



Fremont Hub

Fremont, CA

San Francisco-Oakland-Berkeley (CA)



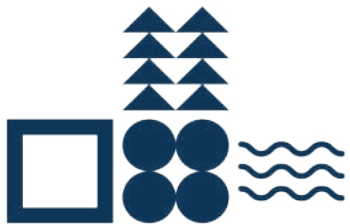
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KRC Property Management I, Inc., a Subsidiary of Kimco Realty ®
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AERIAL



GROSS LEASABLE AREA (GLA)	504,666 SF
PARKING SPACES	2,665
PARKING RATIO	5.28 per 1,000 SF

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DENSITY AERIAL

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■ Available
 ■ Potentially Available
 ■ Non-Controlled
 Ⓐ Curbside Pick-up



	TENANT	SQ FT		TENANT	SQ FT		TENANT	SQ FT		TENANT	SQ FT
1	AT&T	2,944	21	Available	2,078	41	Cold Stone Creamery	1,310	62	Vision First Eye Care	1,488
2	Chili's	6,096	22	Available	1,522	42	Available	39,830	63	Provident Credit Union	2,073
3	Available (Former Restaurant)	7,742	23	Available	2,000	43	Available	1,730	64	Safeway	54,741
4	California Bank & Trust	6,000	24	C2 Education Center	1,818	44	Chai Shai	1,055	65	Alterations To Go	850
5	CVS	26,584	25	Gymboree Play & Music	2,300	45	Available (Former Restaurant)	955	66	The UPS Store	1,075
6	Ohana Hawaiian BBQ	1,057	26	Lendmark Financial Services	1,500	47	Signature Carpet One	6,300	67	European Wax Center	1,200
7	Available	1,506	27	ATP Acupuncture & Chinese [...]	977	48	Available	6,300	68	Subway	1,280
8	Dr. Guy G. Nazareno	1,902	28	Half Price Books	8,781	49	Lane Bryant	8,400	69	Michaels	23,683
9	Vama Designs Indian Bridal [...]	1,700	29	Sleep Train Mattress Center	4,900	50	Daiso Japan	8,400	70	T-Mobile	2,980
10	Available	3,500	30	Steve's Hallmark	4,200	51	Ross Dress for Less	30,000	71	LensCrafters	3,960
11	Available (Former Nail Salon)	1,300	31	Available	10,493	52	Pacific Dental	3,069	72	Jack's Brewing Company	4,600
12	Nothing Bundt Cakes	2,380	32	Party City	25,000	53	CosmoProf	2,500	73	King Noodle	3,300
13	Available	3,130	33	Marshalls	30,028	54	Comcast and/or Xfinity	2,500	74	Duet Tea	1,499
14	Available	2,800	34	Available	5,226	55	Liberty Tax Service	695	75	Popeye's Louisiana Kitchen	1,584
15	Staples	19,300	35	Old Navy	14,999	56	Beads At Beads	1,028	76	Available (Former Dental)	3,050
16	High Limit	760	36	Little Scissors	1,290	57	Site for Sore Eyes	1,505	77	Available	6,755
17	Available	445	37	Five Below	10,000	58	Pizza My Heart	2,560	78	GNC	2,355
18	Magic Clippers	433	38	Code Ninjas	1,860	59	The Nawab's Kitchen	1,532	79	Trader Joe's	12,000
19	Posh Bagel	2,090	39	Sankalp Taste of India	2,500	60	Verizon Wireless	1,374	80	PetSmart	26,050
20	Games of Fremont	3,349	40	Available (Former Restaurant)	1,710	61	Supercuts	900			

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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Fremont, CA

www.kimcorealty.com/109510

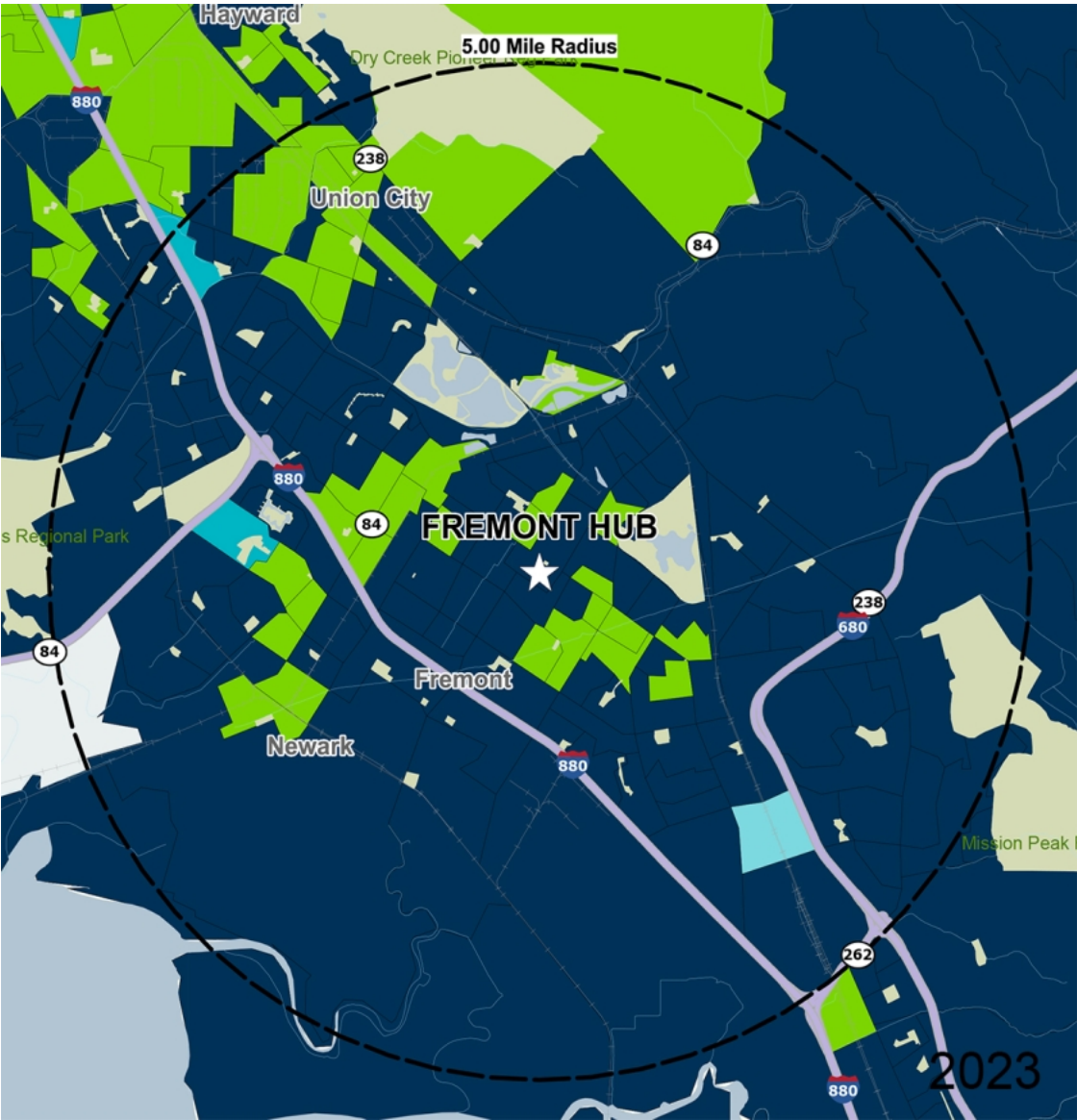


COMPETITION MAP

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KIMCO
REALTY



by Block Group

Demographics

2023 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	35,645	185,642	301,455
Daytime Pop	52,841	191,686	316,162
Households	12,235	60,693	97,104
Average HH Income	\$160,881	\$186,961	\$196,753
Median HH Income	\$136,104	\$154,988	\$161,058
Per Capita Income	\$56,033	\$61,836	\$63,972

Average Household Income

Popstats, 4Q 2023, Trade Area Systems

- \$150K and up
- \$100K - \$150K
- \$75K - \$100K
- \$50K - \$75K
- \$0K - \$50K



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Argonaut Way & Mowry Ave., Fremont, CA



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