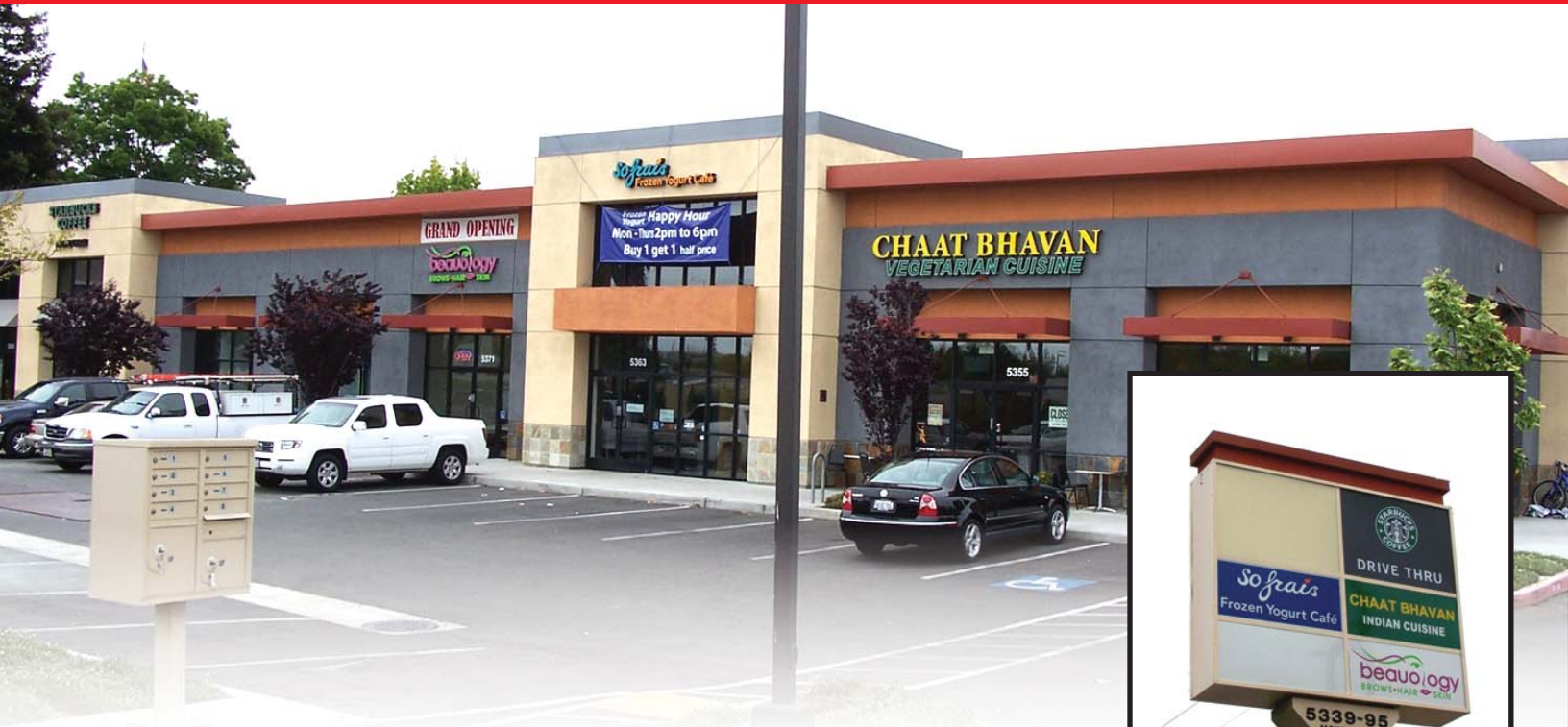


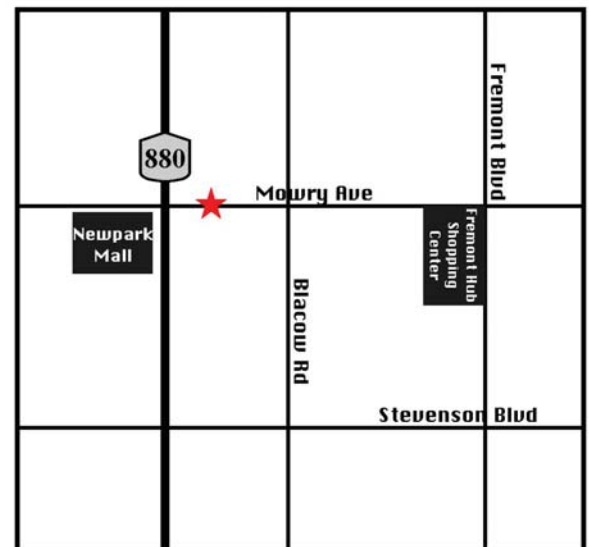
MOWRY AVENUE RETAIL SPACE FOR LEASE

5395 Mowry Avenue, Fremont, CA 94536 (at Farwell)



Property Highlights:

- **Anchored by Starbucks**
- Right on Mowry Ave, core street of Fremont
- High traffic counts with great visibility
- Next to 2 hotels — Marriott Residence Inn, Best Western Court Inn
- Brand new building, contemporary design
- Excellent pylon signage available
- 1,340 sq. ft. space available next to Starbucks
- On-site and street parking available
- Current businesses: Chaat Bhavan Indian Cuisine, Beauology, Malay Asian Express, Starbucks, So Fraix Frozen Yogurt
- Ideal for retail usage



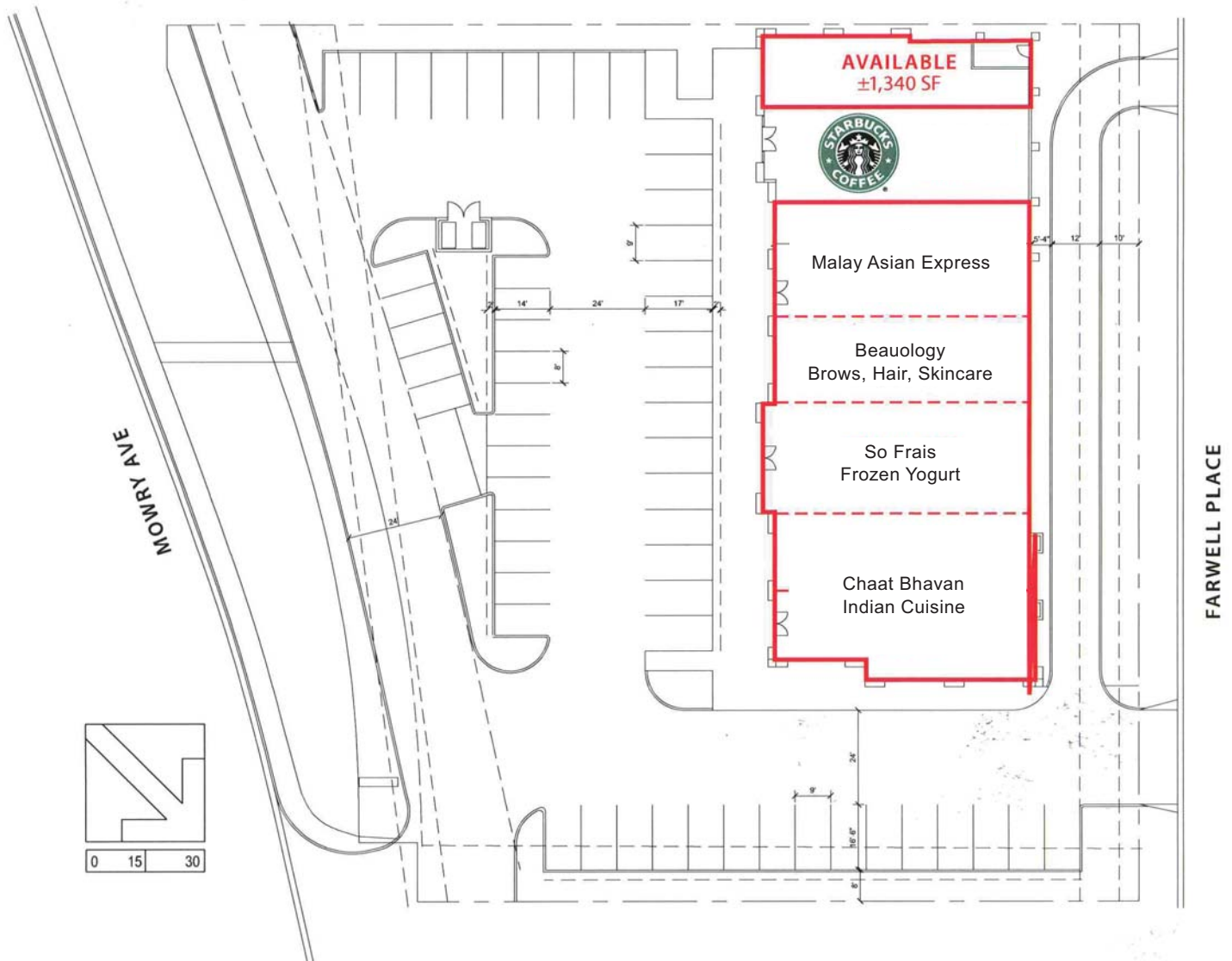
Please contact the following agents for more information:

John Luk
408.955.9900
DRE#00877964

Jackie Luk
408.930.3699
DRE#00955306

Joyce Sun
510.552.7711
DRE#01365523

Site Plan:



Traffic Counts:

Mowry Avenue: 46,920 ADT

I-880: 200,000 ADT



Demographics:

	1-Mile	3-Mile	5-Mile
2008 Total Population	21,367	151,232	254,953
Average HH Income	94,072	95,019	1063,818
Daytime Population	21,275	140,307	246,244

