

# VISIBLE END CAP

## 1,451 sq. ft. for lease

43587 Mission Blvd, Fremont, CA



**99¢/sf**

**FIRST YEAR**

**FULL COMMISSION  
AVAILABLE**

### Highlights

- Adjacent to Ohlone College in Fremont's Mission San Jose District
- Co-anchored by Bank of America
- Ample on-site & street parking
- Charming, common, outdoor patio spaces
- Retail, service commercial and food uses possible
- Generous tenant improvement allowance



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## Demographics

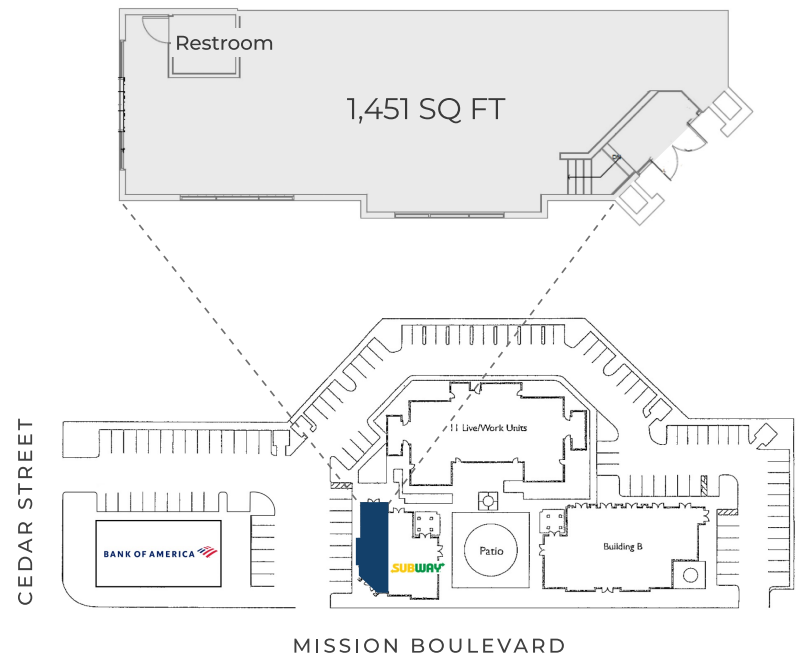
|               | 1 mile    | 3 miles   | 5 miles   |
|---------------|-----------|-----------|-----------|
| Population    | 10,757    | 69,462    | 166,001   |
| Avg HH Income | \$189,060 | \$161,093 | \$141,622 |

Ohlone College: approx 8,500 enrolled students

## Traffic Count

Mission Boulevard: 15,490 ADT

## Site Plan



LOCATED  
IN FREMONT'S  
MISSION DISTRICT  
ACROSS FROM  
OHLONE COLLEGE

CHARMING AND  
WELL-MAINTAINED  
COMMON AREAS

