

5696

STEWART AVE | FREMONT

RATE REDUCTION

HIGH QUALITY MULTI-TENANT INDUSTRIAL / R&D FOR LEASE

±17,008 SF



PROJECT HIGHLIGHTS

- Landscaped outdoor patio areas
- ±3.8/1,000 Parking Ratio
- Great freeway access to I-880 via Stevenson Blvd or Auto Mall Parkway
- Multiple expansion opportunities within the park
- Dock and grade level loading
- Close proximity to Pacific Commons retail amenities
- Flexible unit sizes to accommodate wide range of requirements

Reduced Rate: Only \$1.10/SF Per month NNN (\$0.35 opex)

[CLICK HERE FOR VIRTUAL TOUR](#)

 **Newmark
Knight Frank**

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±17,008 SF

25% Office

Power: 400 amps 240 Volt

Extensive Power Drops in Warehouse

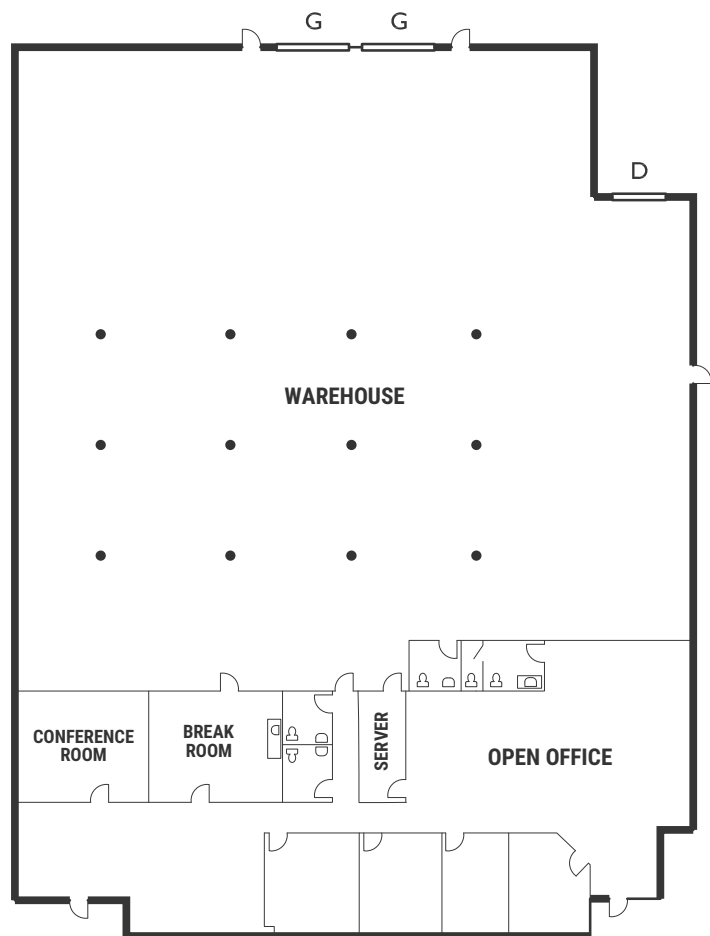
Insulated

One (1) Dock Door

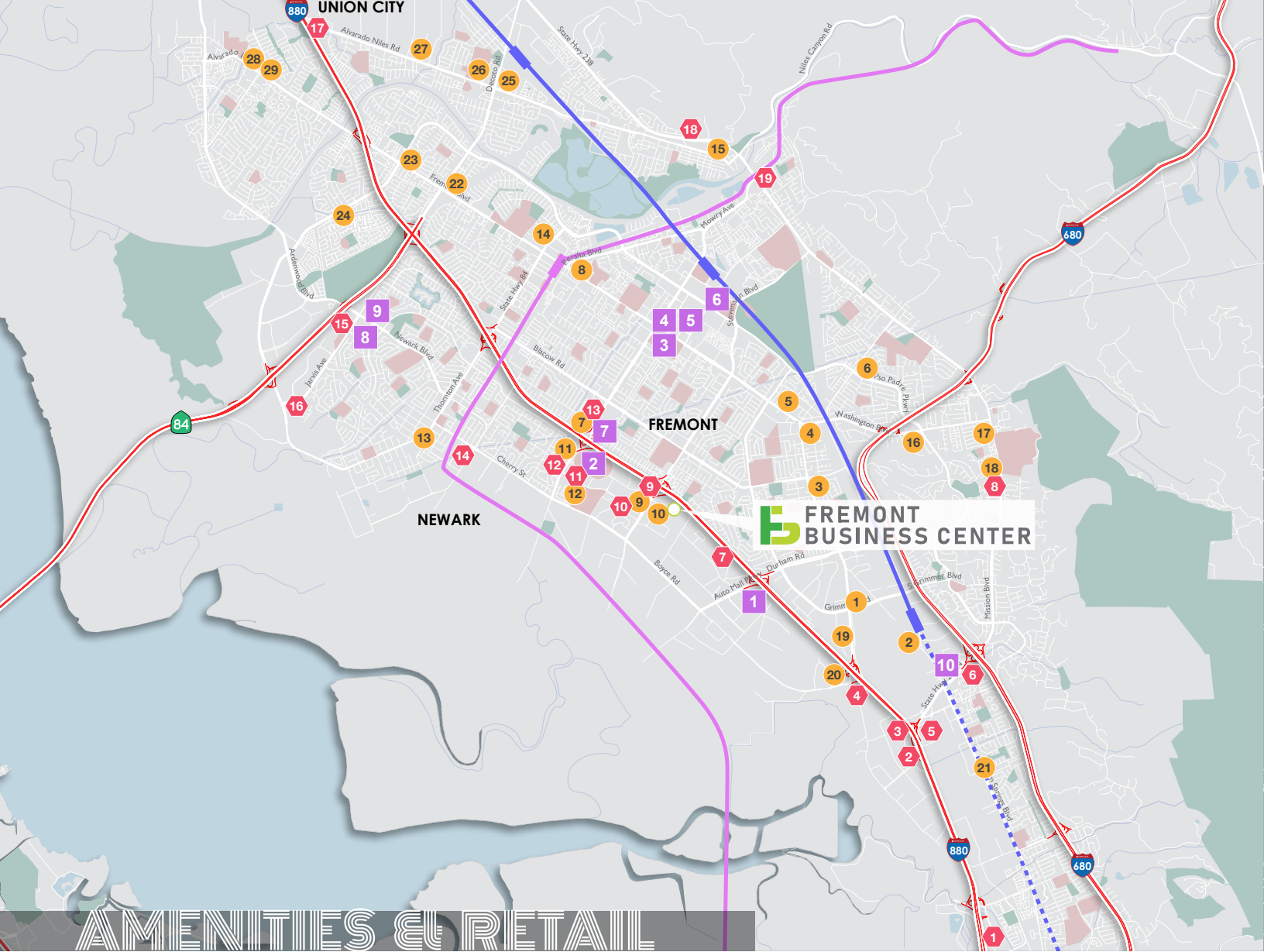
Two (2) Grade-Level Doors

Available Now

Can be combined with 5692 Stewart
for ±25,512 SF



● POWER DROPS



AMENITIES & RETAIL

RESTAURANTS

1. Sala Thai 2
2. Spin A Yarn
3. Green Champa
4. La Casita Restaurant
Pakwan Restaurant
Biryani Bowl
5. Mirchi Cafe
New Yong Kang
Tandoori & Curry
6. Yuki
7. Chaat Bhavan
Country Way
8. Salang Pass Restaurant
9. Peach Garden
Chandni Restaurant
Isla Restaurant
Com Tam Thanh
Nijo Castle
10. Fu Lam Moon
World Gourmet
PhoAppetit
11. BJ's Restaurant
Ray's Crab Shack
Swiss Park
Bombay Garden
Vung Tau Restaurant
Ninji Hot Pot
Happy Kitchen
Papaya Thai Restaurant
Beque Korean Grill
My Tho Restaurant
Jay Bharat Restaurant
King of Dumplings
Sia Fusion Eatery
Biryani Pot
Sushi Yoshi
13. La Cabana
All Star Hamburgers
New Ocean Chinese Restaurant
La Pinata
New King Eggroll
Chef Wu Restaurant
14. Dino's Family Restaurant
Satomi Sushi
15. Papillon Restaurant
The Vine

16. Mission Pizza
El Mezcal
Spices
17. Sushi Mori
Mission Burgers
18. Dohatsuten
19. Taqueria Las Vegas
20. Elite Restaurant
Bob Sang
Sushi Tango
Teo Chow Noodle Shack
Ochon
21. Ajsen Ramen
Arka Indian Restaurant
22. Mioki Sushi
Mr Taco
23. Tea Six
Pho 99
24. Peacock
Break Your Fast
Wingstop
25. New Sakura Buffet
26. Little Shen Yang
Pho Tuong Lai
Mayflower
Little Sheep
Rose Garden
Mr. Pickle's
Mexico Lindo
28. Chowking
Popeyes
New Luk Yuen
Pho Pasteur
Thai Kitchen
29. Lenchon Manila
S K Donut Shop
New York Pasta & Pizza
Yokohama Iekei Ramen

HOTELS

1. Residence Inn
2. Courtyard
3. Hyatt Place
Hampton Inn
4. Fremont Marriott
La Quinta Inn & Suites
Good Nite Inn
5. Comfort Inn
6. Extended Stay America
7. Holiday Inn Express
8. Mission Peak Lodge
9. DoubleTree
10. TownePlace Suites
11. Homewood Suites
Chase Suite Hotel
Comfort Inn & Suites
12. Residence Inn
Extended Stay America
14. Best Western Plus
15. Courtyard
Residence Inn
16. Aloft
17. Crowne Plaza
18. Belvoir Springs
19. Fremont Frontier Motel

SHOPPING CENTERS

1. **Pacific Commons**
Market Broiler, Five Guys, P.F. Chang's, Panera Bread, Claim Jumper, In-N-Out Burger, Firehouse Subs, Applebee's, Dicky's, Fremont Asian Pearl, Shao Mountain, Krispy Kreme, Buffalo Wild Wings, Sno-Crave Tea House, The Habit Burger Grill, Bennigan's, Bowl of Heaven, Blaze Pizza, Ono Hawaiian BBQ, TKS, Pancheros, Spicy Town, The Little Hot Pot, Kaenyama, Wingstop, Dog Haus, Chipotle, Sunfish Poke Bar, Rubios, Little Madfish
2. **NewPark Mall**
Andersen Bakery, Hibachi-San, Charley's Philly Steaks, Tasty Chinese, PhanThai Kitchen, Hi Seoul
3. **Fremont Hub**
Chili's Grill & Bar, Elephant Bar, Posh Bagel, Amia Bakery, MOD Pizza, Jack's, King Noodle, Popeyes
4. **Fremont Plaza**
Aniki's Sushi, Noah's Bagel, Boston Market, Jamba Juice, Benh Thai, Miga Kitchen, Gaters, The Original Pancake House, Cherry Garden, Falafel, etc., Munchner Haus
5. **Walnut Plaza**
Din Ding Dumpling House, Los Cabos, Ristorante Il Porcino, Basil Leaf, Indian Chatkhara, Shalimar, Cracker Barrel Deli
6. **Gateway Plaza**
Panera Bread, Strizzi's, Peet's Coffee, La Pinata, Just Falafel, Chinese Cuisine, Go Chaatzy, Dosa Hut, Frodo Joe's Petit Cafe
7. **Mowry East**
Olive Garden, Sakoon, Applebee's, Massimo's, Denny's, Lloyd's Donuts, Sri Ananda Bhavan, Papa Murphy's, Coco Chicken, Semo Sushi
8. **Lido Faire**
Zensen Sushi Express, Little Sichuan, Popeyes, Papa Lin, 85C Bakery Cafe, Newark Buffet, Kioku Sushi, Pho Saigon, booniepepper Islander Grill, Curry Thai Cuisine, Vitality Bowls
9. **Rosemont Square**
Harumi Sushi, Good Neighbour, Mumbai Chowk, Taqueria Los Gallos
10. **Warm Springs Plaza**
Hong Kong Chef, Fusion House, Three Guys Pies, Sogo Bakery, Mango Garden, Chaat House, zpizza, Little Dipper, Una Mas, Seoul 2go, Donut House, Denny's

