



For additional information, contact Exclusive Agents:

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11/14/2017

## Property Profile & Property Highlights



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## Property Profile & Property Highlights

### Property Profile

**Location** Signalized intersection at Fremont Blvd. and Chapel Way in the Irvington District of Fremont.

### Available Spaces

#### 40823 Fremont Blvd: 1,150 Square Feet – Former Frutiland

Full height storefront glass, in-ground grease interceptor, outdoor dining area, separate electrical panel (150 amp; 3 PH; 4 W; 120/208V), 40 gallon electric water heater, washable ceiling tiles, walls & ceramic tile flooring in food prep area, 100% drop t-bar ceiling 10' AFF (above finish floor), 2' x 4' recessed fluorescent light fixtures, 1 ADA restroom, 1 small private office, 1 storage room and separate HVAC. **Available Now.**

#### 40835 Fremont Blvd: 802 Square Feet

Full height storefront glass. **Available Now.**

### Property Highlights

**Co-Tenants:** Round Table Pizza, Bawarchi Restaurant Group, Kumon, Pink Theory Salon & Spa and Learn & Play Montessori School

- Comments:**
- Signalized intersection at Fremont Blvd. and Chapel Way.
  - Irvington District of Fremont.
  - Monument Signage.

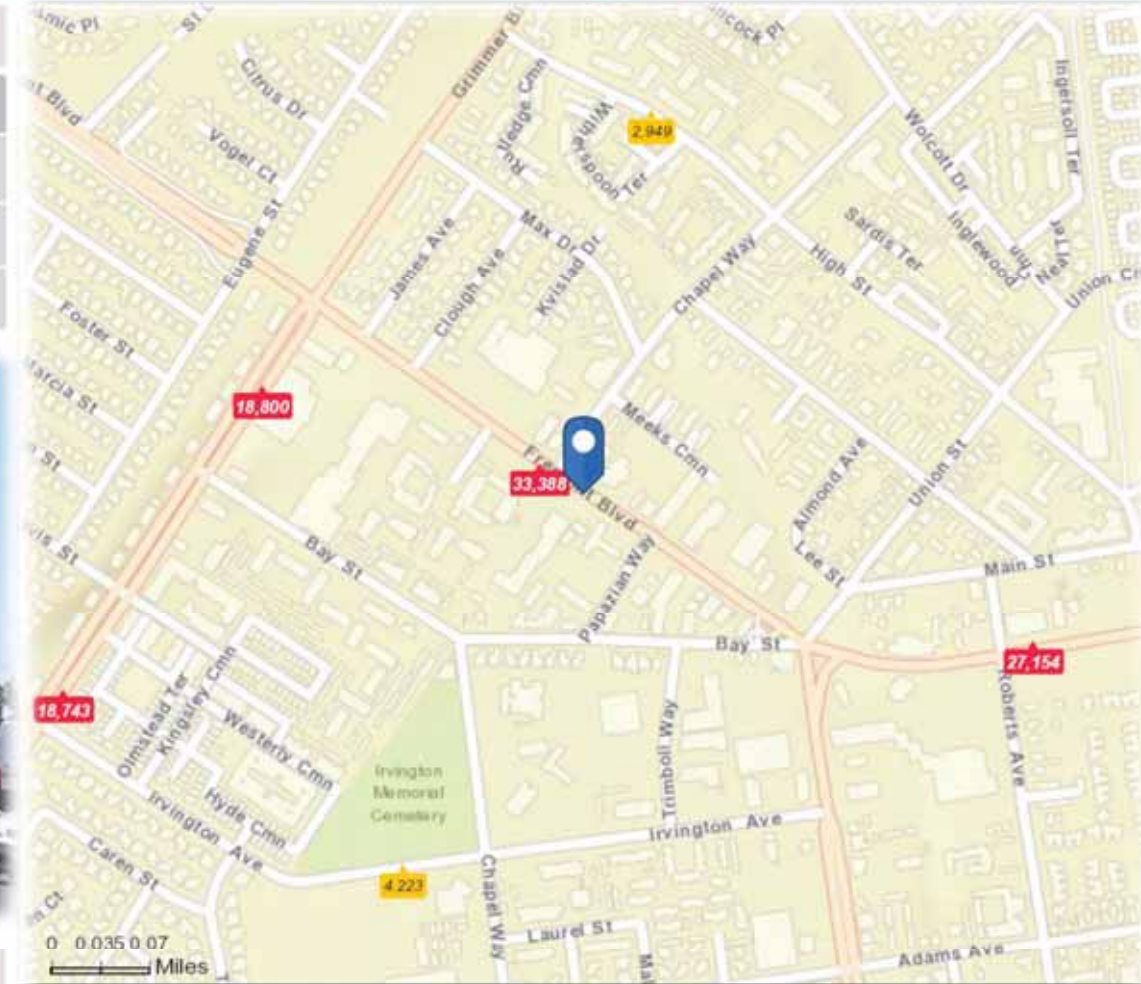


40823 Interior

## Demographics & Traffic Counts

### Demographics

2017	1-Mile	3-Mile	5-Mile
Population	31,555	146,175	251,468
Daytime Population	5,082	84,641	125,429
Avg. HH Income	\$107,173	\$129,370	\$126,574



### Traffic Counts (24 Hour ADA 2015)

Fremont Blvd. at Chapel Way	33,388
Fremont Blvd. at Grimmer Blvd.	18,800
Fremont Blvd. at Roberts Avenue	27,143



**Average Daily Traffic Volume**  
 ▲ Up to 6,000 vehicles per day  
 ▲ 6,001 - 15,000  
 ▲ 15,001 - 30,000  
 ▲ 30,001 - 50,000  
 ▲ 50,001 - 100,000  
 ▲ More than 100,000 per day



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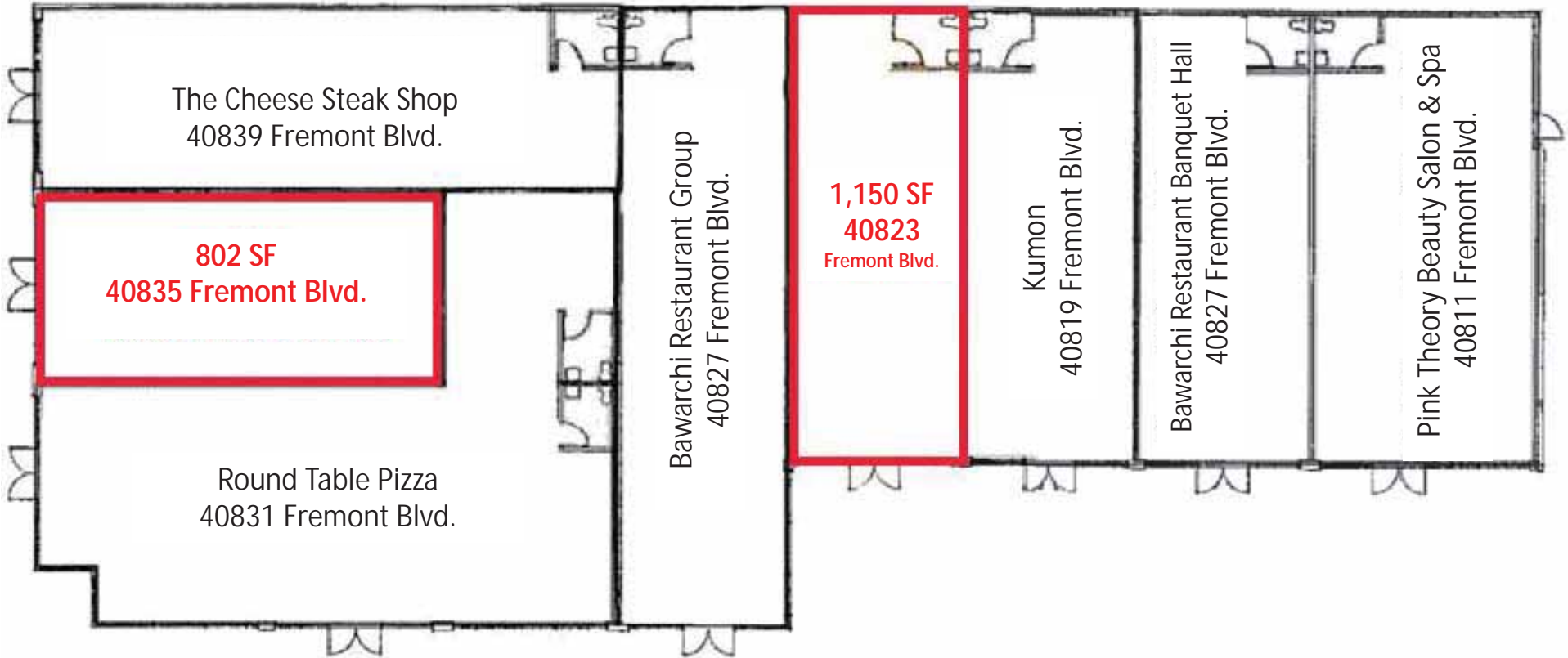
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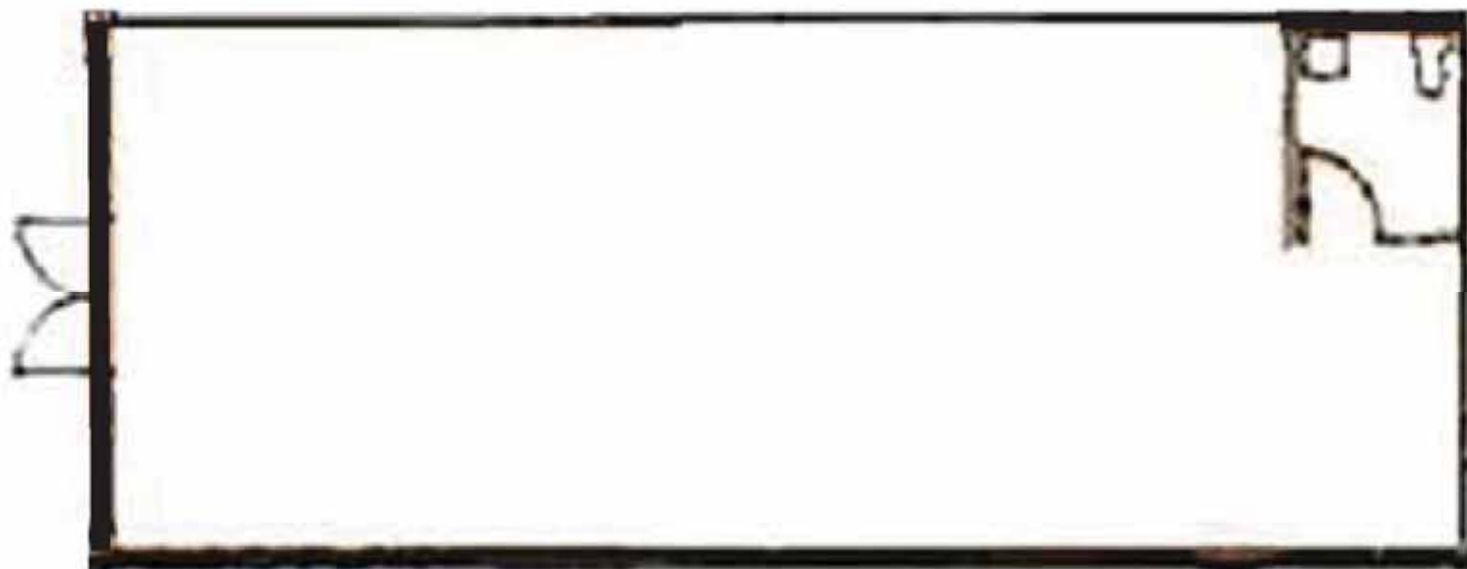
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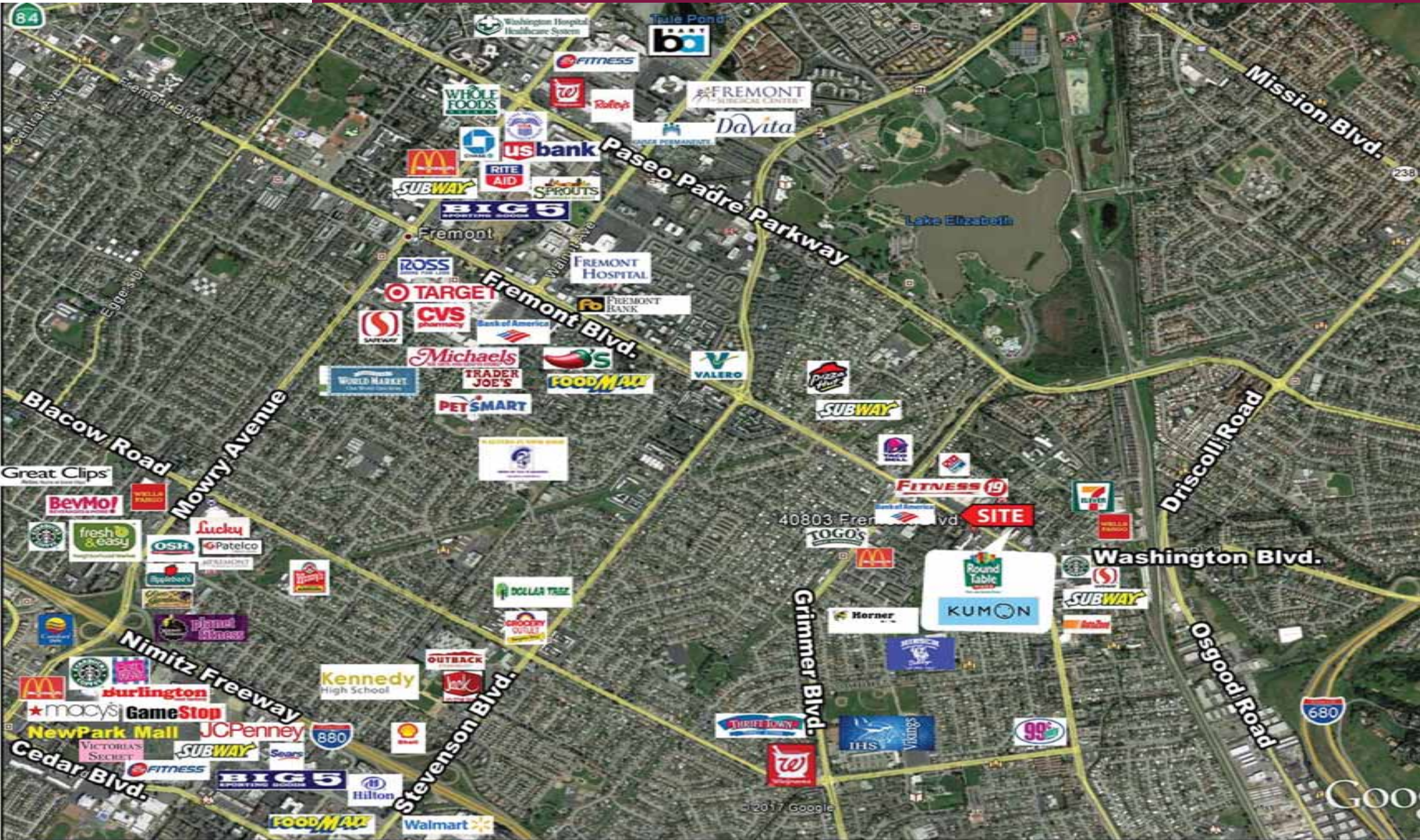
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