

AVAILABLE FOR SALE

42760
ALBRAE
STREET / FREMONT

Fire of God Church

Take Virtual Tour



NEWMARK

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THE OFFERING

Newmark Knight Frank, as exclusive advisor, is pleased to present this rare opportunity to acquire 100% fee simple interest in 42760 Albrae Street, Fremont, CA (The "Property"), a free-standing +/-43,199 square foot industrial building situated on +/-3.65 acres of land located at the I-880/Automall Parkway interchange.

The Property is demised into 3 tenant spaces, and can be delivered 100% leased, including a 12 month lease back from the existing owner, Winward Silks, on the middle portion of the space now occupied by them.

The Property represents an excellent opportunity for an owner/user seeking income, or a long term investor seeking to capitalize on the strong rent growth in the East Bay industrial market.

With over-standard parking (182 spaces) and a special Planned District (PD) zoning that allows for a variety of both industrial and assembly type uses (churches, banquet halls, recreational uses), the Property is flexible in its ability to accommodate many user types in the Fremont market.

The property is part of a 6 building complex known as Fountains Business Park, and is professionally managed by a locally managed Owners Association.



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INVESTMENT HIGHLIGHTS

FOR SALE AT \$11,800,000.00

- +/-43,199 SF Light Industrial Building on large 3.65 acre Lot
- Multi-tenant configuration with over \$698,000 of In-place Income
- Great for Owner/User or Investor
- Above Standard Parking Ratio - 5/1,000 SF
- Fremont PD Zoning allows for churches, banquet halls, and recreational uses with CUP.
- Dock and Grade Level Loading
- 2,000 Amps/480 V distributed power.

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AERIAL OVERVIEW

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AUTOMALL PARKWAY

ALBRAE STREET

PROPERTY INFORMATION

Assessors

Parcel Number: 525-1296-8

Building Size: ±43,199 SF

Parcel Size: ±3.65 Acres

Clear Height: ±16'-18' Clear Height

Docks & Grade: Dock and grade level loading

Parking: 182 Parking Stalls
(approximately 5/1000 parking)

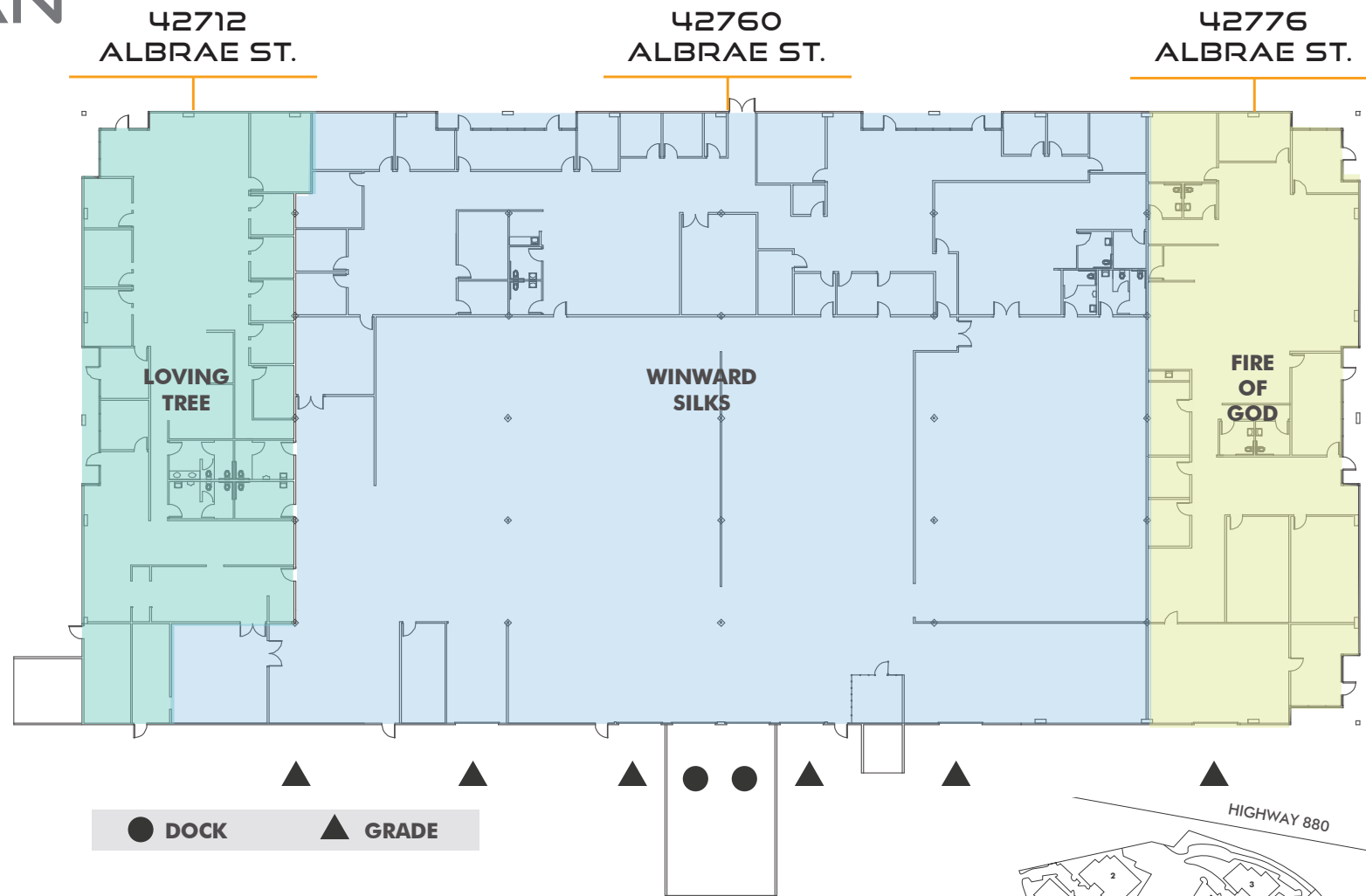
Electrical: ±2000/Amps
480 V 3 Phase

Tenancy: Winward Silks ±30,510 SF
Fire of God ±7,589 SF
Loving Tree Academy ±5,100 SF



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FLOOR PLAN



42760 ALBRAE ST.



880

BOYCE RD (21,000 VPD)

BOSCELL RD (3,000 VPD)

AUTOMALL PKWY

THE FREMONT AUTOMALL

GMC
Cadillac

CHEVROLET
HONDA
HYUNDAI
Mercedes-Benz
TOYOTA

NISSAN
SUBARU
LEXUS
ACURA
PORSCHE
BMW



NEW CONSTRUCTION
± 2.6 M SQ FT OF
ADVANCED MFG/WH

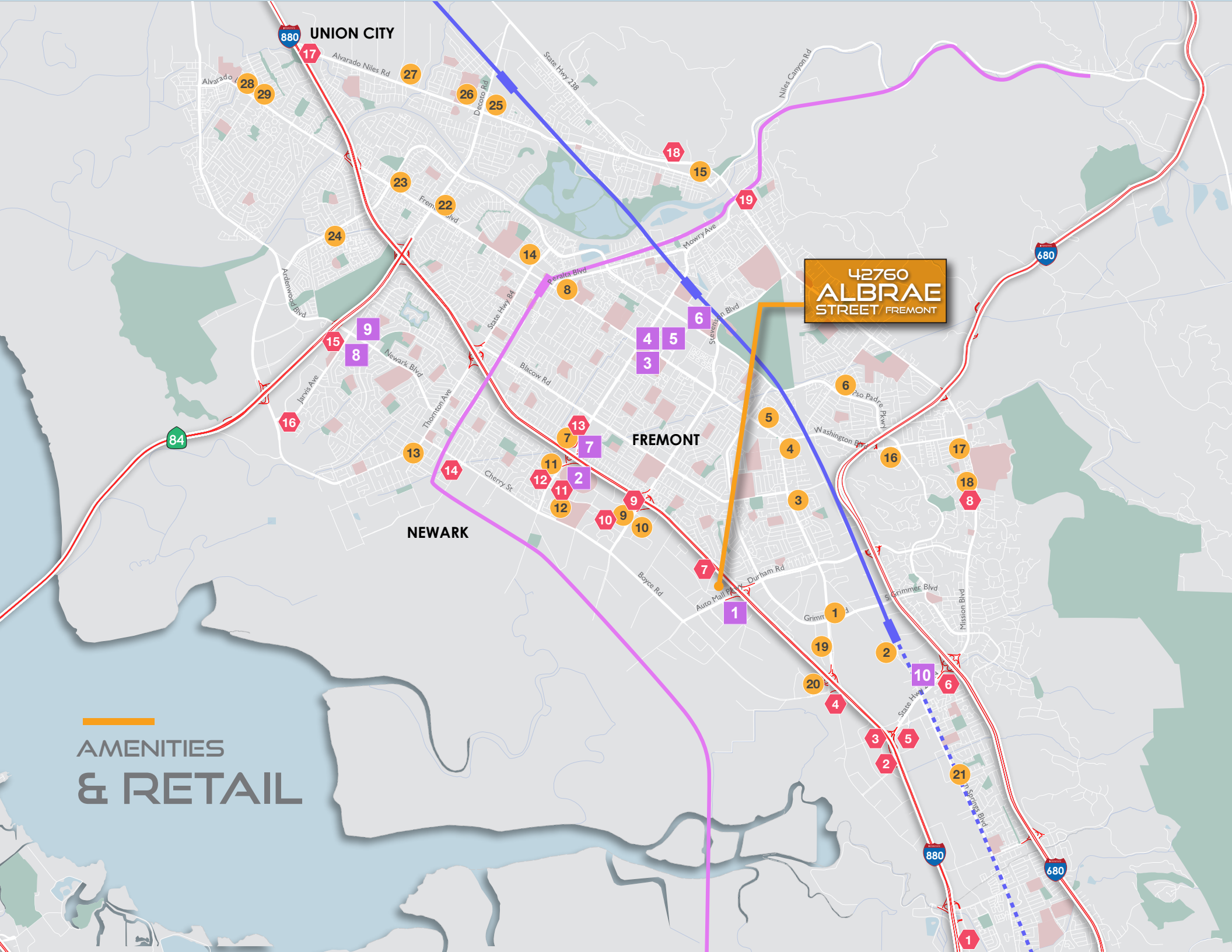
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FREMONT

UNION CITY

NEWARK

AMENITIES
& RETAIL



AMENITIES & RETAIL LEGEND

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
12. 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
Dohatsuten
18. Taqueria Las Vegas
19. Elite Restaurant
Bob Sang
Sushi Tango
Teo Chow Noodle Shack
Gochon
20. Ajisen Ramen
Arka Indian Restaurant
21. Mioki Sushi
Mr Taco
22. Tea Six
Pho 99
23. Peacock
24. Break Your Fast
Wingstop
New Sakura Buffet
25. Little Shen Yang
Pho Tuong Lai
Mayflower
Little Sheep
Rose Garden
Mr. Pickle's
Mexico Lindo
26. Chowking
Popeyes
New Luk Yuen
Pho Pasteur
Thai Kitchen
27. 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
Chase Suite Hotel
11. Homewood Suites
12. Comfort Inn & Suites
13. 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 Chaatzz, 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, Cocurry 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

— BART STATIONS

- - - BART PROPOSED LINE

— ACE STATIONS

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