

FOR LEASE > 1,894 SF AVAILABLE

# Retail/Commercial Office Space

40988 FREMONT BOULEVARD, FREMONT, CA

Colliers  
INTERNATIONAL

SUBJECT

Promotional rent starting at \$1.95 NNN

Food and fitness uses can be considered

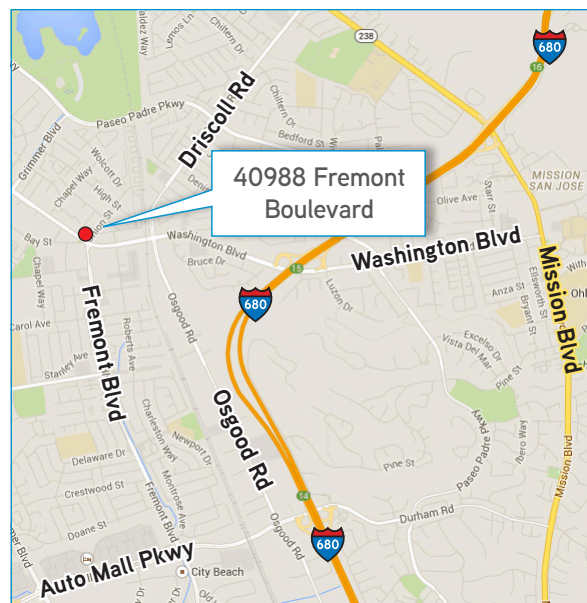
## JOIN WELLS FARGO AND PIZZA HUT

### Highlights

- > Five Corners Location in the Irvington District
- > Neighboring Tenants include Safeway, Burger King, Auto Zone, O'Reilly Auto Parts and Jack-In-The-Box
- > Available Building Signage
- > Potential Monument Signage
- > Ample Parking
- > High Traffic Counts
- > Good Access to Freeways

**RENT: \$2.25/SF NNN (\$0.96/SF)**

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	26,875	138,427	238,552
Daytime Bus. Population	7,746	42,768	68,968
Median HH Income	\$79,650	\$92,002	\$89,350



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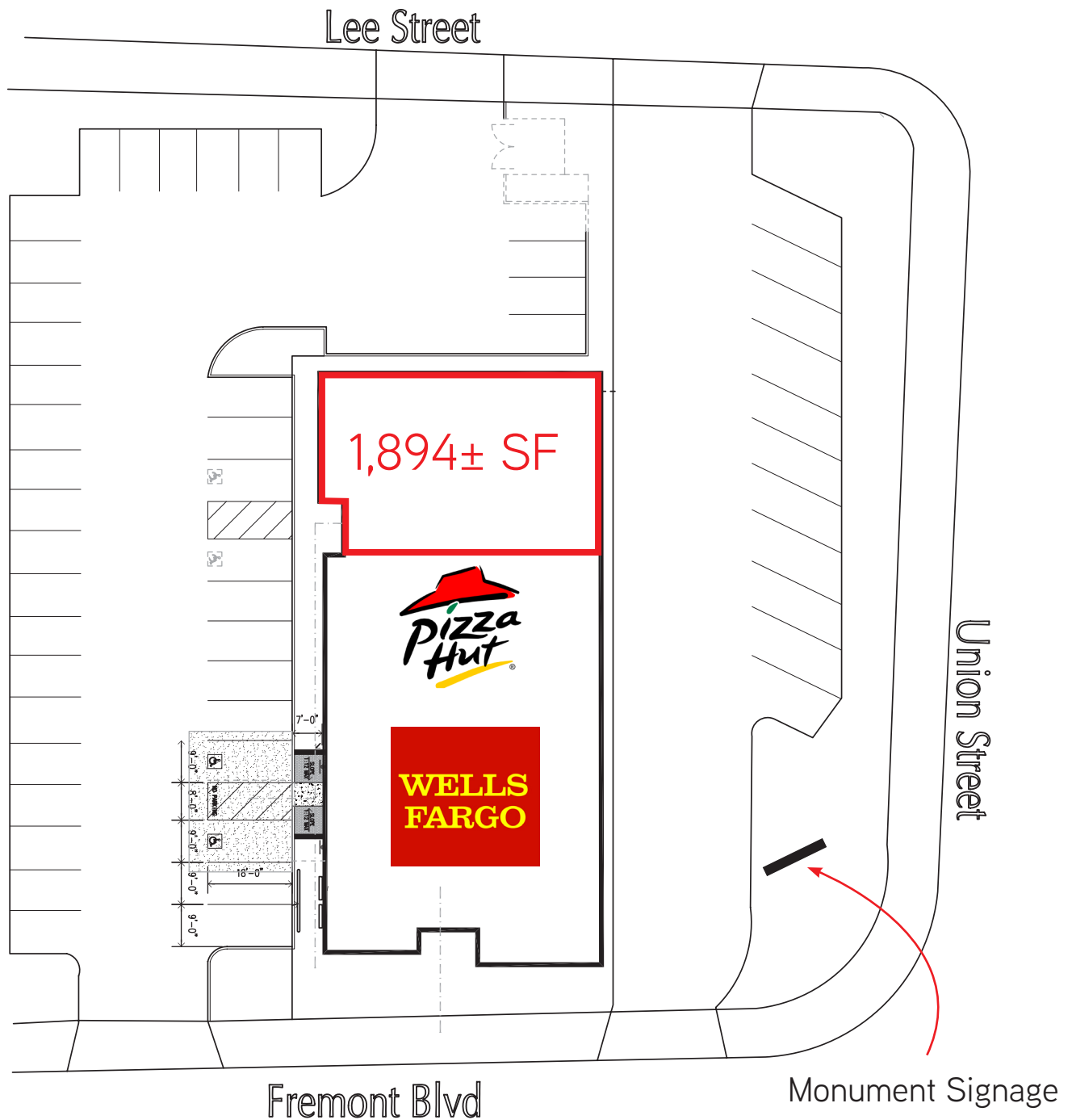
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