

FOR SALE

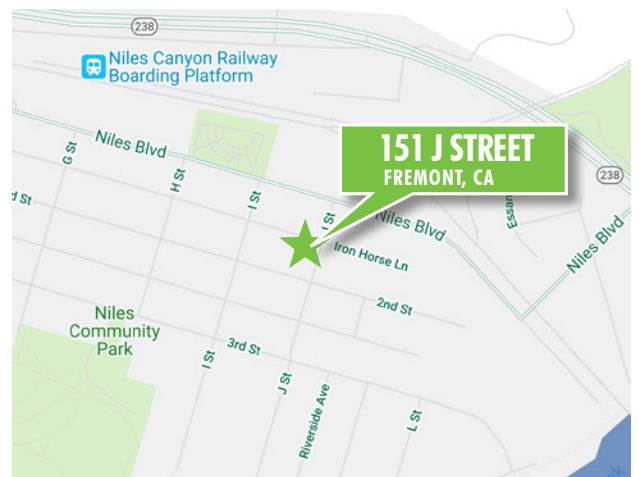
NILES DISTRICT

151 J STREET
FREMONT, CA



PROPERTY HIGHLIGHTS

- + Located in Fremont's Quaint Niles District
- + Existing 2,400 SF Retail Auto Repair Building
- + Zoned: TC-P (HOD)
- + Mixed Use Zoning Designation - Allows for Commercial and Residential Uses
- + Do Not Disturb Tenant
- + APN: 507-0300-009



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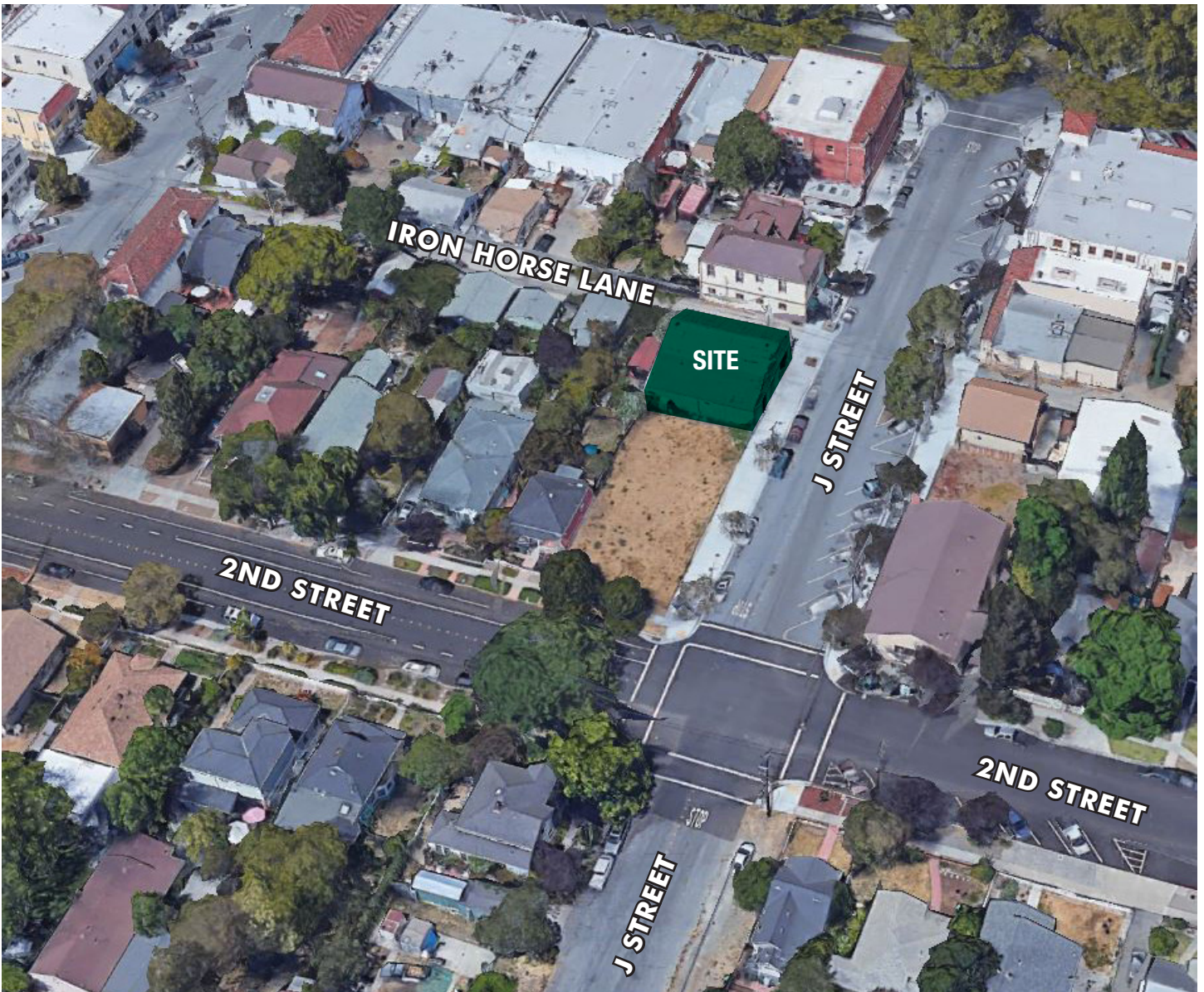
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AERIAL MAP



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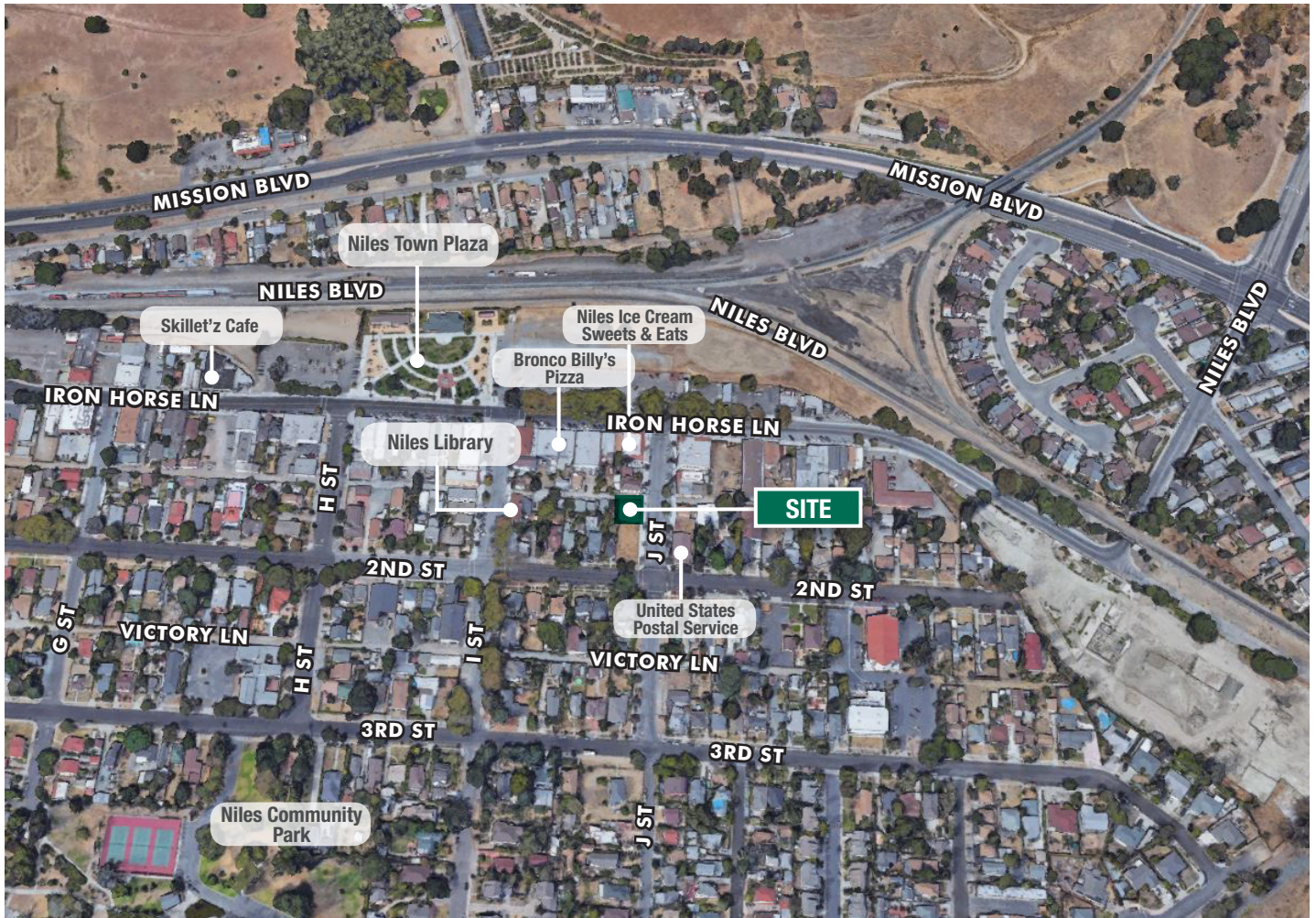
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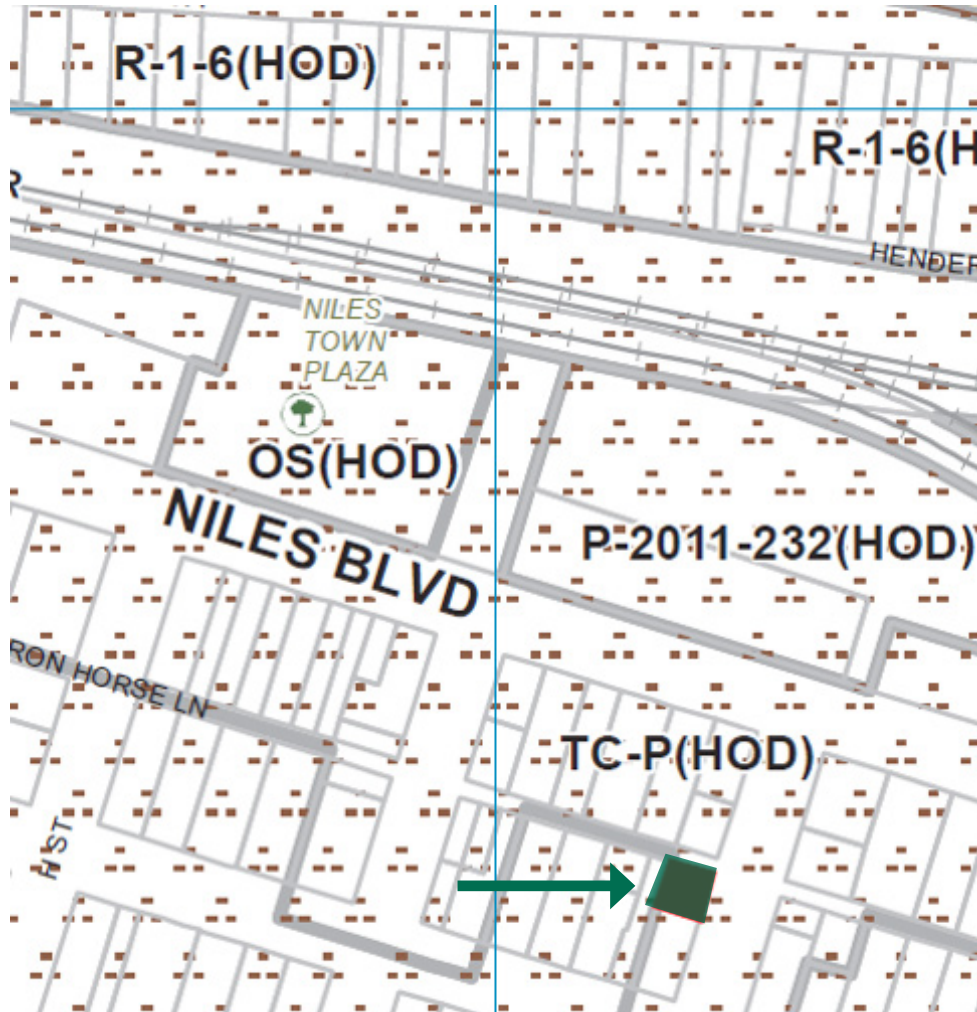
LOCATION MAP



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ZONING MAP & DESCRIPTION



TC-P TOWN CENTER PEDESTRIAN

To provide areas for mixed retail, service, office, and residential uses in a pedestrian oriented setting. Intended for areas which were initially developed before Fremont’s incorporation, and which are characterized by small parcels, a mix of older and newer structures, and a mixed-use context.

(HOD) HISTORICAL OVERLAY

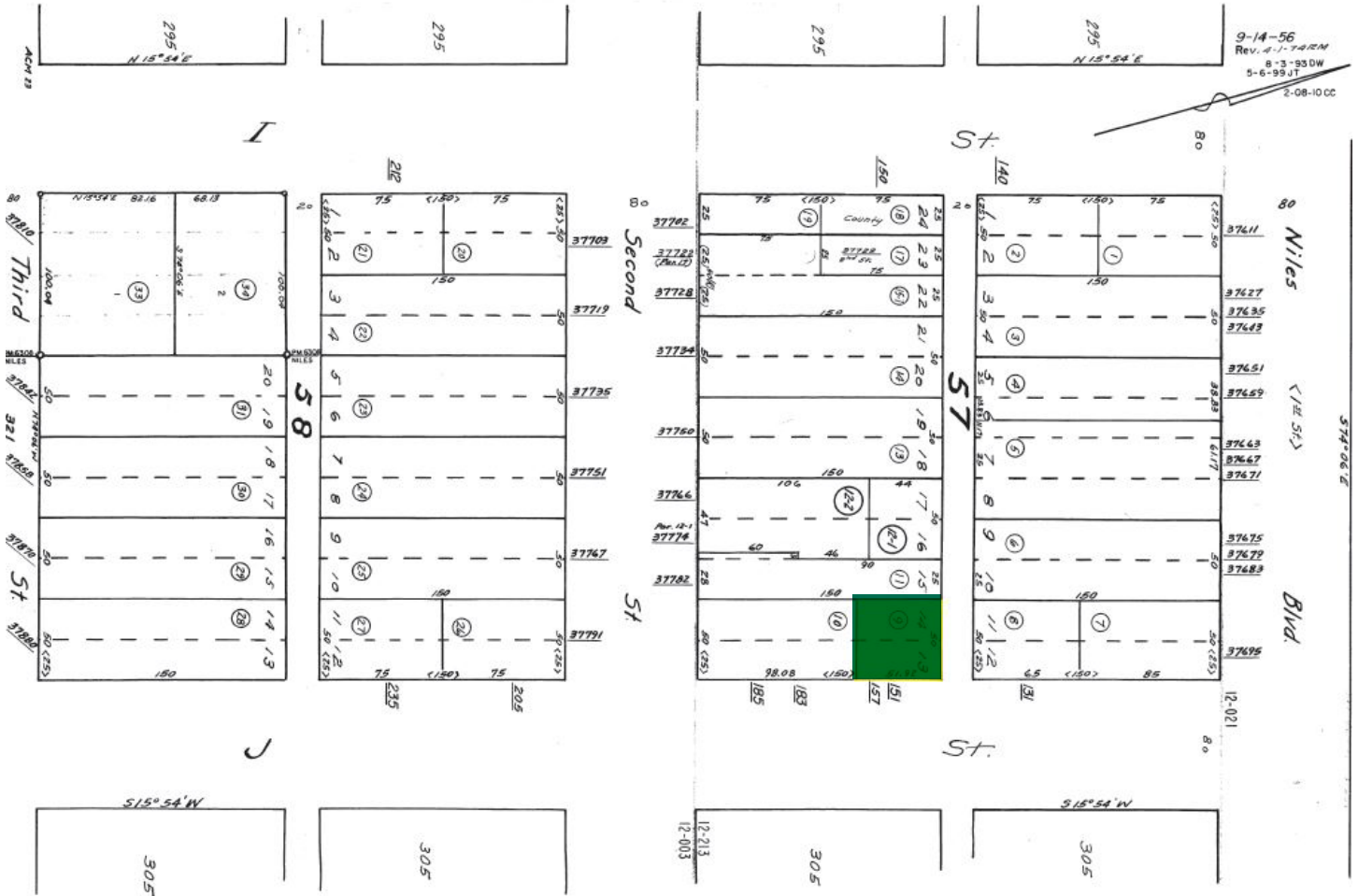
To identify the areas of the city which possess a unique historical character, and to retain, enhance, promote and expand the cultural and historical identities, character, and environments of such areas through the adoption and application of appropriate standards and guidelines. These guidelines are used to review exterior alterations on existing development as well as new construction and development.

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PARCEL MAP



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