

# MISSION VALLEY SHOPPING CENTER

39933-40983 MISSION BOULEVARD  
FREMONT, CALIFORNIA 94539

## FEATURES

- 88,000 Square Feet Neighborhood Shopping Center
- Co-Tenants Include: Lucky's, Starbucks, Fremont Bank, Jack in the Box
- Abundant Parking
- Strong Demographics

## SPACES AVAILABLE

- Unit 17: 3,960 SF
- Unit 27: 2,005 SF
- Unit 29: 912 SF w/ Restaurant Improvements

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	10,543	70,663	165,714
Avg. HH Income	197,306	160,970	137,362

## TRAFFIC COUNTS

Mission Boulevard	15,490 ADT
HWY 680	142,000 ADT



**DIXIE DIVINE**  
408.879.4001  
ddivine@primecommercialinc.com  
CA BRE 00926251 & 01481181

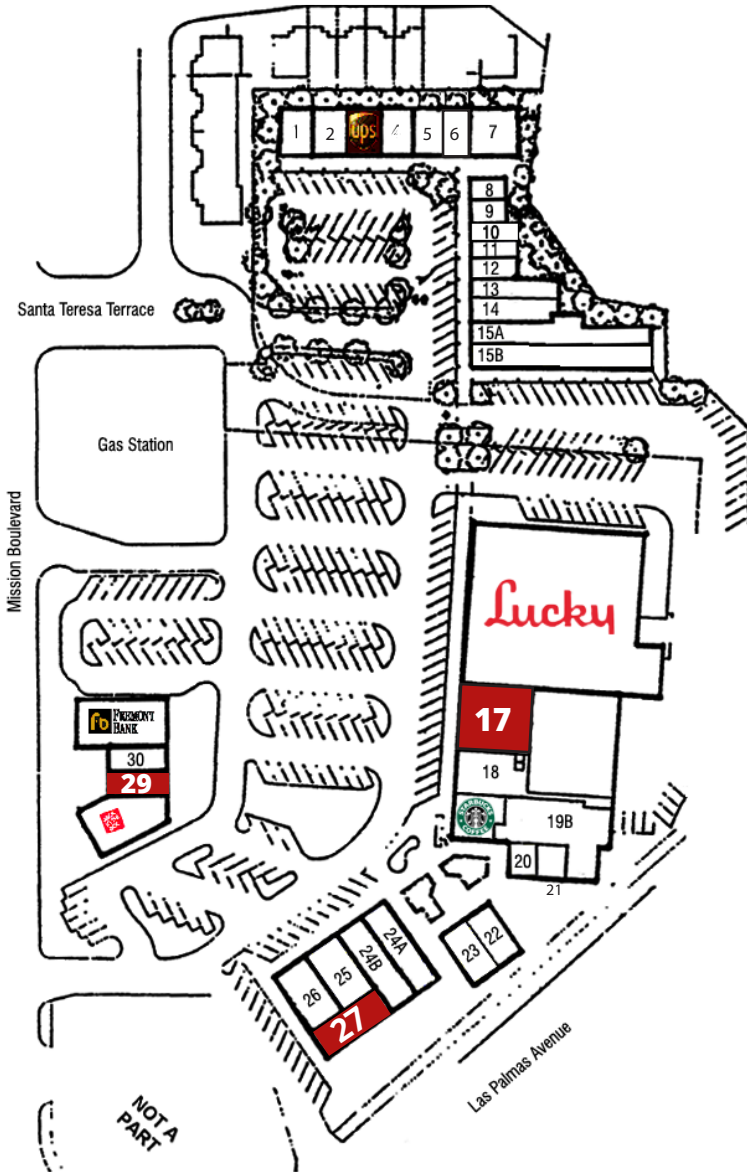
**DENISE LUPRETTE**  
408.879.4000 ext. 214  
dlupretta@primecommercialinc.com  
CA BRE 01735925



Prime Commercial, Inc. has obtained the information contained herein from sources we deem reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is subject to errors, modification, omission, change of price and/or terms, prior lease sale or financing, or withdrawal without notice. It may include projections, opinions, or assumptions or estimated for example only, and they may represent current or future performance of the property. You and your tax and legal advisors should conduct your own of the property and transaction. The information provided in this brochure are estimates only, not representations, and are not intended to be relied upon for any purpose. All demographic information contained in this brochure is obtained from esri.

# MISSION VALLEY

39933-40983 MISSION BOULEVARD  
FREMONT, CALIFORNIA 94539



## TENANT LIST

UNIT#	TENANT	SQUARE FEET
1	Currently Unavailable	1,904
2	Lotus Academy	846
3	The UPS Store	846
4	Karate	846
5	Music School	846
6	Real Estate Office	846
7	Real Estate Office	1,571
8	Romancing Nails	672
9	Best Property Management	672
10	Rick's Tennis Shop	672
11-12	Mission San Jose Children's House	1,344
13	Leased	672
14	Benjamin Bagels	1,120
15A	Rachael's Ballet	1,120
15B	Rachael's Ballet	1,200
16	Lucky's	25,771
17	<b>AVAILABLE</b>	<b>3,690</b>
18	Dental Group	1,101
19A	Starbuck's	1,727
19B	Learning Bee	2,473
20	Learning Bee	1,200
21	Ice 3 Creamery	1,200
22	Papa Poncho's Taqueria	1,281
23	Prestige Health Spa	1,280
24A	Liquor Farm	1,360
24B	Liquor Farm	2,700
25	Moon Bakery	1,225
26	Alborz Mediterranean Cuisine	1,960
27	<b>AVAILABLE</b>	<b>2,005</b>
28	Jack In The Box	2,650
29	<b>AVAILABLE - RESTAURANT</b>	<b>912</b>
30	CPA	1,088
31	Fremont Bank	3,200

