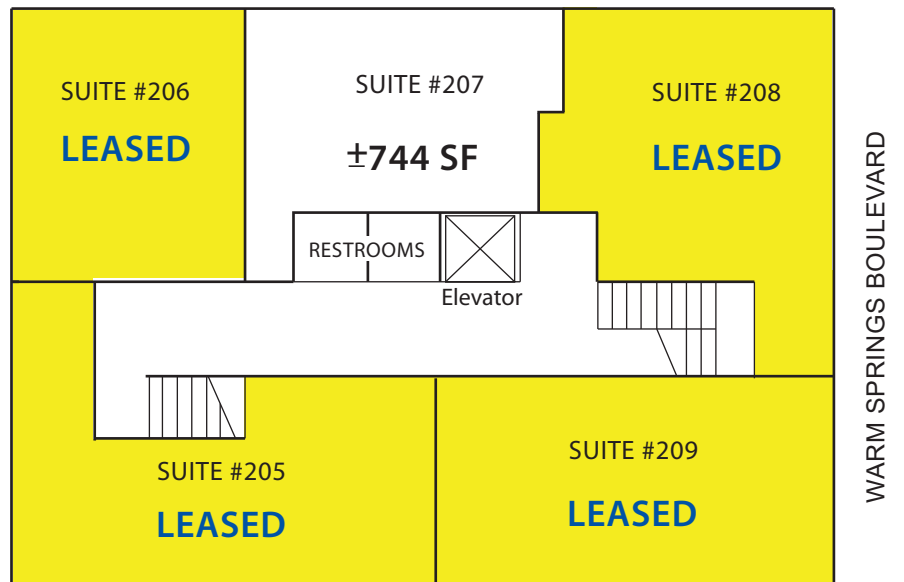
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FLOOR PLANS

GROUND LEVEL



UPPER LEVEL



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

