

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 1: 1,904 SF - *Retail*
- Unit 17: 846 SF - *Retail / Office*
- Unit 7 1571 SF - *Retail / Office*

PRICING:

\$2.50 - 3.00 / SF + NNN \$1.28

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



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TENANT LIST

UNIT#	TENANT	SQUARE FEET
1	AVAILABLE RETAIL	1,904
2	Lotus Academy	846
3	The UPS Store	846
4	Karate	846
5	Music School	846
6	AVAILABLE RETAIL/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	Florist	3,607
18	Dental Group	1,101
19A	Starbucks	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	Bun Bun Chinese Restaurant	2,005
28	Jack In The Box	2,650
29	Kabul Burfi Ice Cream	912
30	CPA	1,088
31	Fremont Bank	3,200

