

# FOR LEASE

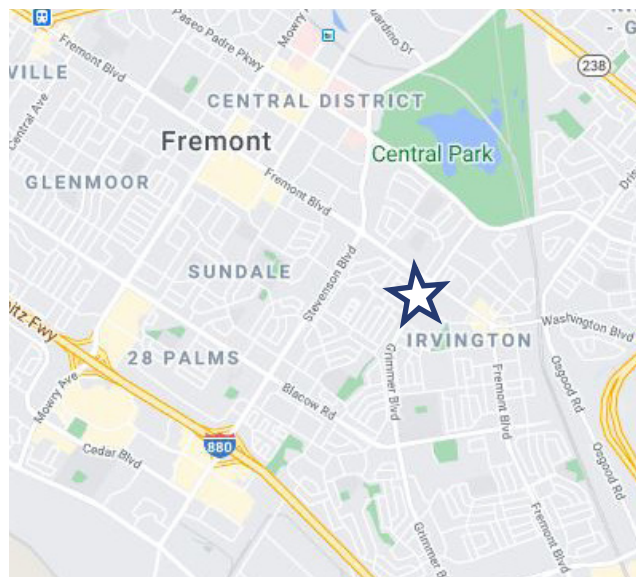
40611 Grimmer Boulevard  
Fremont, California 94538



## FEATURES

- One individual unit available  
Unit has private restroom  
750 sf - First floor office
- Ample parking (9 surface spaces)
- Building signage
- Newly renovated with new exterior paint
- Great central Fremont location
- High Visibility on one of Fremont's main thoroughfares (18,800 ADT)

## MAP



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	34,136	153,065	262,513
Avg. HH Income	\$150,343	\$168,001	\$168,039

## TRAFFIC COUNTS

Grimmer Boulevard	18,800 ADT
Fremont Boulevard	33,388 ADT



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# AERIAL MAP

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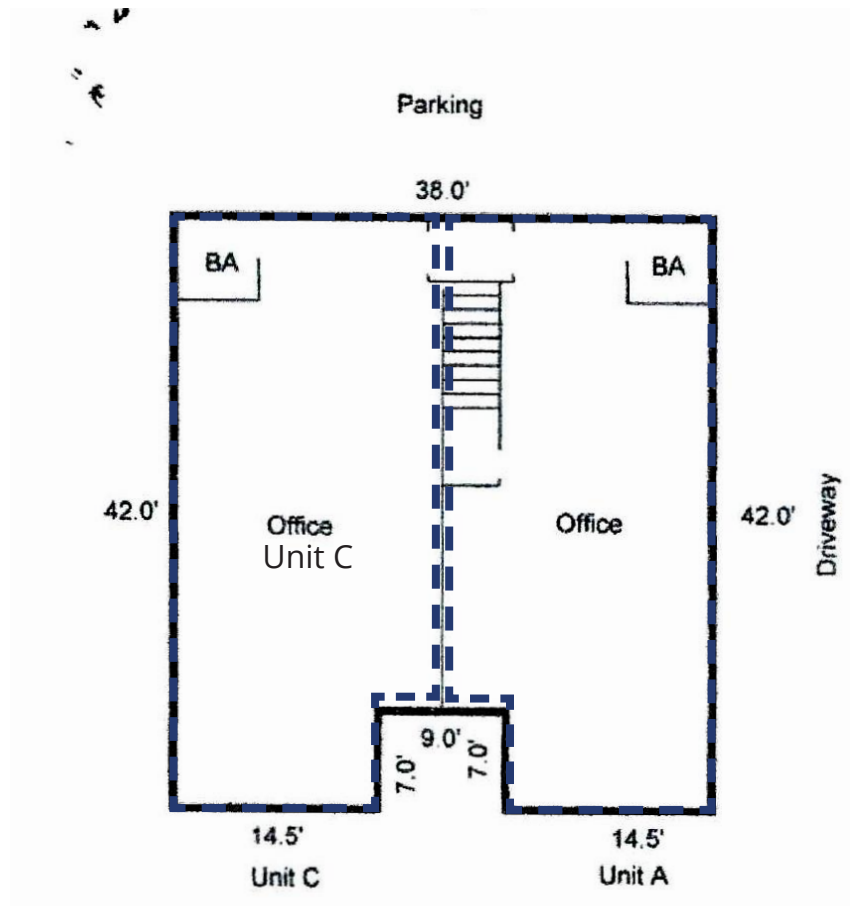
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# SPACE PLAN

40611 Grimmer Boulevard  
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GROUND FLOOR  
Unit C- Approx. 750 SF



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