

STATE STREET

FREMONT, CALIFORNIA



DOWNTOWN FREMONT

RETAIL LEASED BY:

**Newmark
Knight Frank**

SANDY BERRY
408.982.8474
sberry@newmarkccarey.com

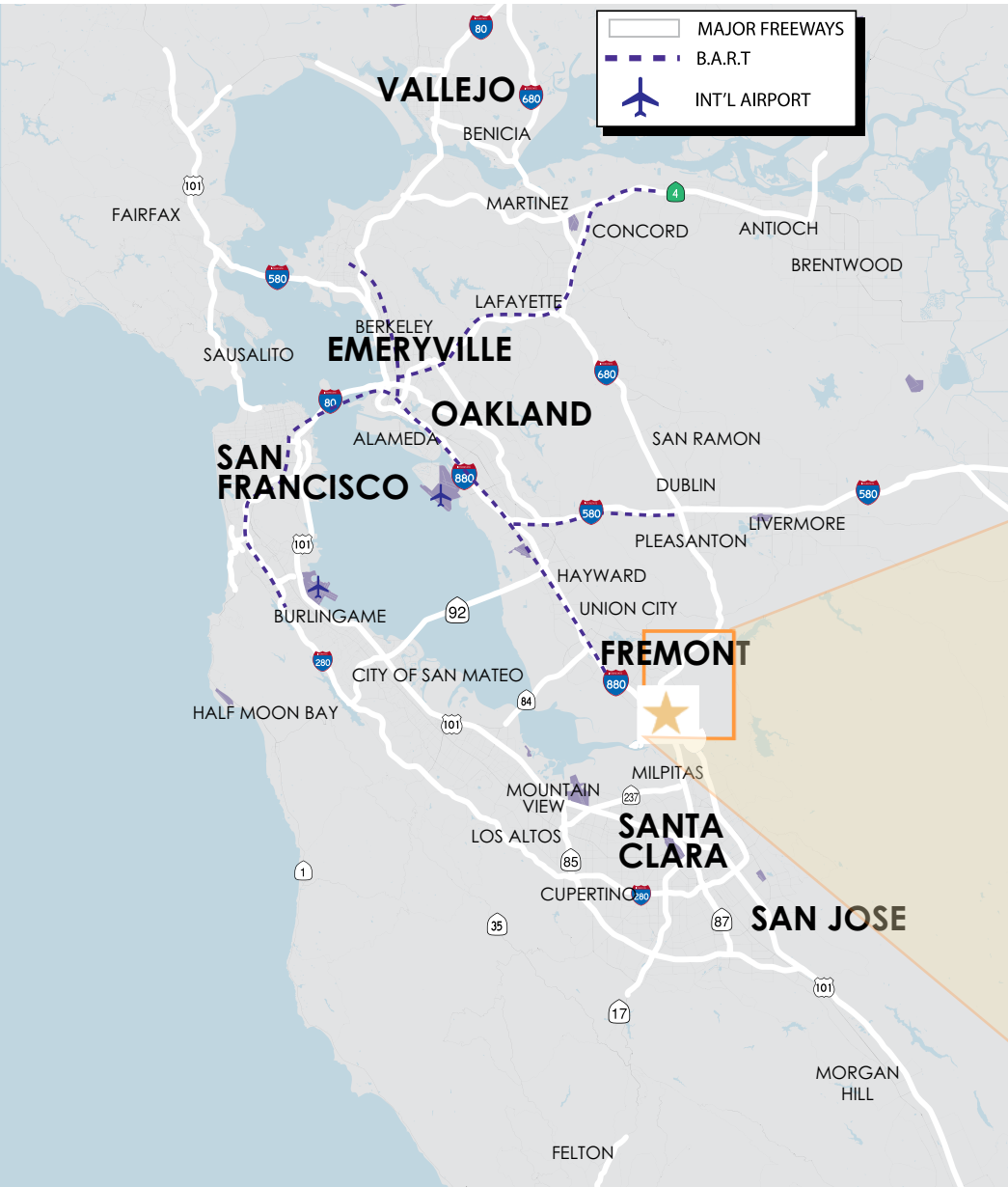
DANIELLE BROMSTEAD
925.974.0235
dbromstead@newmarkccarey.com



AERIAL

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DEMOGRAPHICS

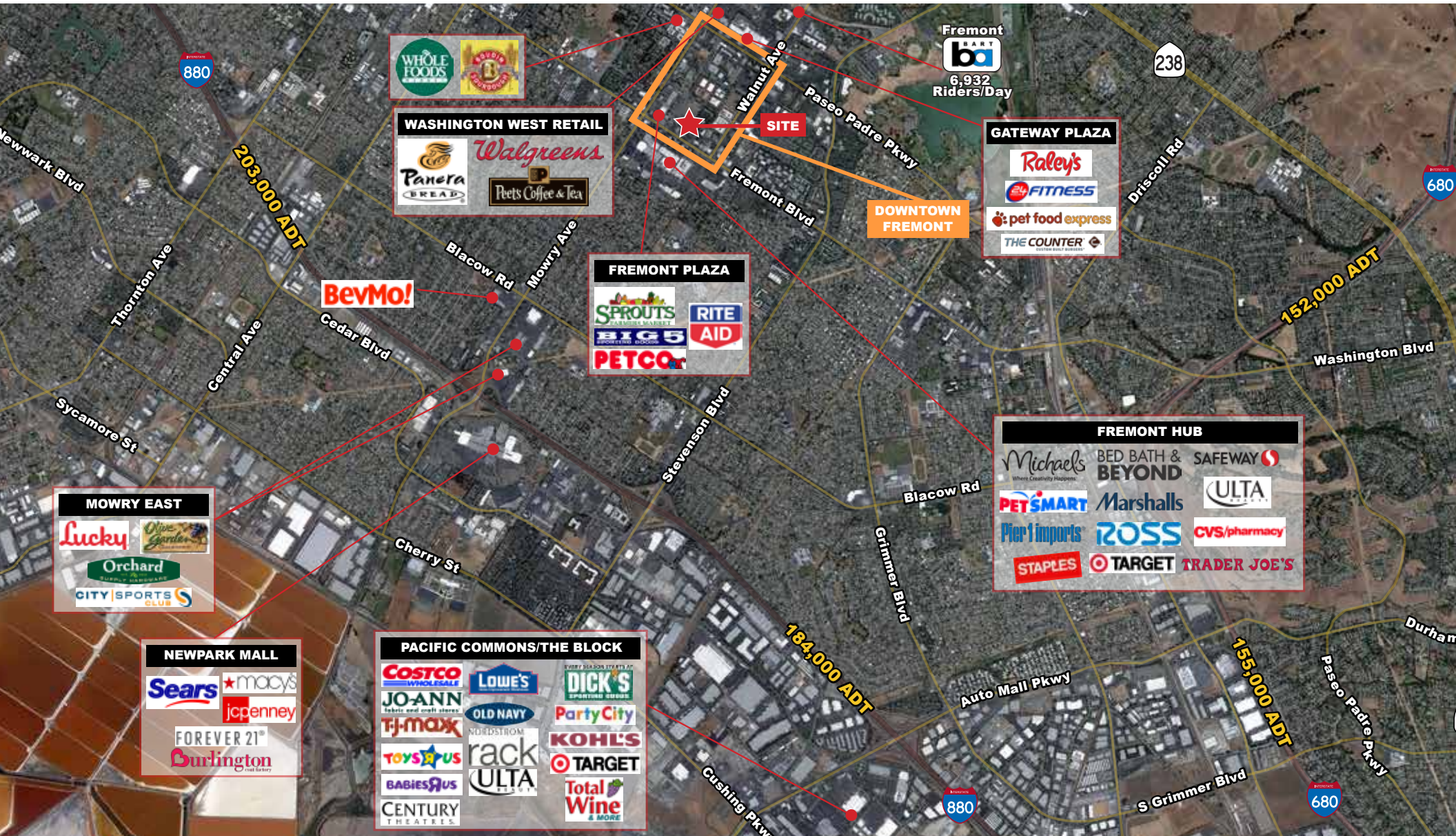
DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
Population	38,355	177,447	291,676
Avg. HH Income	\$99,811	\$110,390	\$114,000
Daytime Population	29,943	101,627	193,482

TRAFFIC COUNTS

State Street + Mowry	Over 35,000 ADT
Capitol Ave. + Fremont Blvd.	Over 28,000 ADT



COMPETITION AERIAL



PROPERTY PROFILE

SITE DESCRIPTION

- Mixed-use project - residential over retail
 - Retail: ± 21,000 SF
 - Residential: ± 157 market rate, for sale units
-

LOCATION

- NWC State Street + Capitol Ave., Fremont, California
 - Adjacent to the planned Civic Center Complex
 - Located in the heart of the Downtown District
 - 700 on-street parking spaces within the Downtown District
-

AVAILABLE SPACE

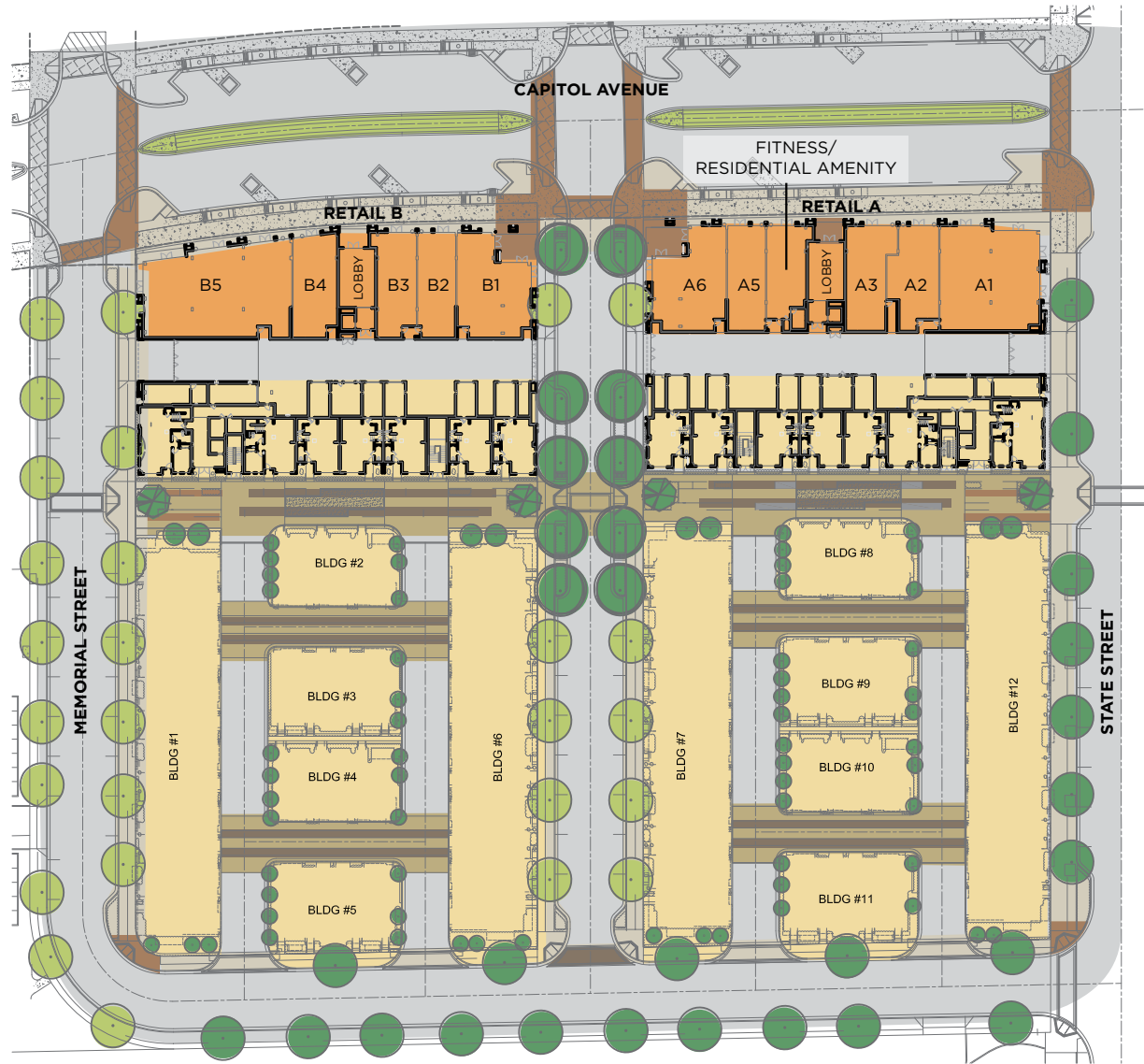
- ±1,300 SF to over 5,000 SF
 - Endcap space available
 - Seeking:
 - Unique full service & QSR restaurant concepts
 - Specialty & service retail
-

TIMING

- Retail Delivery Q3 2018
- Residential Completion - Q4 2018



PROJECT PLAN



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DOWNTOWN FREMONT THE VISION

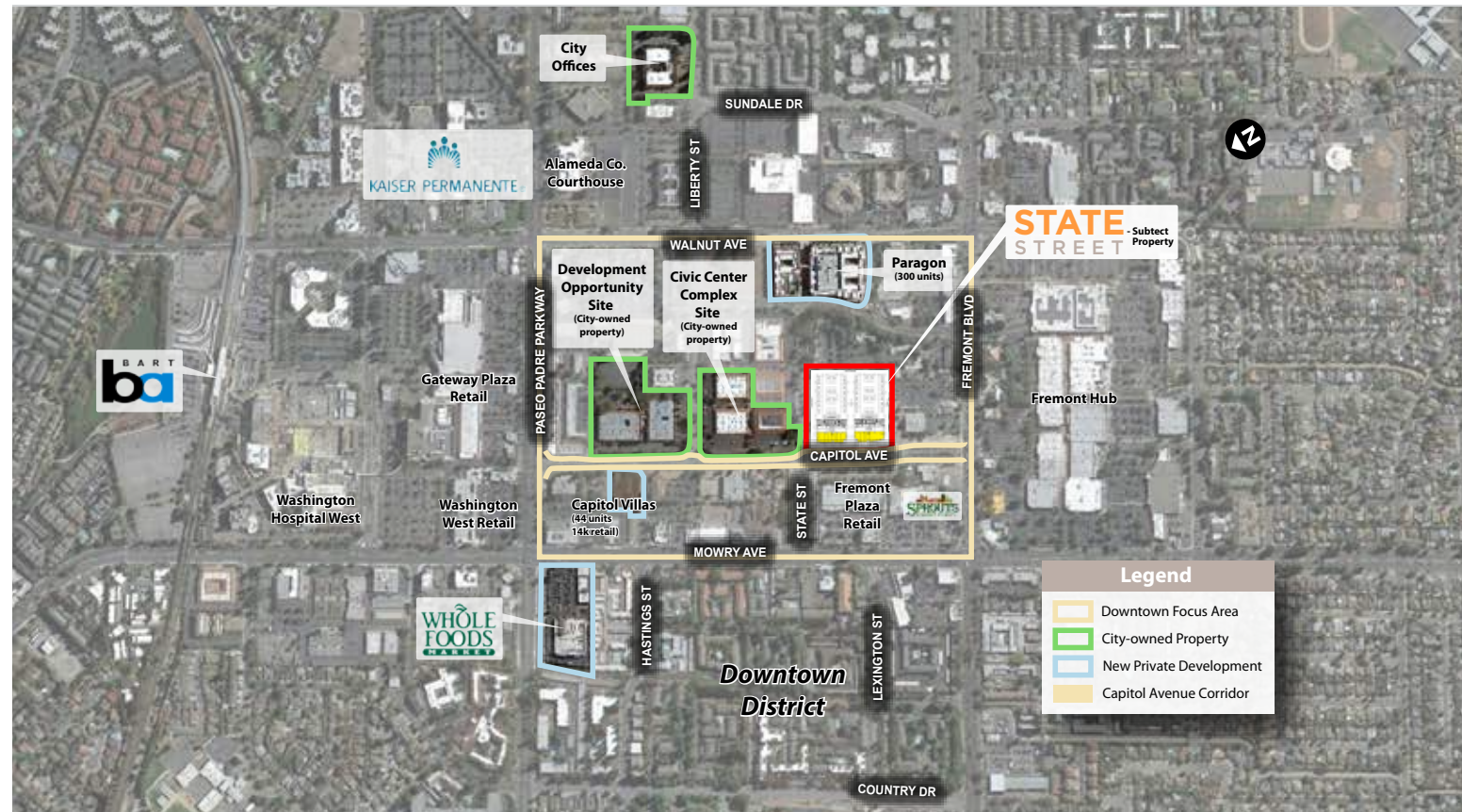
- A new vision for the City of Fremont - ***Downtown District***, a 110-acre area within the City Center
- A strategically urban district for the development of urban mixed-use, residential, retail, civic uses and consolidated city government offices
- Focus on transit oriented, sustainable neighborhood projects for the creation of a ***Downtown District*** and vibrant City Center:
 - Pedestrian friendly amenities
 - Activated residential and commercial uses
 - Low-rise, live-work and mid-rise residential
 - Retail and commercial integration
- The ***Downtown District*** is the focal point and community gathering space for year-round events and cultural programming including:
 - Entertainment
 - Cultural art venues
 - Fremont Street Eats
 - Burger and Brew Fest
 - Fremont 4th of July Parade
 - Fremont Festival of the Arts
 - Downtown Date Night
 - Farmer's Market





THE DOWNTOWN PLAN

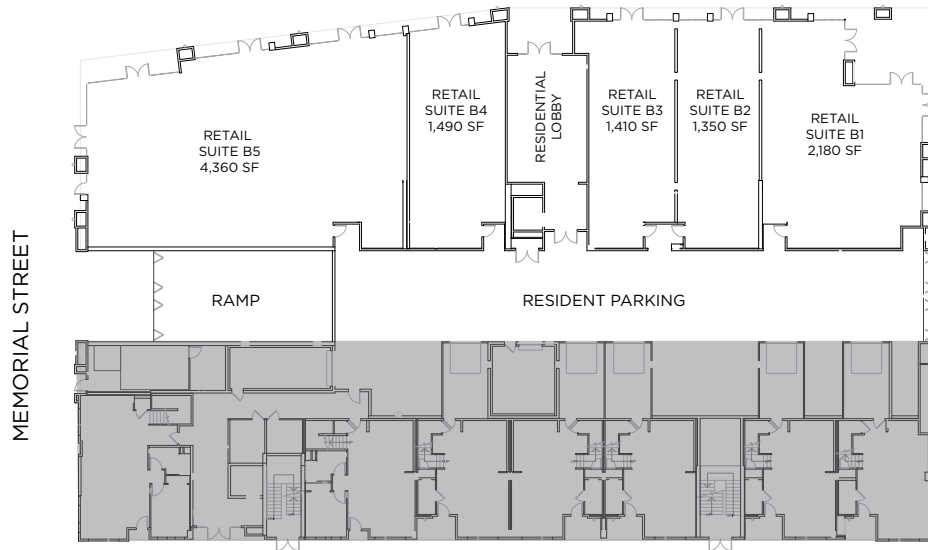
TYPE OF DEVELOPMENT	EXISTING CONDITIONS	MID TERM DEVELOPMENT	FUTURE BUILD OUT
	<i>Gross SF/Units</i>	<i>Gross SF/Units/Acres</i>	<i>Gross SF/Units/Acres</i>
Commerical/Retail	500K	400K	500K (New/Reconfigured)
City/Other Govt. Offices	150K	200K	250K
Office	500K	700K	2M
Residential	10K/307 Units	1.6M/1600 Units	2.5M/2500 Units
Performing Arts		28K	28K
Open Space/Plaza		2.3 Acres	2.3 Acres
TOTAL	1.25M SF	3M SF	5.2M SF



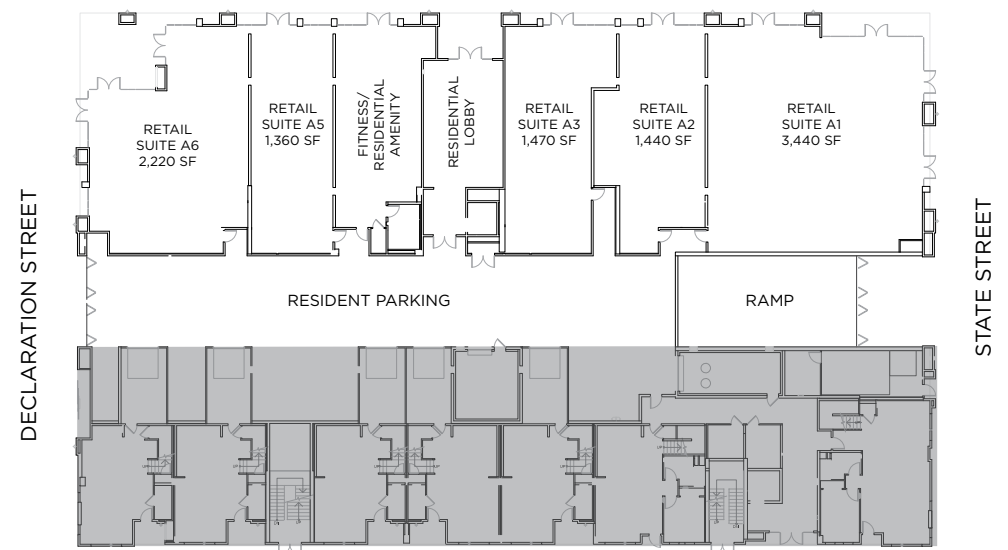
OVERALL RETAIL PLAN

RETAIL B

CAPITOL AVENUE

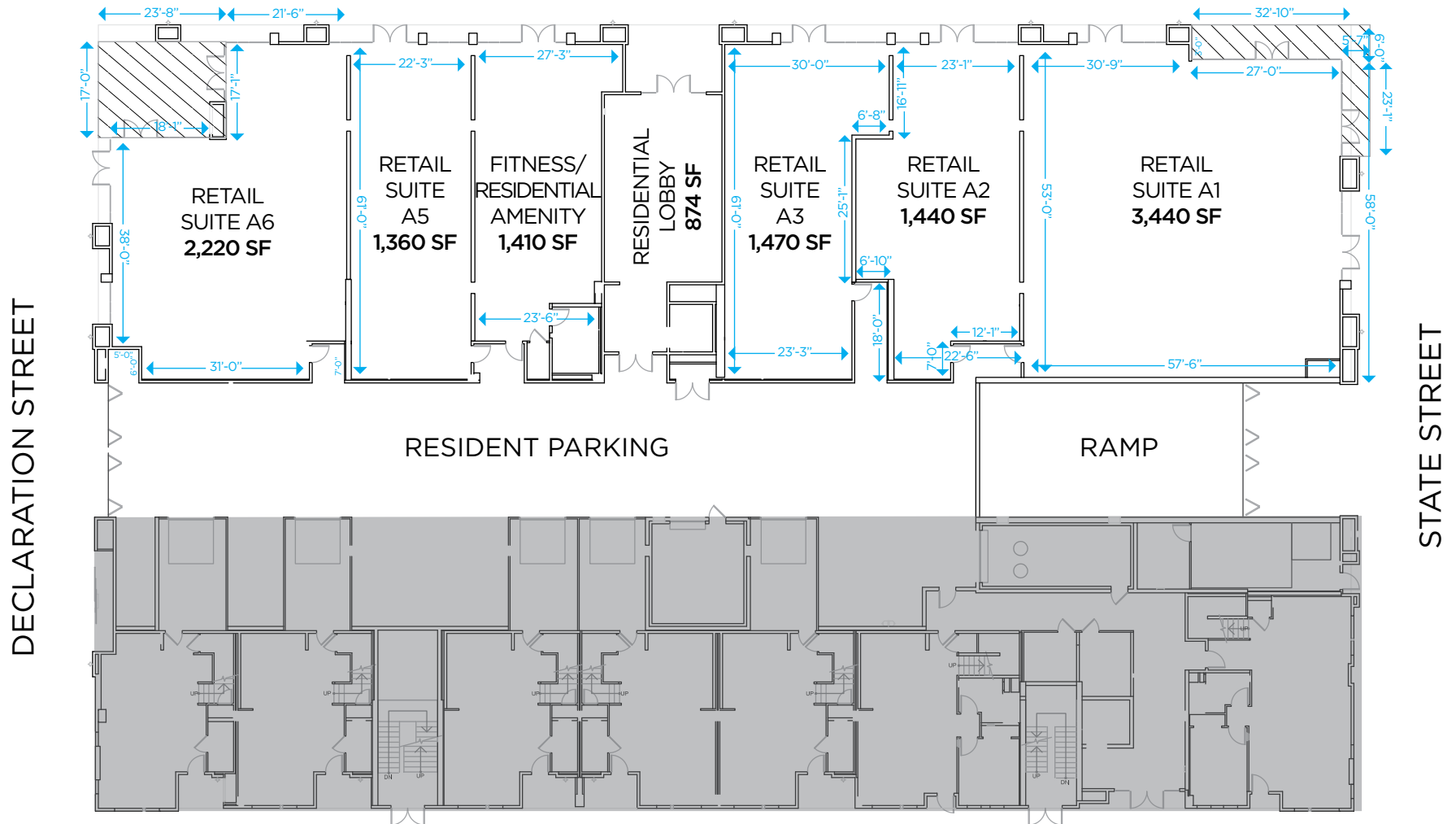


RETAIL A

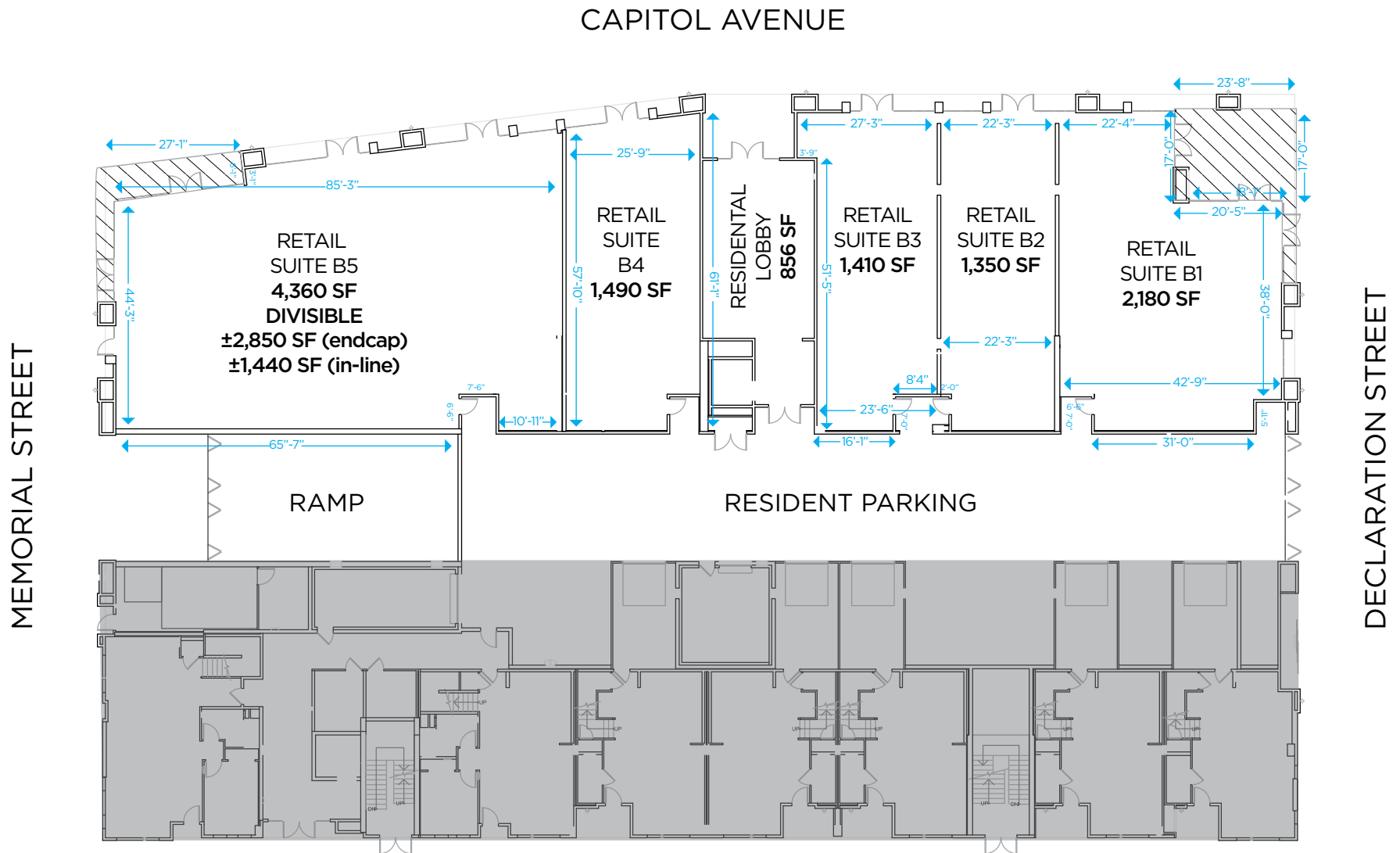


RETAIL PLAN - BUILDING A

CAPITOL AVENUE



RETAIL PLAN - BUILDING B



NOTES

A series of horizontal dashed lines for taking notes.

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RETAIL LEASED BY:

**SANDY
BERRY**

Senior Managing Director
408.982.8474
sberry@newmarkccarey.com
CA RE License #00880014

**DANIELLE
BROMSTEAD**

Managing Director
925.974.0235
dbromstead@newmarkccarey.com
CA RE License #01339574

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**Newmark
Knight Frank**

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