

**CAPITOL
SQUARE**
HEART OF FREMONT



**AVAILABLE
NOW**

PROPERTY SUMMARY

A new mixed-use development located in the Downtown District of Fremont.
Property is directly adjacent to the Fremont Civic Center.

ADDRESS NWC Capitol Ave & State Street Fremont, CA

AVAILABLE RETAIL SPACES ±1,350 - 5,850 SF Retail new development

HIGHLIGHTS

- // New development that can be demised for specific tenants' needs
- // Located in the heart of the new Downtown District
- // 157 Residential units for sale above retail space
- // Available Summer 2019

SEEKING

- // Restaurants // Coffee // Beauty
- // Fitness // Bank



AERIAL AND DEMOGRAPHICS



The Fremont Hub

| | |
|------------------------------|-----------------------|
| TARGET | SAFeway |
| TRADER JOE'S | Marshall's |
| WORLD MARKET | Michaels |
| BED BATH & BEYOND | PETSMART |
| ANNA'S LINENS | Pier 1 imports |
| STAPLES | ROSS |
| GameStop | GNC |
| SUBWAY | CVS pharmacy |
| chili's | ups |



ESTIMATED POPULATION

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 40,155 | 189,511 | 313,962 |



AVERAGE HOUSEHOLD INCOME

| 1 MILE | 3 MILES | 5 MILES |
|-----------|-----------|-----------|
| \$141,591 | \$148,443 | \$153,118 |



DAYTIME EMPLOYEES

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 21,219 | 58,567 | 125,182 |

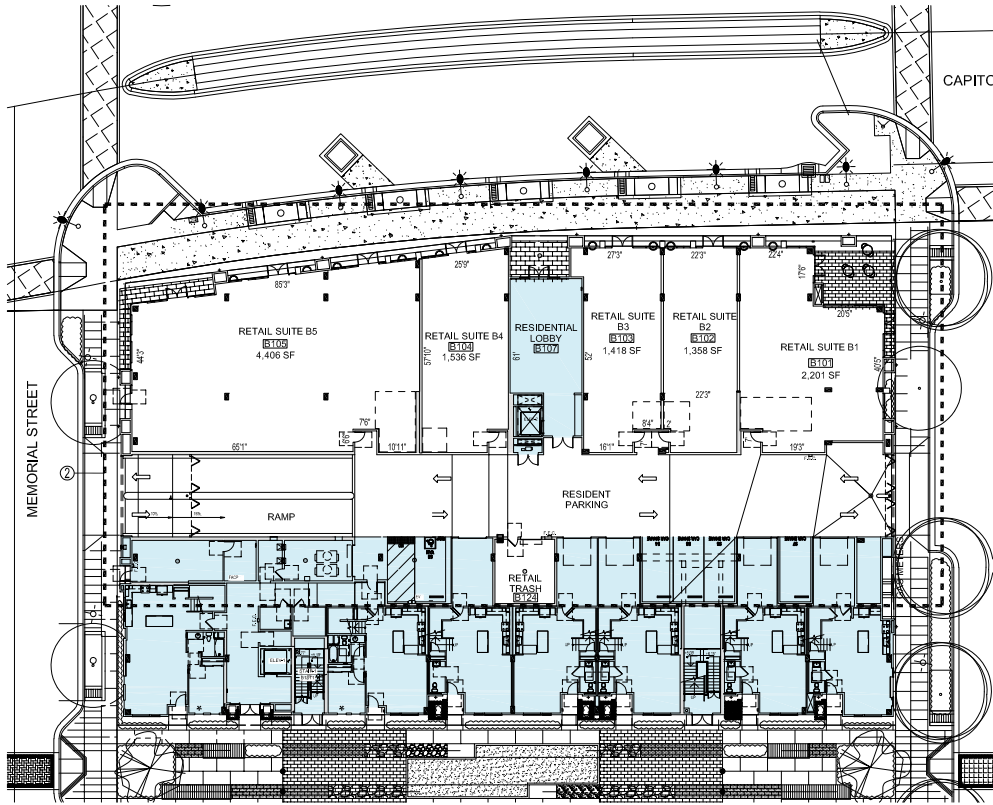


TOTAL HOUSEHOLD EXPENDITURE

| 1 MILE | 3 MILES | 5 MILES |
|---------|---------|---------|
| \$7,523 | \$7,816 | \$8,005 |

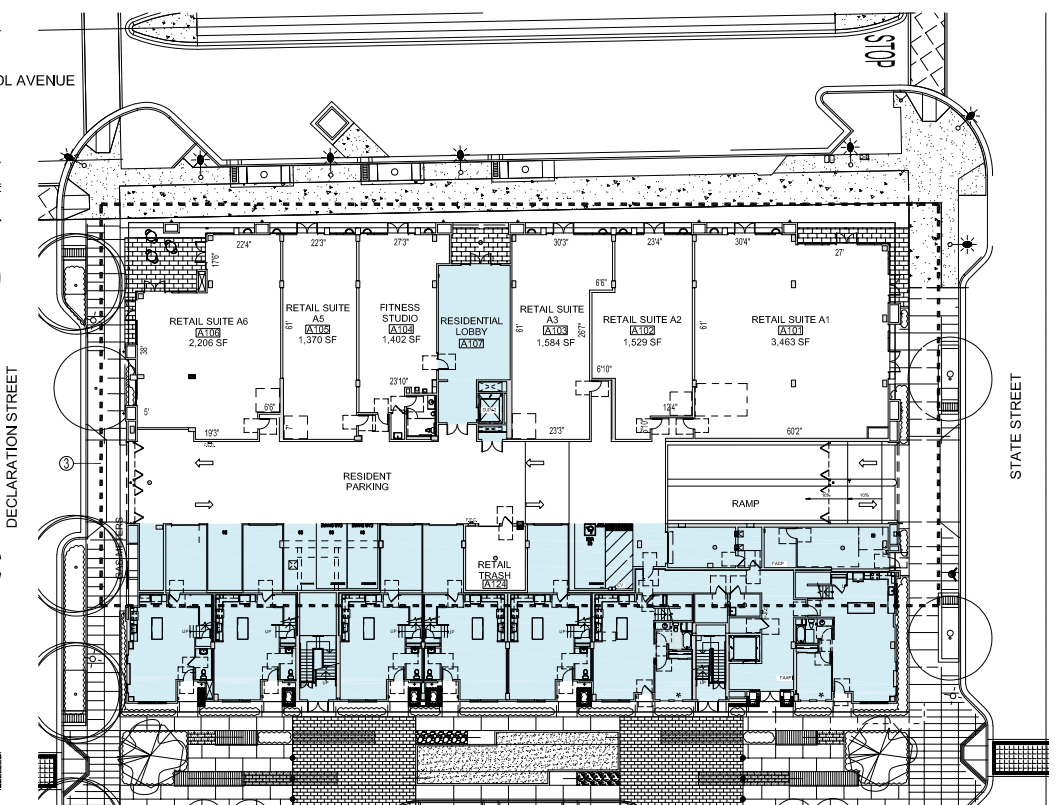
SITE PLAN

BUILDING B DELIVERY Q1 2019 / EARLY Q2 2019



HEART COMMON

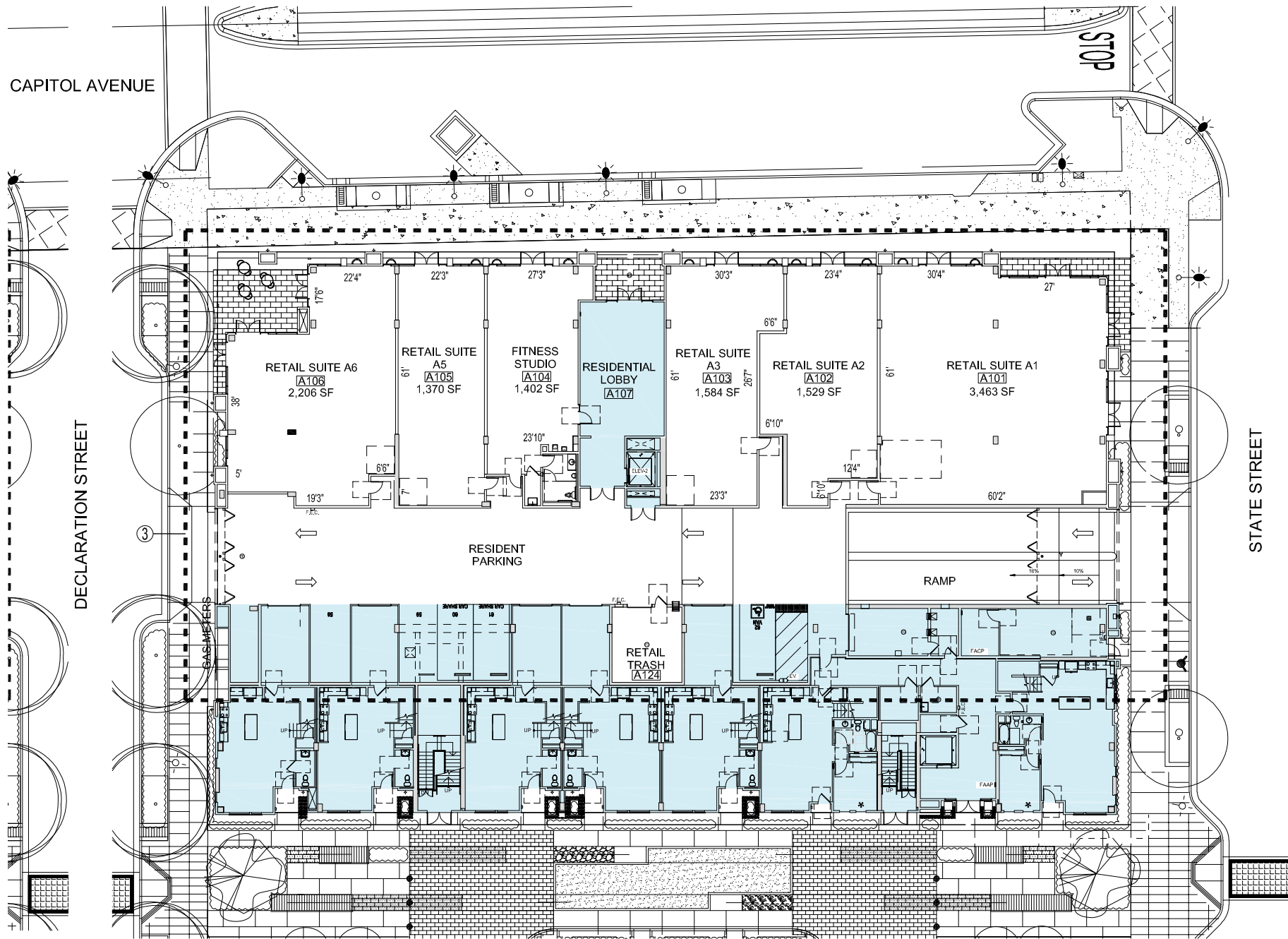
BUILDING A DELIVERY Q1 2019



JUBILEE COMMON



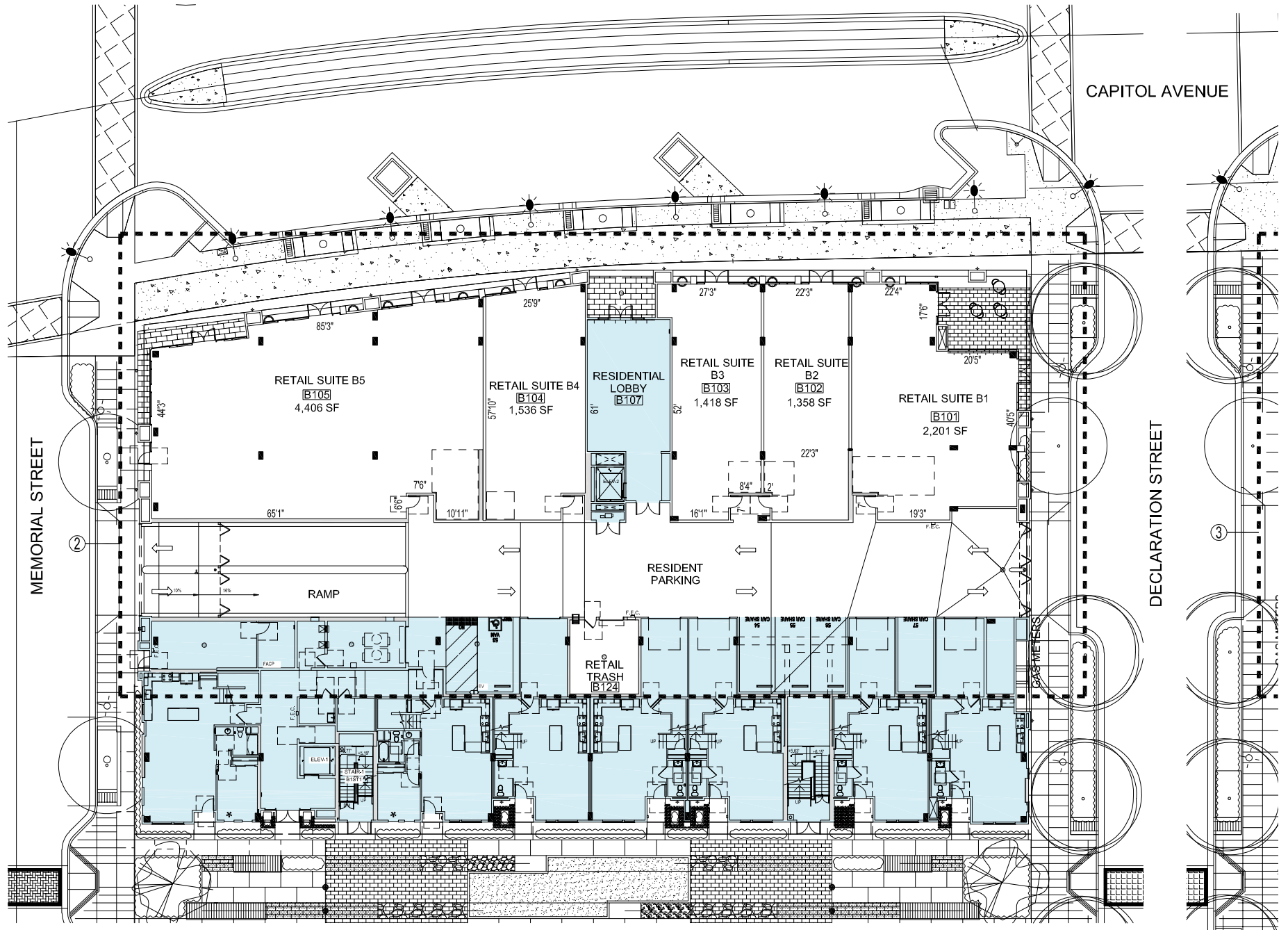
BUILDING A DELIVERY Q1 2019



JUBILEE COMMON



BUILDING B DELIVERY Q1 2019 / EARLY Q2 2019



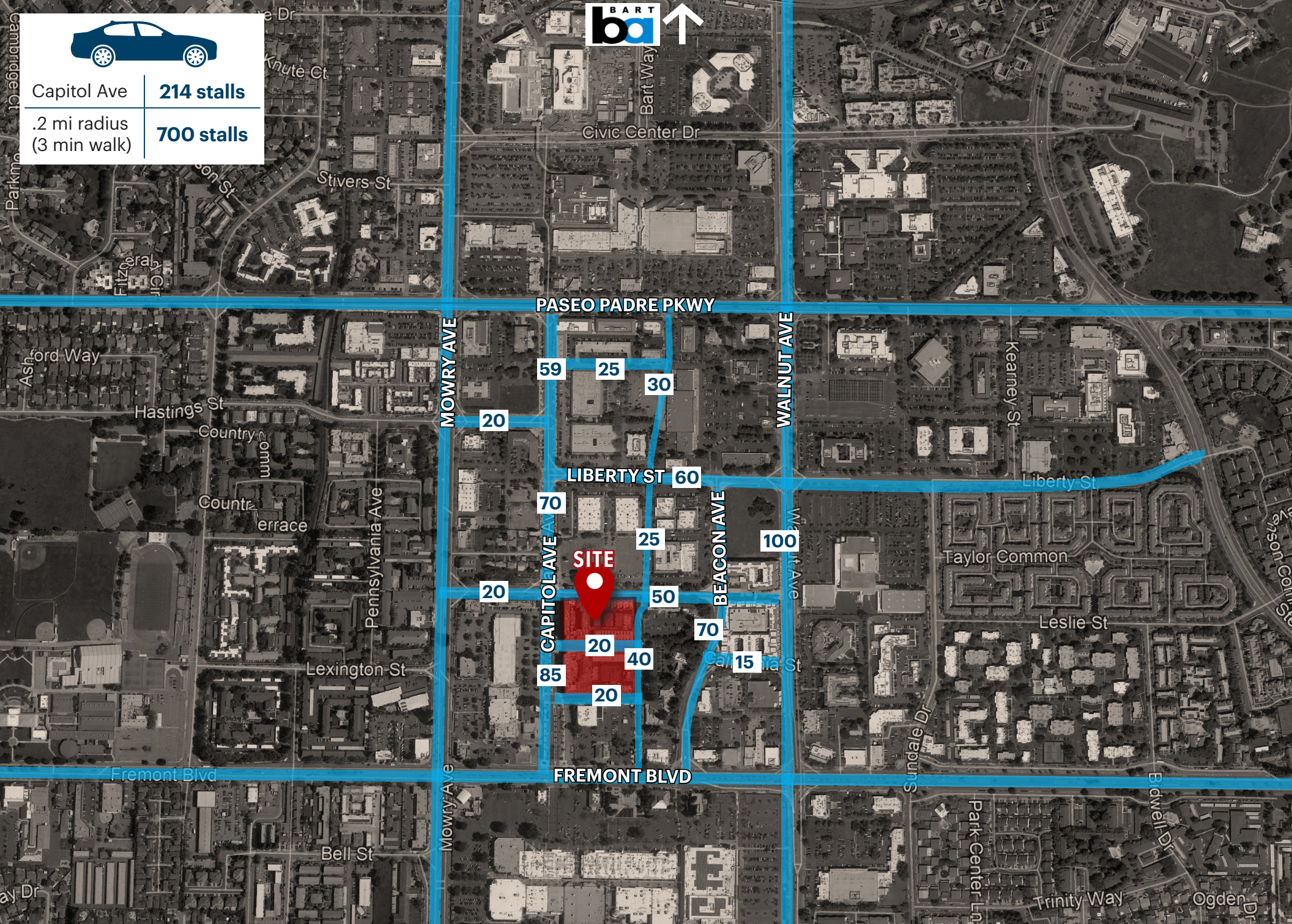
HEART COMMON



PARKING PLAN



| | |
|------------------------------|-------------------|
| Capitol Ave | 214 stalls |
| .2 mi radius (3 min walk) | 700 stalls |



PASEO PADRE PKWY

59 25 30

LIBERTY ST 60

70 25 50

20 70 100

85 20 40

20

FREMONT BLVD

MOWRY AVE

WALNUT AVE

BEACON AVE

CAPITOL AVE

Kearney St

Liberty St

Taylor Common

Leslie St

Lexington St

Pennsylvania Ave

Hastings St

Country Comm

Countr
errace

Ashford Way

Cambridge Ct

Parkm

Fitzgerald

Stivers St

Knute Ct

Stevens St

Stevens St

Stevens St

Stevens St

Stevens St

Ogden Dr

Trinity Way

Park Center Ln

Burdwell Dr

Sundale Dr

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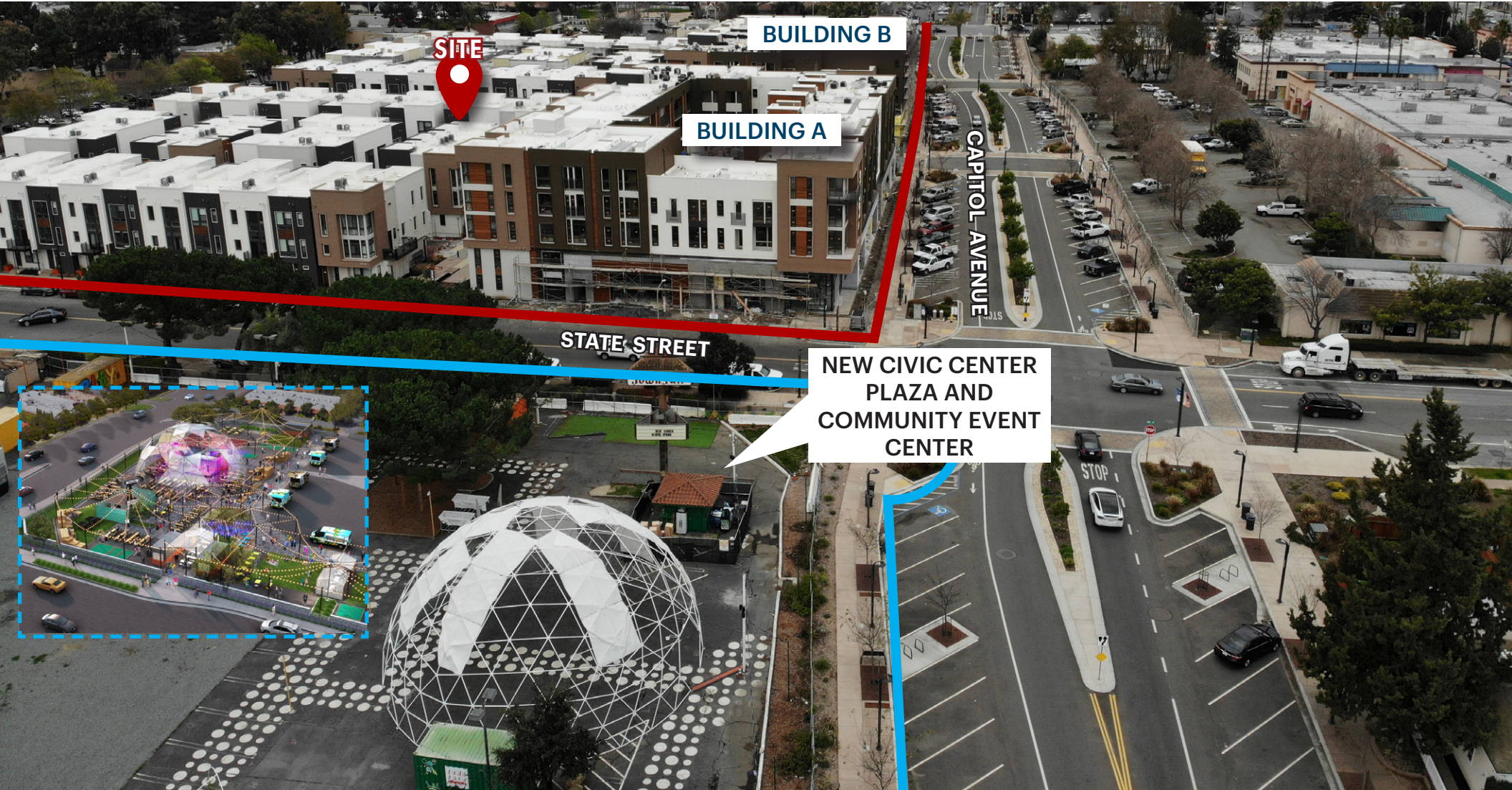
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CIVIC CENTER PLAZA AND COMMUNITY EVENT CENTER - PHASE 1

- // Estimated construction start August 2019 with completion early 2021
- // Directly adjacent to the mixed-use retail project
- // 13,400 SF community center
- // Focused activities for the community with large-scale events, live performances, speakers and family-friendly activities
- // Temporary Plaza is open with pilot concepts and activities



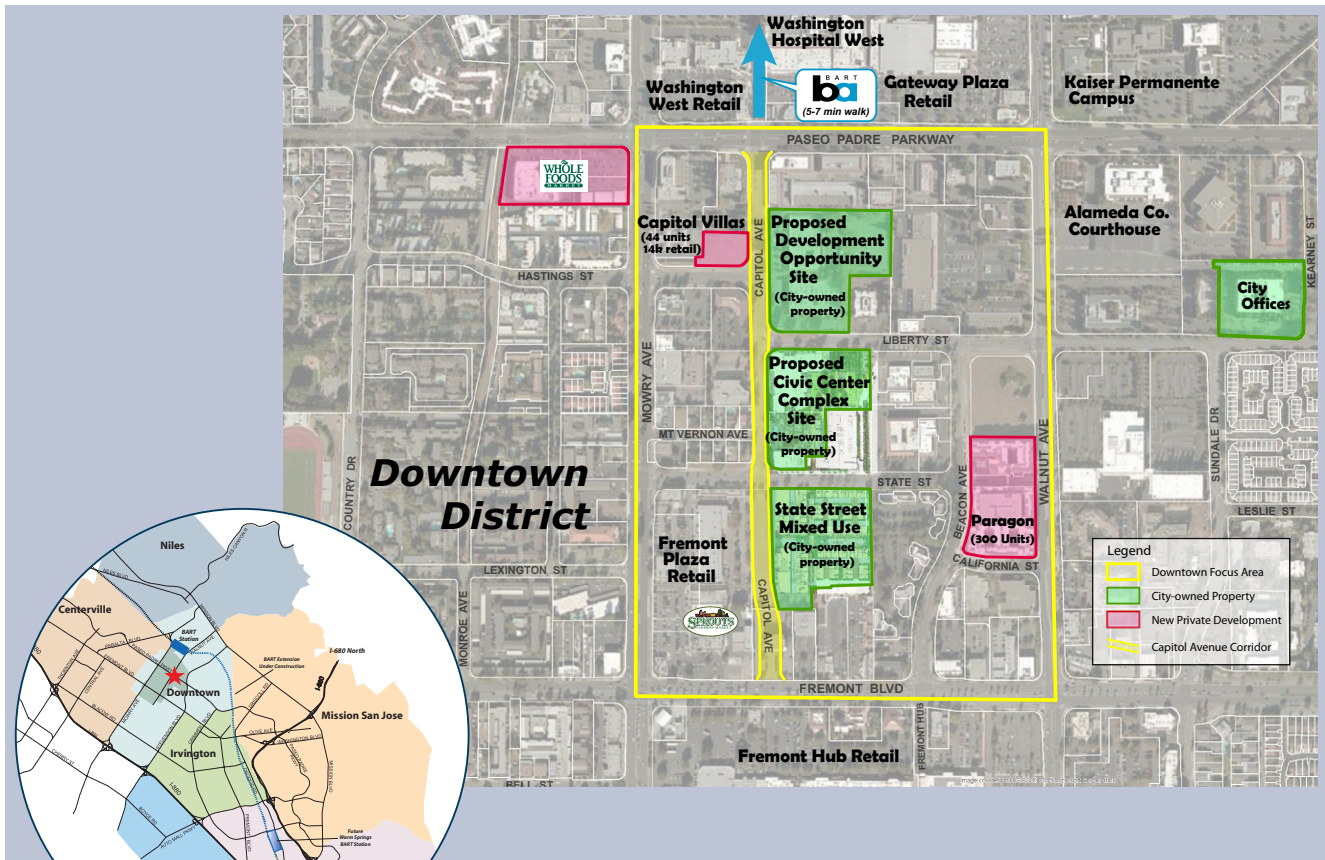
RENDERINGS



DOWNTOWN FREMONT DEVELOPMENT POTENTIAL

The Downtown Plan

| Type of Development | Existing Conditions | Mid Term Development | Future Build Out |
|--------------------------|---------------------|----------------------|-------------------------|
| | Gross SF/Units | Gross SF/Units/Acres | Gross SF/Units/Acres |
| Commercial/Retail | 500K | 400K | 500K (New/Reconfigured) |
| City/Other Govt. Offices | 150K | 200K | 250K |
| Office | 500K | 700K | 2M |
| Residential | 10K/307 Units | 1.6M/1600 Units | 2.5M/2500 Units |
| Performing Arts | | 28K | 28K |
| Open Space/Plaza | | 2.3 Acres | 2.3 Acres |
| Total | 1.25M SF | 3M SF | 5.2M SF |





TEAM

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