



## RETAIL SPACE FOR LEASE Grocery Anchored Shopping Center

***Irrington Plaza***  
**FREMONT BLVD. AT  
WASHINGTON BLVD  
FREMONT, CALIFORNIA**



### PROPERTY INFORMATION:

- Suite #3992: 1,980± SF End Cap Retail
- \$3.50 PSF, plus NNN (65¢)
- Safeway and Burger King Anchored Neighborhood Center
- Co-Tenants Include: Mountain Mike's Pizza, Subway, Chase Bank, UPS Store, ShareTea & METRO by T-Mobile
- Busy Intersection at Fremont Boulevard and Washington Boulevard
- High Traffic Area: 27,400+ADT
- Easy Access to I-680 and Major Thoroughfares

### ESTIMATED DEMOGRAPHICS:

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
POPULATION:	27,418	137,731	237,810
AVG. HH INCOME:	\$151,024	\$160,121	\$156,610

### FOR MORE INFORMATION CONTACT:

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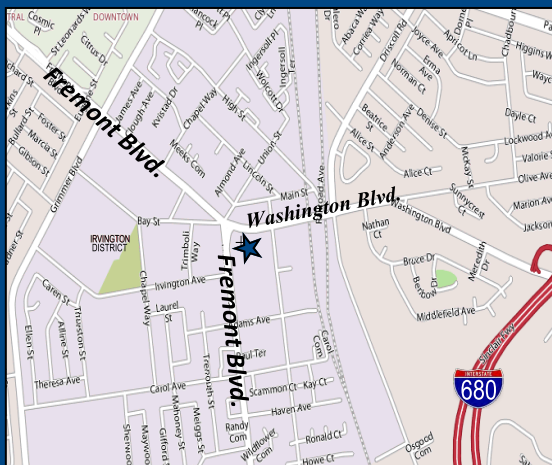
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# IRVINGTON PLAZA • FREMONT, CALIFORNIA SITE PLAN

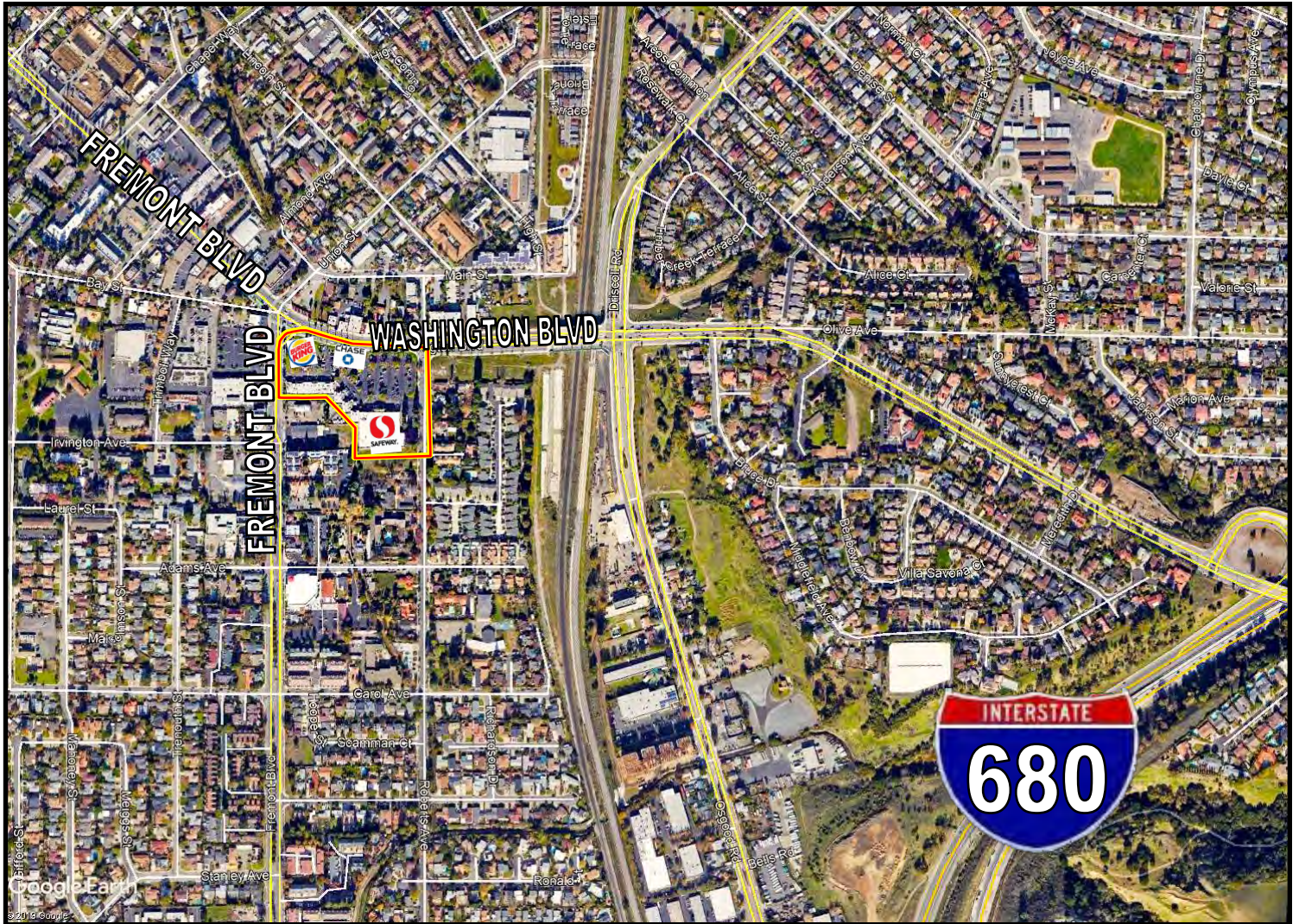


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