

MISSION VALLEY SHOPPING CENTER

40055 MISSION BLVD

Fremont, CA 94539

RETAIL ANCHOR FOR SALE

Former *Lucky* Supermarket

HUGE PRICE REDUCTION!

\$6,250,000

28,768 SF
2.48 Acres

LEAD CONTACT



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Offering Summary

OFFERING PRICE

\$6,250,000

BUILDING AREA

28,768 Square Feet

LAND AREA

2.48 Acres

PARKING

115 Stalls + Reciprocal Parking Agreement

ZONING

MB-CC (Mission Boulevard Corridor Central)

YEAR BUILT

1971

YEAR REMODELED

1992

ENCUMBRANCES

None, Building is Vacant

APN

525-8-3-1



Grocery Store Anchor For Sale

Perfect for Owner-User!

PROPERTY HIGHLIGHTS

& Overview

- High Visibility Anchor Space (Former Lucky Supermarket) within Mission Valley Shopping Center in Fremont, CA
- Expansive 2.48 Acre Site with 115 Parking Stalls and Reciprocal Parking Agreement
- Brand New Roof and Refurbished HVAC System.
- Well Maintained and Active 45,067 Square Foot Shopping Center Co-Tenanted by Starbucks, Fremont Bank, Jack-in-the-Box Along with Other Daily Needs Tenants
- Affluent Mission Valley Neighborhood with a Median Household Income over \$195,000, paired with a Median Home Value of approximately \$2.6 Million.
- Excellent Access along Mission Boulevard with convenient connectivity to Interstate 680 and other Silicon Valley Transit Routes.

PHOTO GALLERY

Exterior



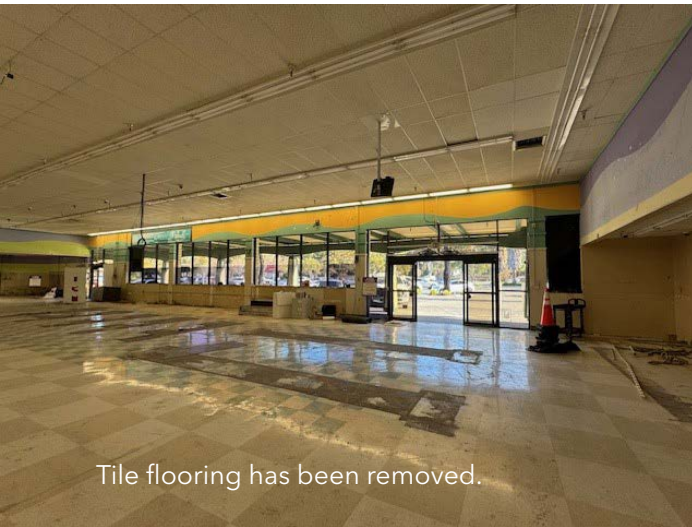
Side of the Building



Loading Dock with Roll-Up Doors

PHOTO GALLERY

Interior

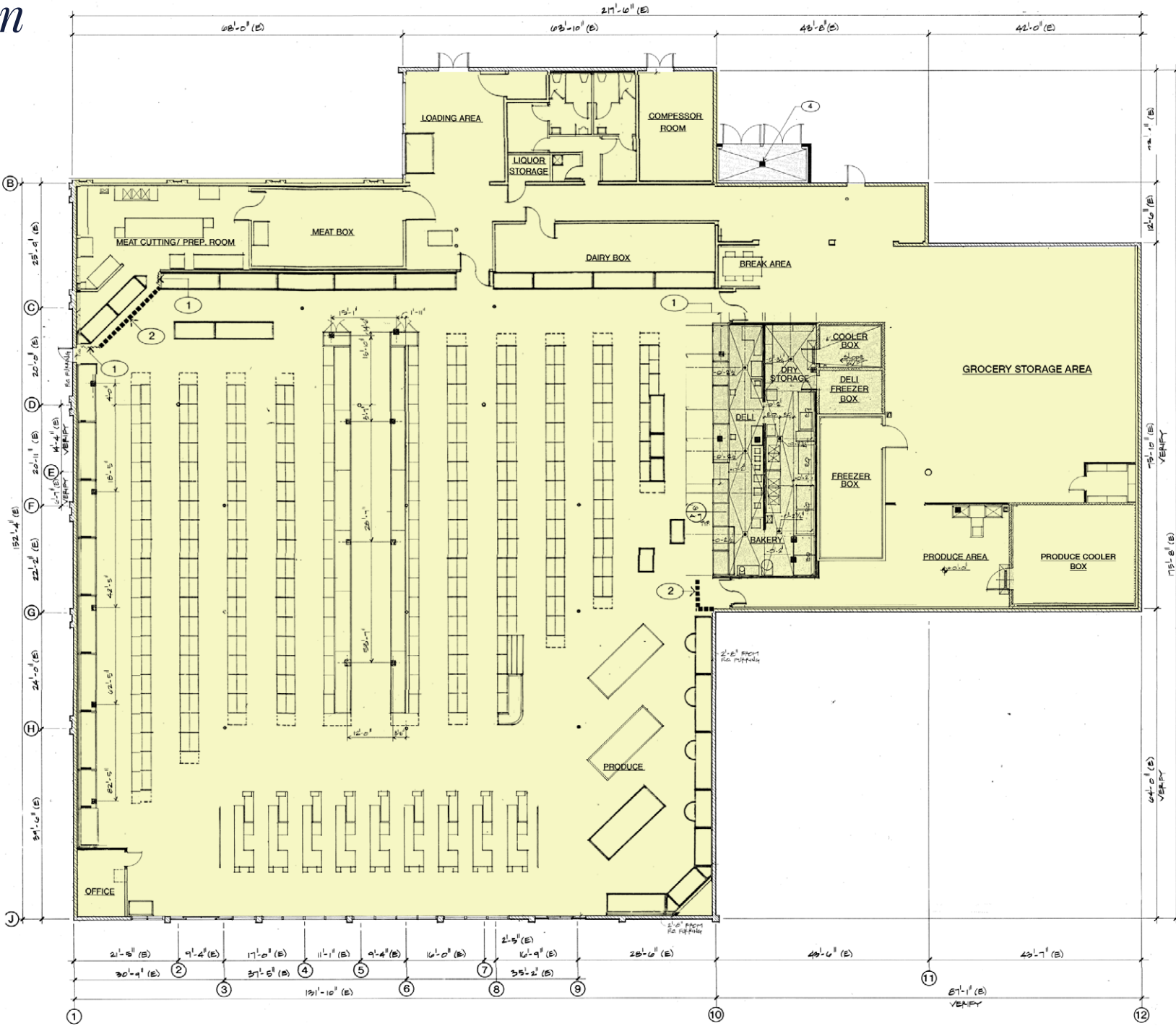


MISSION VALLEY SHOPPING CENTER
Site Plan

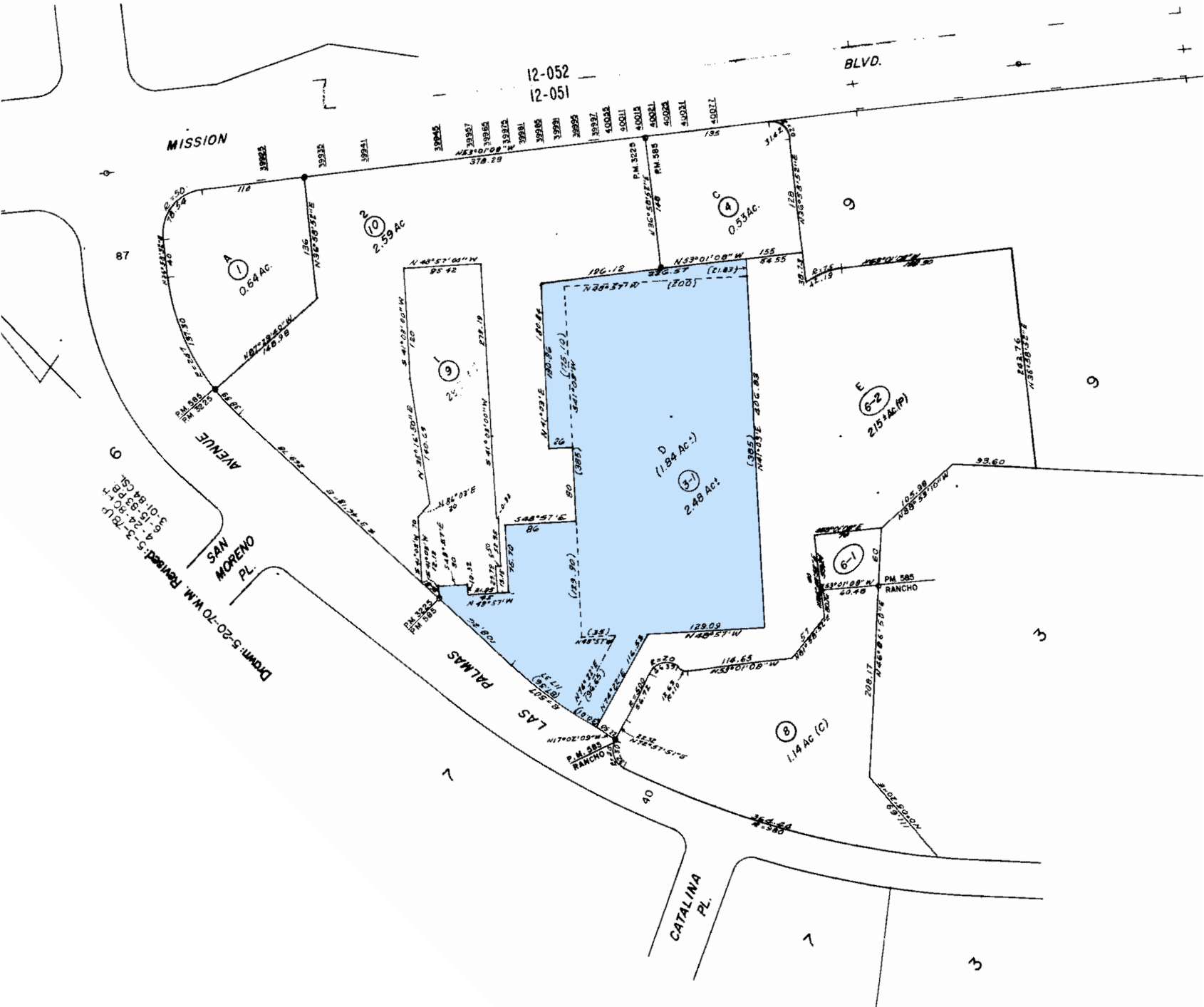


MISSION BLVD: 29,937 ADT

AS-BUILT
Floor Plan



Plat Map





LOCATION OVERVIEW

Fremont

Fremont is an affluent Bay Area city of over 230,000 residents, strategically located between Silicon Valley and the East Bay. Anchored by major employers such as Tesla, the city is a major hub for technology, advanced manufacturing, clean energy, and life sciences. Top rated public schools, a highly educated workforce, and high household incomes (Fremont's median household income exceeding \$167,000) support a dense and stable consumer base. Fremont's retail market benefits from consistent daily-needs demand, limited new development, and strong regional accessibility via I-680, I-880, and BART.

Within the city, the Mission Valley district is a mature, residentially anchored sub-market defined by strong demographics and long-term stability. The immediate trade area features median household incomes exceeding \$195,000 within a one-mile radius, reflecting a concentration of affluent households. Strong homeownership, proximity to employment centers, and consistent neighborhood demand support consistent traffic and reliable daily-needs spending, making Mission Valley one of Fremont's most resilient retail trade areas.

230,504

TOTAL POPULATION
Fremont, 2020 Census

17,512

NEIGHBORHOOD POPULATION
Within 5 min. drive of site

13,507

DAYTIME POPULATION
Within 5 min. drive of site

\$195,063

MEDIAN HOUSEHOLD INCOME
Within 5 min. drive of site



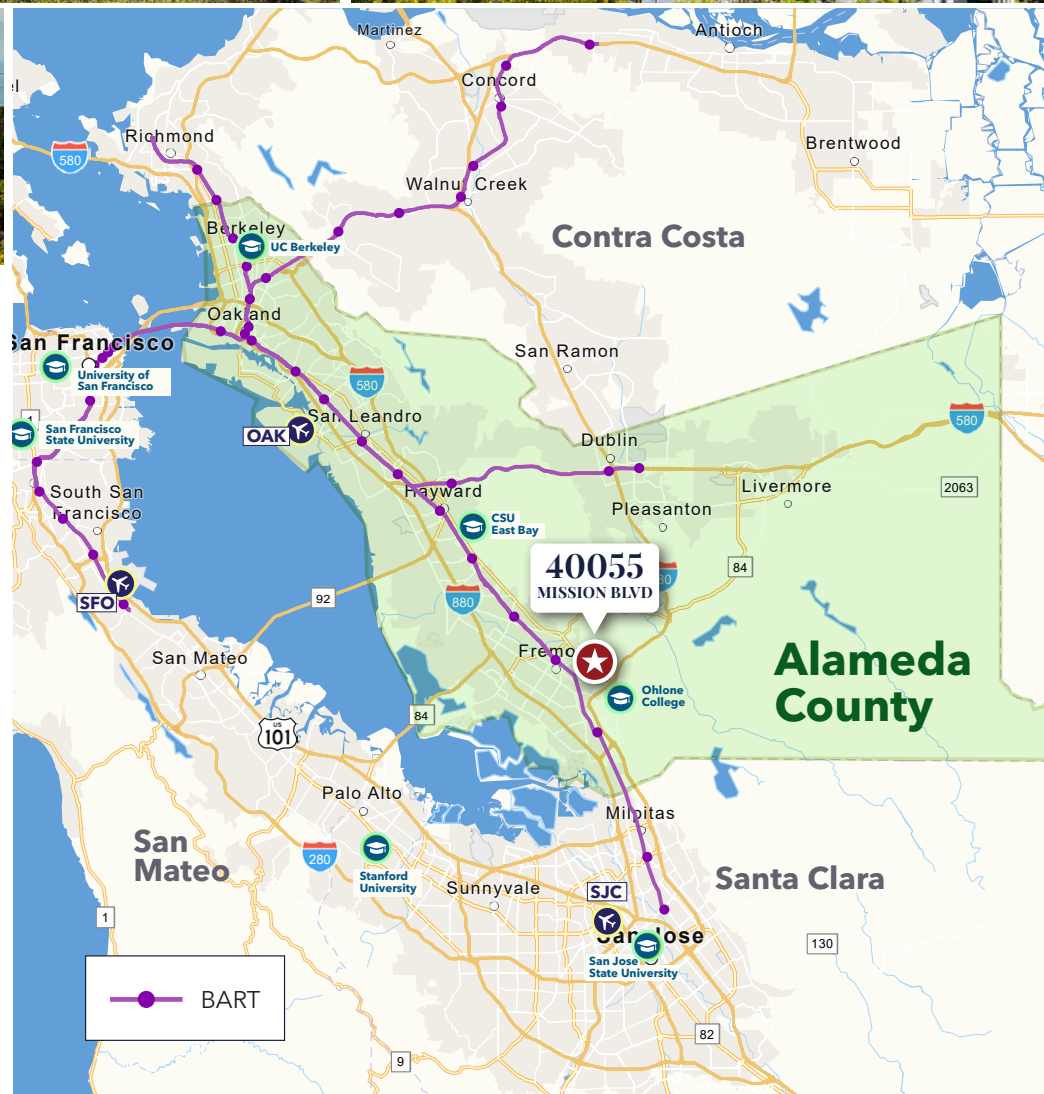
LOCATION OVERVIEW

Alameda County

Alameda County is a core East Bay county with a population of over 1.6 million residents and a strong mix of economic and cultural diversity across its major employment and residential centers. Positioned between San Francisco and Silicon Valley, the County benefits from direct access to two of the Bay Area's strongest innovation economies, supporting a wide range of industries and a culturally diverse population base that reflects the broader Bay Area.

The local economy is anchored by technology, healthcare, education, logistics, and advanced manufacturing with major employers including Kaiser Permanente, Tesla, and the University of California, Berkeley.

Strong demographics, regional transit access via BART and major freeways, and connectivity through Oakland International Airport support Alameda County's role as a highly accessible employment and residential hub with durable demand for retail and commercial investment.



AERIAL MAP *Nearby Retailers*

RSM
Russian School of Mathematics

*Parcel boundaries are approximately marked,
please refer to plat map.

MISSION VALLEY SWIM
CLUB (POOL)

Rachel's
Ballet

Mission San Jose
CHILDREN'S CENTER
Preschool/Daycare

Think Zone

the
CODER
SCHOOL



DAILY BAGEL CAFE

ARCO

F6
FREMONT
BANK

Jack
In the box



La Farfalla Bakery



Mission Blvd

Las Palmas Ave

San Moreno Pl

San Moreno Ct

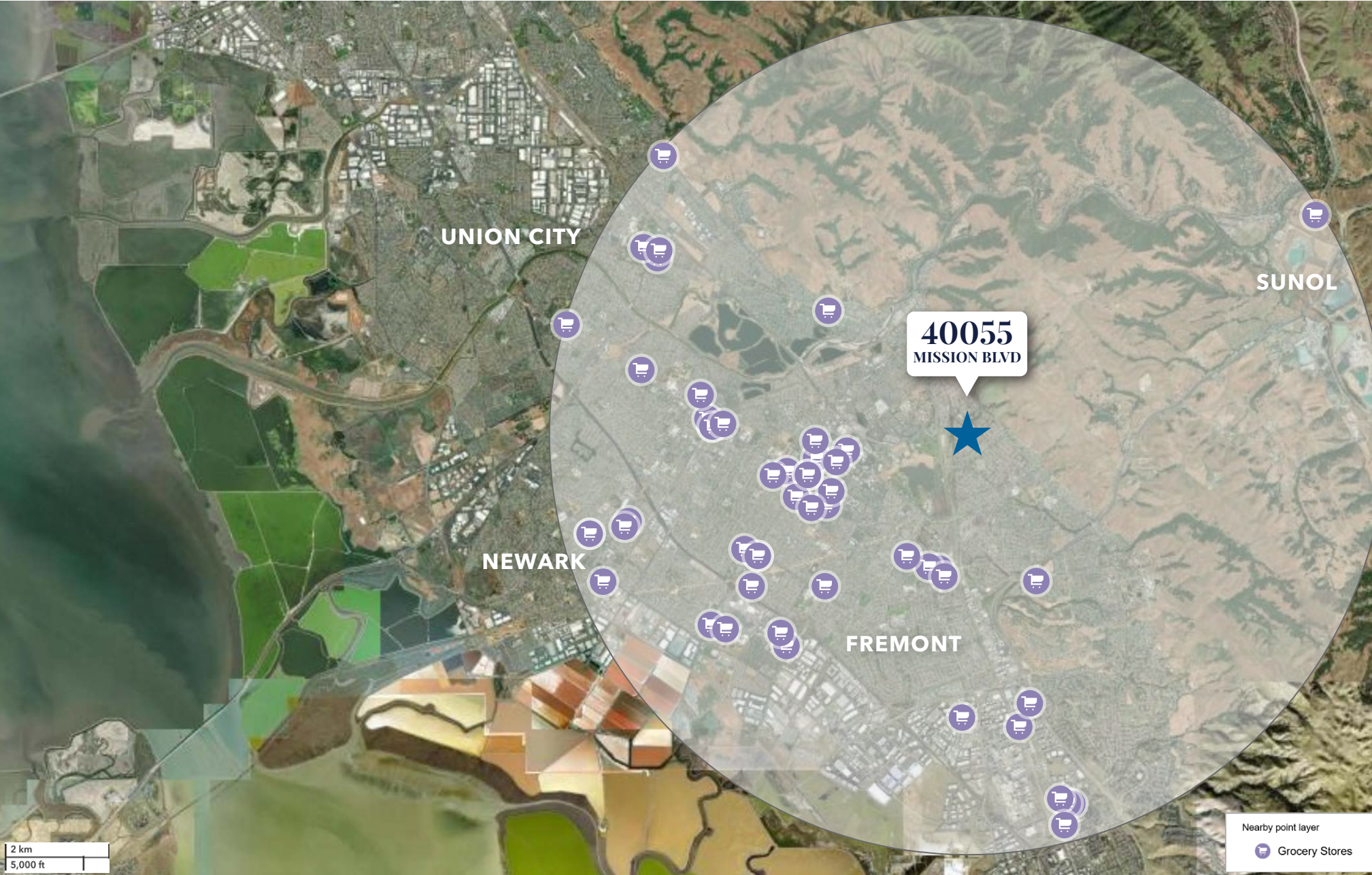
AERIAL MAP Market Overview



AERIAL MAP

Nearby Grocery Stores (5-Mile Radius)

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