



RETAIL FOR LEASE • 1,571 SF - 1,904 SF

Mission Valley Shopping Center

39933-40983 MISSION BLVD
FREMONT, CA



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Mission Valley Shopping Center

39933-40983 MISSION BLVD, FREMONT, CA

PRIME COMMERCIAL, INC.

PROPERTY

Overview



88,000 SF Neighborhood Shopping Center

Co-tenants include: Starbucks, The UPS Store, Fremont Bank, and Jack in the Box



Abundant Parking

Surface Parking Lot



Strong Demographics

High Traffic Counts

AVAILABILITY (DO NOT DISTURB CURRENT TENANTS)

- RETAIL **±1,904 SF**
- RETAIL **±1,571 SF**
- RETAIL **±672 SF** - 2nd Gen Nail Salon
- RETAIL **±2,016 SF** - 2nd Gen Daycare w/ Outdoor Playground
- RETAIL **±600 SF**
- RETAIL **±2,739 SF** - 2nd Gen Liquor Store

PRICING: \$2.50 - \$3.00 / SF + NNN \$1.28*

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	13,757	66,521	176,594
Average Household Income	\$204,510	\$196,146	\$212,179
Daytime Population	16,951	58,785	138,958
Median Age	41	39	41

TRAFFIC COUNTS

Mission Boulevard

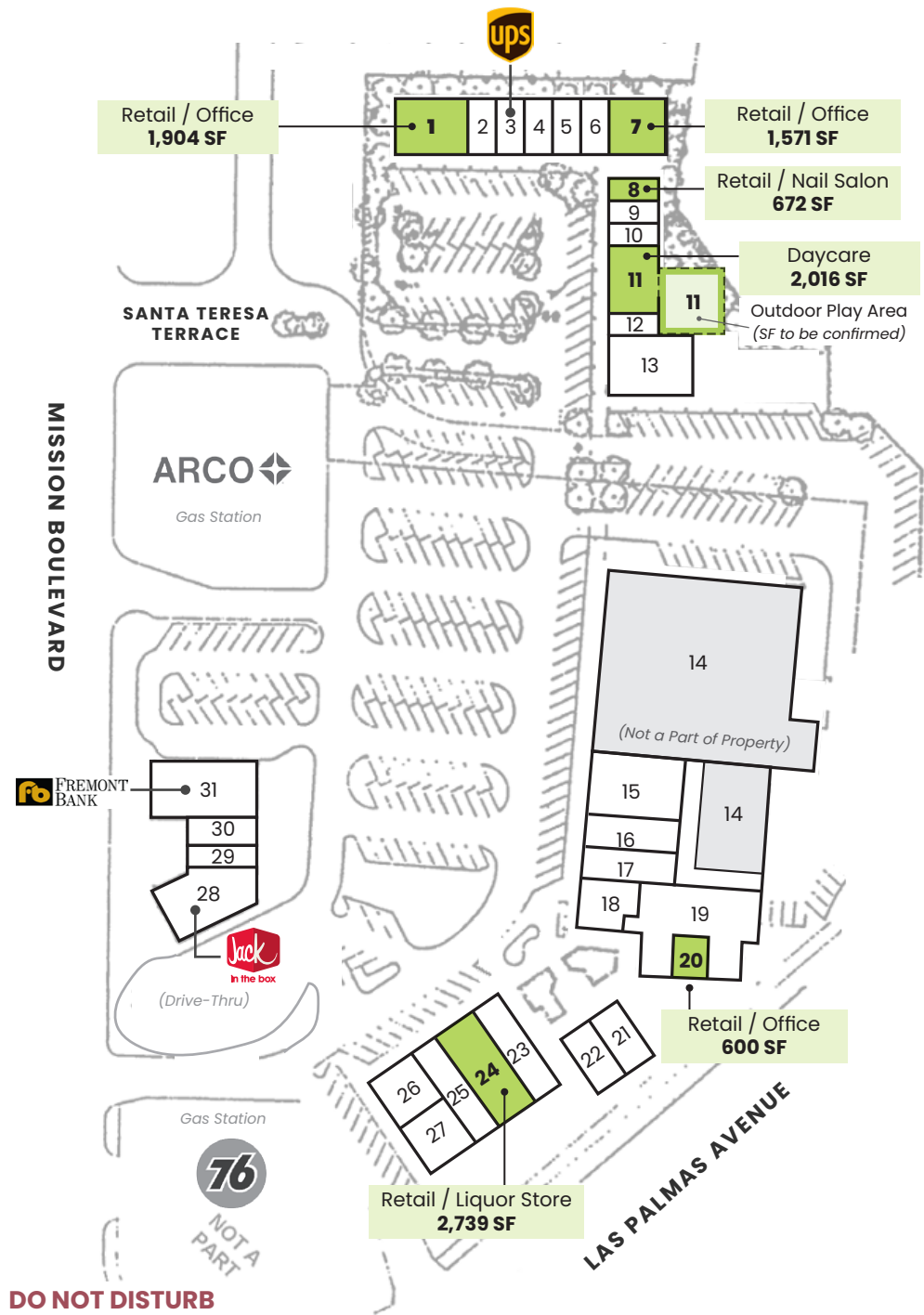
15,490 ADT ⁽¹⁾

⁽¹⁾ Average Daily Traffic

Unit	Tenant	Address
1	RETAIL AVAILABLE - 1,904 SF	40093 Mission Blvd
2	Lotus Music Academy	40089 Mission Blvd
3	The UPS Store	40087 Mission Blvd
4	theCoderSchool	40085 Mission Blvd
5	BetterMe Learning	40083 Mission Blvd
6	Everhome Real Estate	40081 Mission Blvd
7	RETAIL AVAILABLE - 1,571 SF	40079 Mission Blvd
8	RETAIL AVAILABLE - 672 SF	40071 Mission Blvd
9	Best Property Management	40069 Mission Blvd
10	Rick's Tennis Shop	40067 Mission Blvd
11	RETAIL AVAILABLE - 2,016 SF	40065 Mission Blvd
12	Daily Bagel Café	40061 Mission Blvd
13	Rachel's Ballet	40057 Mission Blvd
14	<i>Anchor (Not a Part of Property)</i>	40055 Mission Blvd
15	Russian School of Math	39995 Mission Blvd
16	Sparkle Shine Salon	39991 Mission Blvd
17	Dentist	39985 Mission Blvd
18	Starbucks	39981 Mission Blvd
19	Learning Bee	39977 Mission Blvd
20	RETAIL AVAILABLE - 600 SF	39971 Mission Blvd
21	Authentic Afghan Kebab	39965 Mission Blvd
22	Osumo Poke & Taproom	39957 Mission Blvd
23	LaFalla Bakery	39947 Mission Blvd
24	RETAIL AVAILABLE - 2,739 SF	39945 Mission Blvd
25	Farsha Hookah	39941 Mission Blvd
26	Keeku da Dhaba Indian Restaurant	39935 Mission Blvd
27	Bun Bun Chinese Food	39933 Mission Blvd
28	Jack in the Box	40015 Mission Blvd
29	Kabul Barfi Afghan Ice Cream	40021 Mission Blvd
W	Prestige Business Solutions / CPA	40055 Mission Blvd
29	Fremont Bank	40031 Mission Blvd

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*Not To Scale

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