

FOR LEASE | UNDEVELOPED PARCEL

On The Market



38010 MISSION BOULEVARD, FREMONT, CA

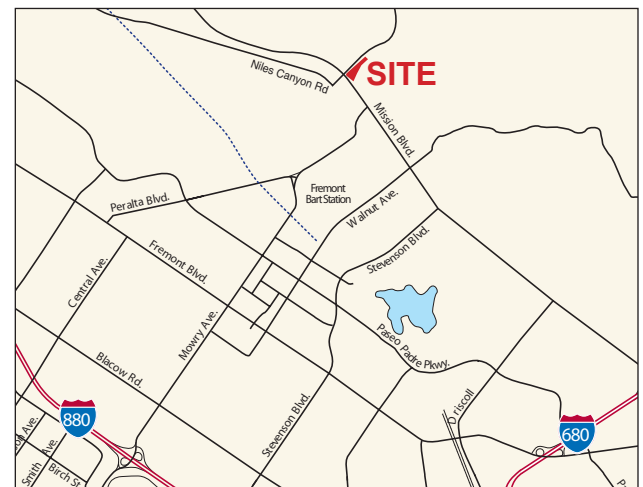


±58,840 SF Undeveloped Parcel

- SE Corner of Niles Canyon Rd. and Mission Blvd.
- General Commercial Zoning – allows for retail, office, and service commercial uses
- Potential to build up to ±14,500 SF
- Traffic Count: Niles Canyon Rd: 39,000 ADT
Mission Blvd: 27,000 ADT

Highlights

- Hard corner signalized intersection located along a busy commuter corridor with over 66,000 cars per day passing the site
- Ideal for neighborhood serving commercial, medical office, or gas station. Just 10-minutes drive to Central Fremont



2012 Estimated Demographics

| | .5-Miles | 1-Miles | 3-Miles |
|-------------------|----------|----------|----------|
| Population: | 2,494 | 11,660 | 111,070 |
| Median HH Income: | \$68,974 | \$86,860 | \$86,162 |

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