



Redevelopment For Lease

3350 Mowry Ave, Fremont



±1,872 to ±6,402 Sq Ft Available



Proposed Elevation for a 3 Tenant Building



Proposed Elevation for a 2 Tenant Building

Project Highlights:

- High Traffic Location (36,100 ADT) with Easy Freeway Access
- 6/1,000 Parking Proposed
- Central Business District location near major retail centers and office developments
- Area Tenants include: Walgreens, Raley's, Panera Bread, Strizzies, Chipotle, Petco, Barnes & Noble, FedEx-Kinko's, Target, Ross, Longs, Safeway, Trader Joes, Pier One, Michaels, Cost Plus and Office Max.
- Great Endcap with Tremendous Glass Line

Contact Exclusive Agents

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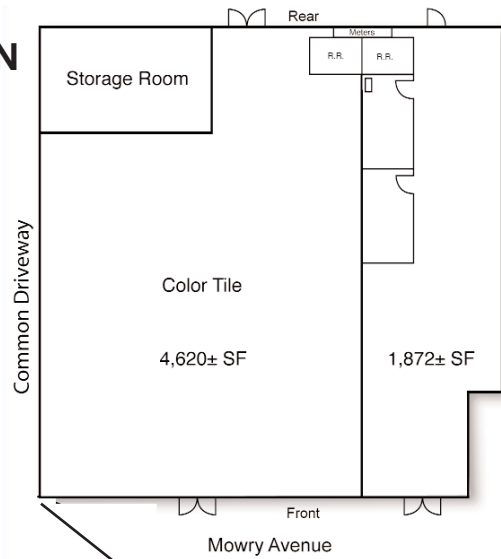
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

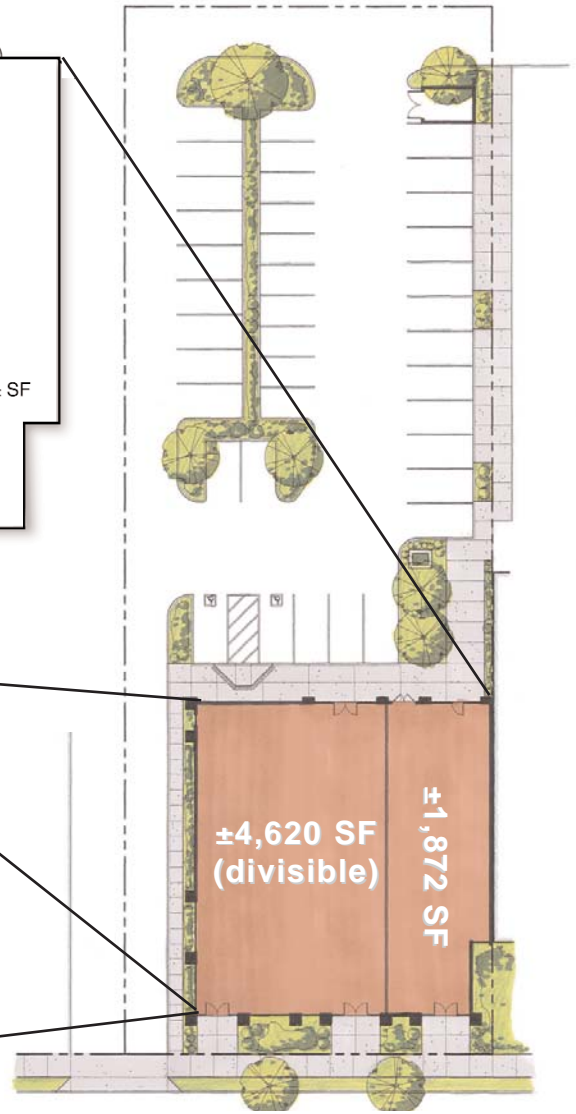
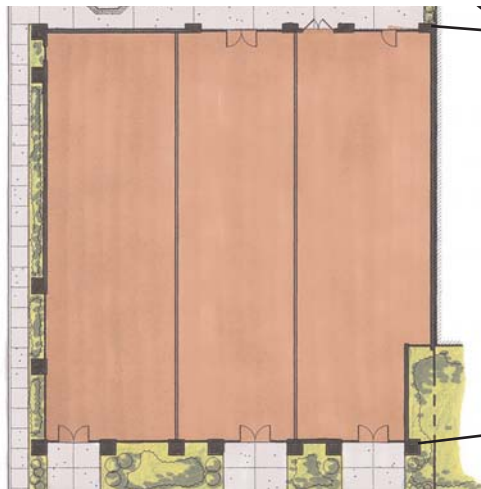
DEMOGRAPHICS

	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
Total Population	32,868	165,654	279,153
Total Daytime Pop	16,522	50,689	93,514
Avg HH Income	\$86,977	\$93,178	\$95,916

AS-BUILT SPACE PLAN



ALTERNATIVE PROPOSED SPACE PLAN



07-2330•10/07

Location Map



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