

Warm Springs Plaza

99 Ranch Market Opening Q4 2020!

Available 1,320 SF Retail



46691 Mission Boulevard, Fremont, CA 94539



2099 Mt. Diablo Blvd., Suite 206
Walnut Creek, CA 94596
License #01784084

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For Lease

Warm Springs Plaza- Highlights



Welcoming 99 Ranch Market to Warm Springs Plaza, a 147,717 SF Community Center. ROSS is vacating and 99 Ranch Market is relocating to WSP, and occupying 50,000 SF with an estimated opening of Q4 2020. Other tenants include CVS, Zorba's, Beyond Thai, Foot Solutions, Denny's, Carl's Junior, Jamba Juice, Starbucks, Chaat House, Fremont Bank and other local and regional tenants. Warm Springs Plaza is located at the northeast corner of Mission Boulevard and Warm Springs Boulevard in the affluent Warm Springs district of Fremont. Ideally located on Mission Boulevard, the connector between I-680 and I-880, and just blocks away from the new Warm Springs BART Station. Tenants at Warm Springs Plaza benefit from the exposure to 96,000+ cars per day.



SUMMARY

Address:	46691 Mission Boulevard, Fremont, CA 94539
Cross Streets:	Mission Boulevard and Warm Springs Boulevard
Type:	±147,717 Total SF Community Center
Available:	1,320 SF - Retail
Rent:	\$4.50 - \$5.00 PSF Per Month
NNN:	\$0.92 PSF Per Month (2020 Estimate)
Parking:	562 Stalls (3.8/1,000 SF)
Zoning:	Town Center Transitional
Website:	http://warm Springs plaza.com
Seeking:	Financial, Fitness, Medical Office, and Retail

HIGHLIGHTS

- 99 Ranch Market Opening Q4 2020
- 1,320 SF Shop Space Available
- Shop Tenants are Starbucks, Jamba Juice, Denny's, Carl's Jr., and more
- Located on a Major I-680 / I-880 Connector
- Traffic Count: Mission Blvd, at Warm Springs Plaza: ±96,000 ADT
- Blocks from Warm Springs BART Station
- Pylon Signage Available

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Warm Springs Plaza- Site Directory



TENANT DIRECTORY



100	Starbucks	±1,621
105	Subway Sandwiches	±967
110	Una Mas	±1,733
200	Spoon Korean Bistro	±1,197
210	Smoke Zone	±990
220	Chicago's Pizza with a Twist	±1,335
230/240	In Lease Negotiation	±3,290
300	Pink Pantherz Espresso	±192
400-405	Jamba Juice	±1,676
410	AVAILABLE	±1,320
415	Japanese Ramen & Cuisine	±1,200
420	Little Dipper	±4,267
500 - A	99 Ranch Market - Coming Soon	±25,000
500 - B		±25,000
600	Sean's Barber Shop	±522
610	Prime Nails	±742
620	Vivid Image	±823
630	Go Go Guo Lao Dessert	±837
640	Beyond Thai Restaurant	±1,475
650	Warm Springs Dental	±1,581
660	Golden Pineapple Malaysian	±3,055
700	Seiki House	±1,820
710	Foot Solutions	±1,170
720	King's Cleaners 2	±1,690
730	Nurture Kids Tutoring	±1,327
740	Choi's Martial Arts	±3,650
750	Pak'n'Mail	±1,080
760	Zorba's Restaurant	±3,397
800	Shiva Salon	±1,587
810	Nilgiri's Indian Grocery	±2,302
820	Chaat House	±3,600
840	Factory Tea	±1,882
1000	East West Bank	±2,770
1020	The Donut House	±910
1030	Fremont Bank	±2,410
1100	Carl's Jr	±4,003
1200	Denny's	±5,833

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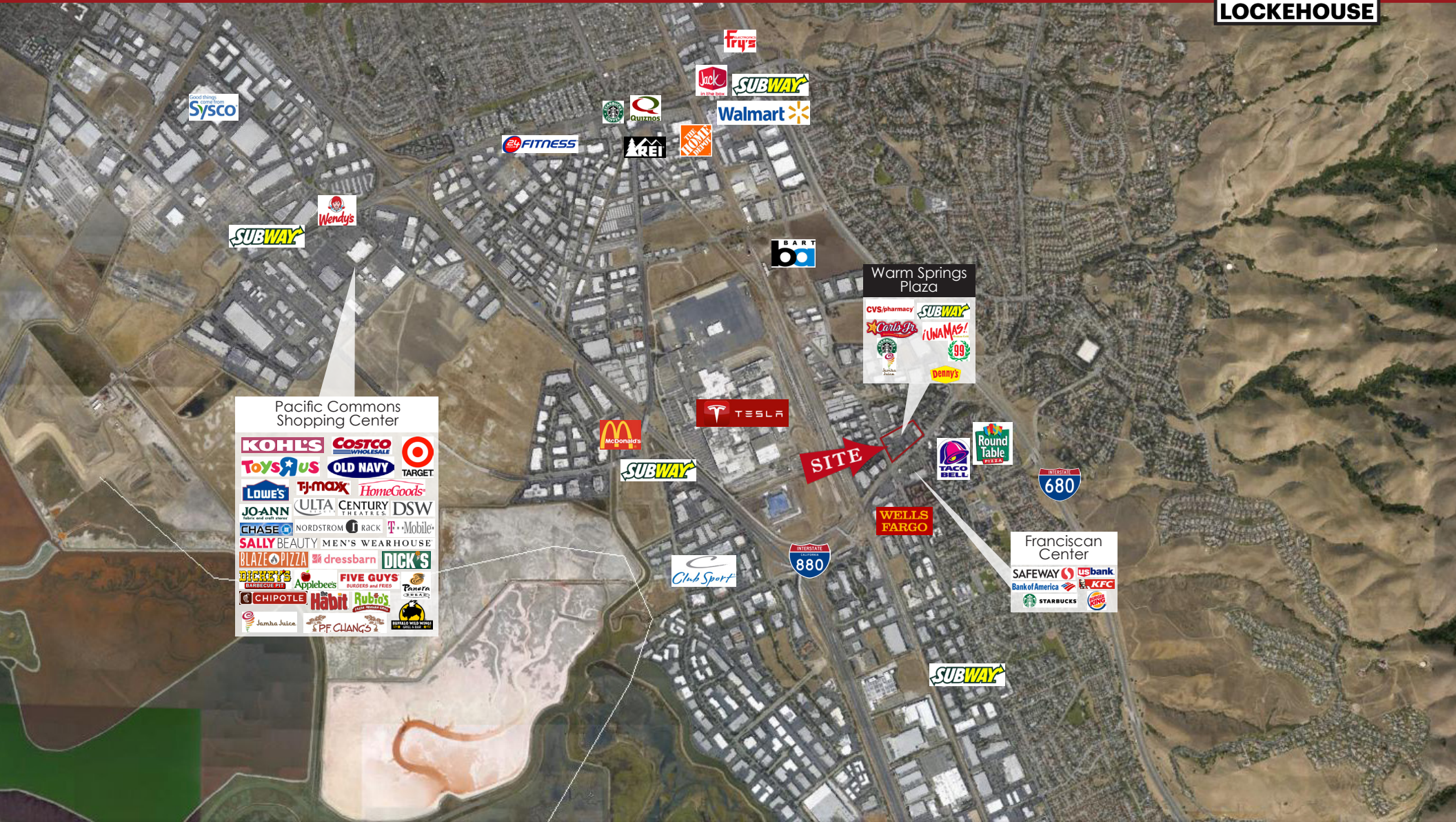


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Warm Springs Plaza- Market Aerial



Pacific Commons Shopping Center

KOHL'S **Costco** **Target**
Toys R Us **OLD NAVY**
LOWE'S **TJ-MAXX** **HomeGoods**
JO-ANN **ULTA** **CENTURY THEATRES** **DSW**
CHASE **NORDSTROM** **RACK** **T-Mobile**
SALLY BEAUTY **MEN'S WEARHOUSE**
BLAZE PIZZA **dressbarn** **DICK'S**
DICKIE'S **Applebees** **FIVE GUYS**
CHIPOTLE **Habit** **Rubios**
Jamba Juice **PF CHANG'S**

Warm Springs Plaza

CVS/pharmacy **SUBWAY**
Carib's Jr. **UNAMAS!**
Starbucks **99c ONLY**
Denny's

Franciscan Center

SAFWAY **US bank**
Bank of America **KFC**
STARBUCKS **Wendy's**

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Warm Springs Plaza- Site Aerial



WARM SPRINGS BLVD - 24,000 ADT

I-680 - 140,000 ADT



SITE

MISSION BLVD - 72,000 ADT

The city of Fremont is the fourth largest city in the San Francisco Bay Area, home to approximately **226,551 residents**. Located conveniently near Interstates 680 and 880, Fremont is near rail transport lines including Altamont Commuter Express (ACE), Amtrak Capitol Corridor, and the new Warm Springs Bay Area Rapid Transit (BART) system. There are **over 1,200** innovative firms as well as a broad range of great business locations and a superior workforce.

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Warm Springs Plaza- BART Addition



WARM SPRINGS EXTENSION CONSTRUCTION SCHEDULE

Major construction on the Warm Springs Extension began in August of 2009 with the commencement of the Fremont Central Park Subway Contract. The Subway Contract was completed in April 2013. Construction of the design-build Line, Track, Station and Systems (LTSS) contract, began in October of 2011. The Warm Springs Extension opened for passenger service on March 25, 2017.

ADDITIONAL INFORMATION

BART Project Overview: <http://www.bart.gov/about/projects/wsx/index.aspx>

Fremont Districts: <http://www.fremont.gov/DocumentCenter/View/18320>

Warm Springs Plaza Center: <http://www.warmspringsplaza.com>



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