



**COLDWELL  
BANKER  
COMMERCIAL**  
NRT

**FOR LEASE**

## **41521 ALBRAE STREET**

Fremont, CA 94538

### AVAILABLE SPACE

4,367 SF

### LEASE RATE

\$1.25 SF/month (NNN)

### AREA

A fabulous location in City of Fremont in the heart of the business district. Close to FWY 880 access both on Stevenson Blvd. and Auto Mall PKWY. Easy commute to and from Silicon Valley, Peninsula, and Oakland. The property is situated within close proximity to residential areas.



### OFFICE

Faz Binesh  
510 608 7691  
fbinesh@aol.com  
CalDRE #01116278

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NRT  
3340 Walnut Ave Ste 110, Fremont, CA 94538  
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## OFFERING SUMMARY

Available SF: 4,367 SF

Lease Rate: \$1.25 SF/month (NNN)

Lot Size: 0 Acres

Building Size: 39,000 SF

Zoning: Light Industrial

## PROPERTY OVERVIEW

Minimum three years lease term.

## PROPERTY HIGHLIGHTS

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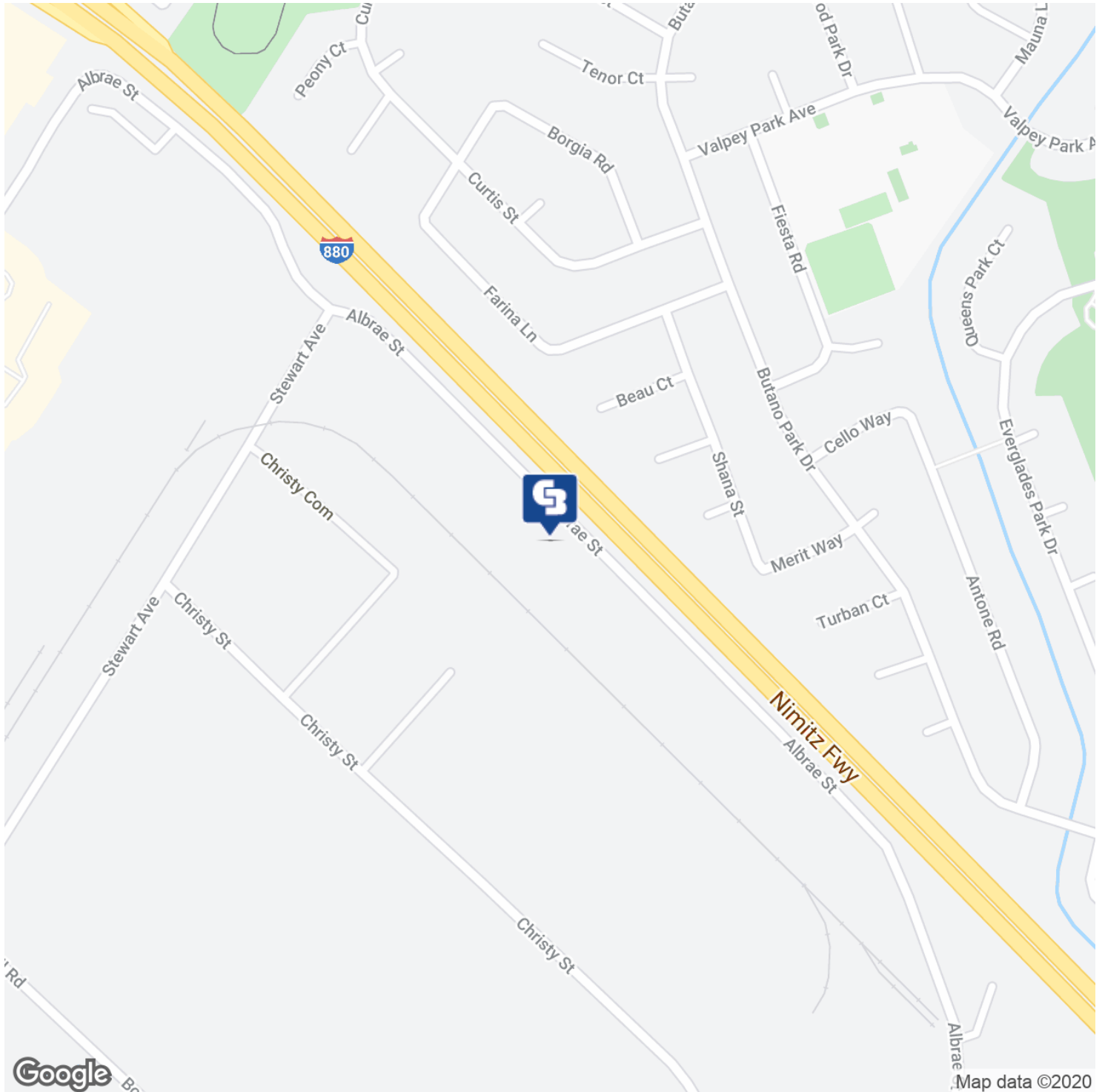
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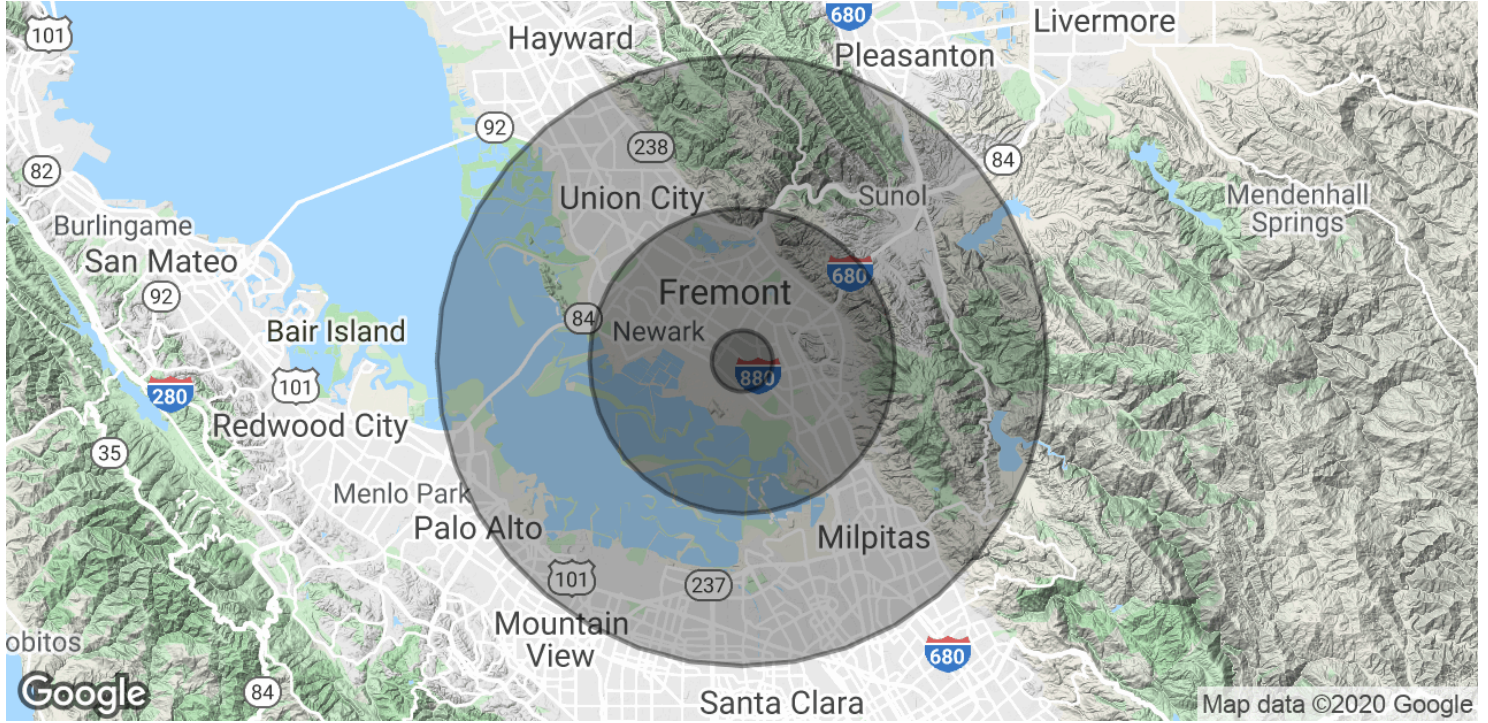
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	13,537	239,044	640,072
Average age	37.1	37.2	36.6
Average age (Male)	36.4	36.5	35.9
Average age (Female)	38.8	38.1	37.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	4,087	78,875	208,170
# of persons per HH	3.3	3.0	3.1
Average HH income	\$96,164	\$104,456	\$105,139
Average house value	\$565,281	\$614,235	\$588,694

\* Demographic data derived from 2010 US Census

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