



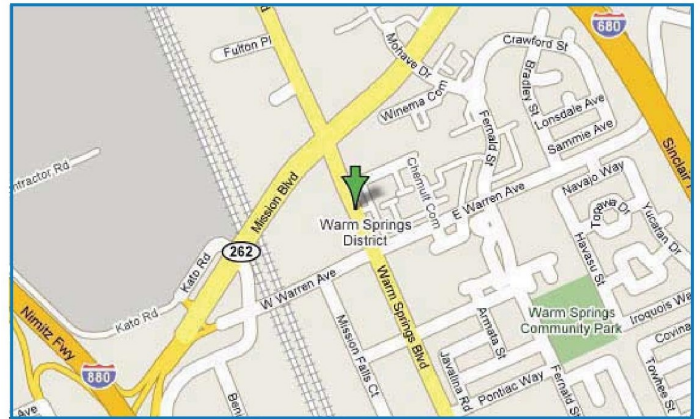
# Dutra Plaza ♦ 46923 Warm Springs Blvd., Fremont, CA

## Office/Medical Space for Lease



### PROPERTY PROFILE

Location	46923 Warm Springs Blvd. Fremont, CA
Space Available	Suite 205 : ± 1,265 Rentable Sq. Ft. Suite 207 : ± 856 Rentable Sq. Ft.
Site Size	± 0.5 Acres / ± 20,000 Sq. Ft.
APN	519-95-17
Year Built	1987
Property Zoning	C-G
Parking	36



Superb, convenient location along high-traffic Warm Springs Blvd.! Two-story building with street front visibility and ample parking in the rear. Features and amenities include:

- ♦ Ideal for professional and medical office uses
- ♦ Traffic count over 88,600 Vehicles per day at Warm Springs and Mission Blvds.
- ♦ Located between I-880 and I-680 and just minutes from 237, 101 and the Silicon Valley
- ♦ Adjacent to the Little Taipei shopping plaza and Ranch 99 Supermarket
- ♦ Across from Safeway, Walgreens, banks, eateries and various condo communities



For more information, please contact:

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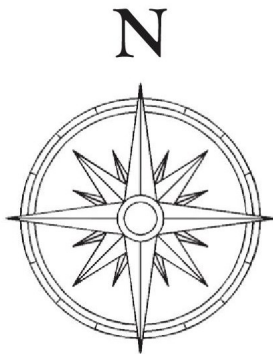
Fremont, CA 94539

[www.dutraenterprises.com](http://www.dutraenterprises.com)

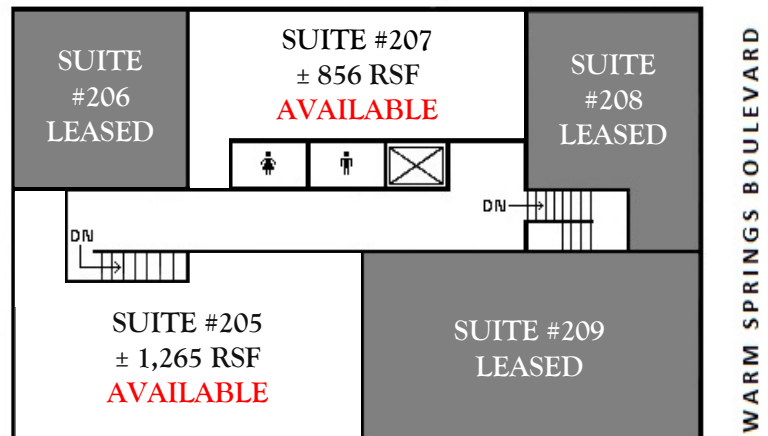
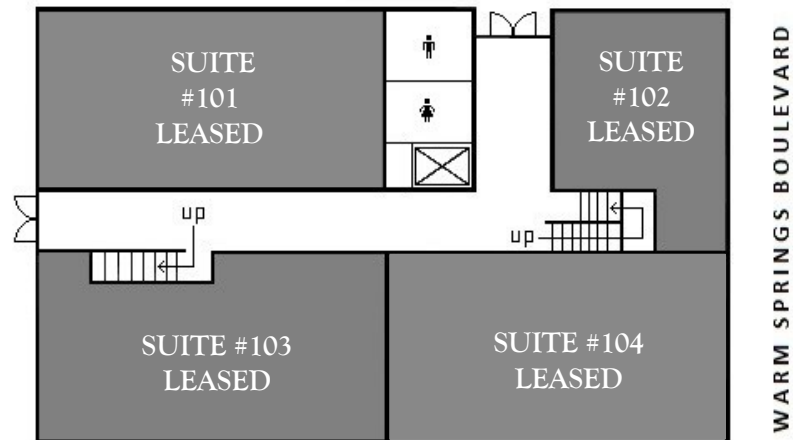
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GROUND LEVEL



UPPER LEVEL



## 2007 DEMOGRAPHICS

	1-Mile:	3-Mile:
Population	604	43,445
Households	230	13,330
Average HH Income	\$74,135	\$155,655
HHs Income > \$50K	72.6%	80.5%
HHs Income > \$100K	12.6%	47.6%
Median Age	30	36
College Graduates	70.5%	55.9%

Source: Focus on Fremont



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