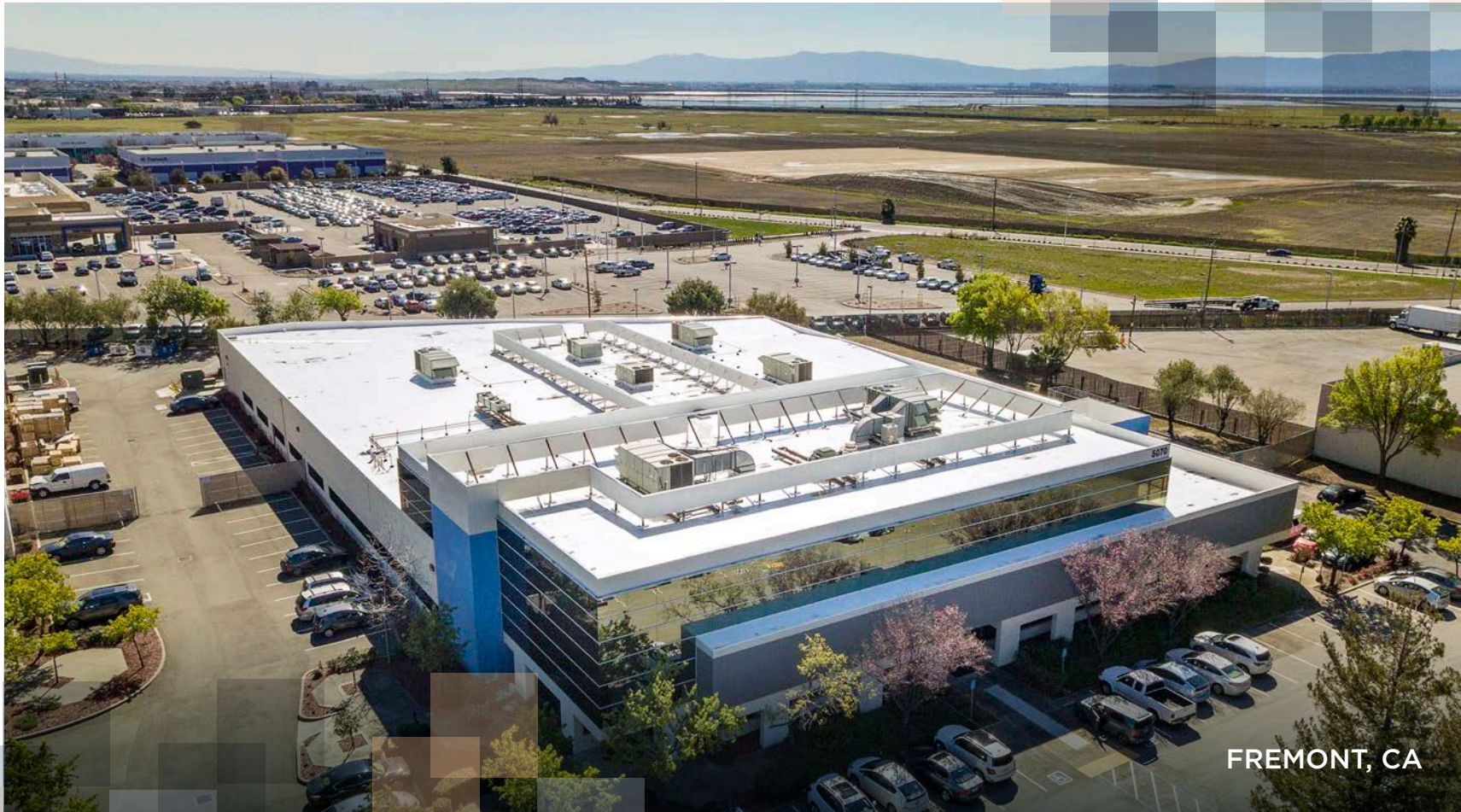


5070

BRANDIN COURT
AT PACIFIC COMMONS

±56,257 RSF MANUFACTURING/R&D
SPACE AVAILABLE FOR LEASE



FREMONT, CA

CBRE

FEATURES



±56,257 RSF

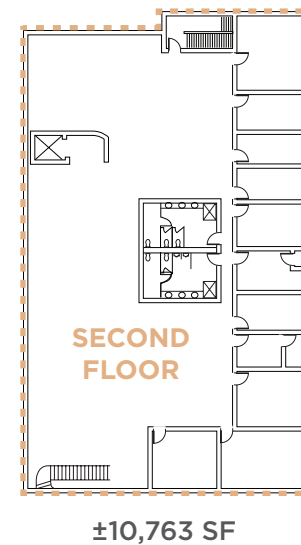
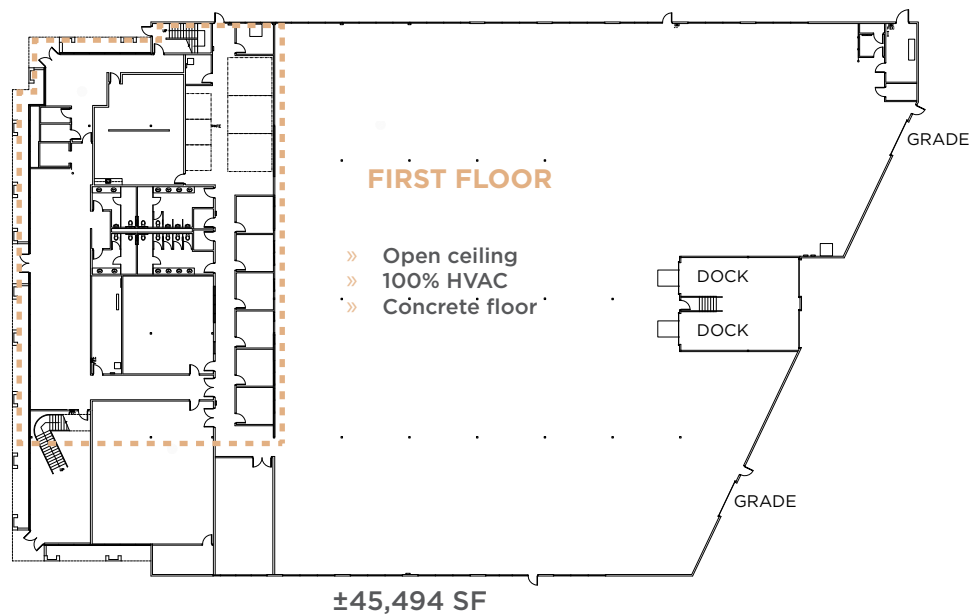
- Manufacturing/R&D building
- Extensive power distribution
- Signage opportunity
- Two (2) dock-high doors
- Two (2) grade-level doors
- 100% HVAC
- 4,000 amps@277/480V, 3-phase panel
- New roof with warranty
- Parking: 4.3/1,000 SF
- Walk to Pacific Commons
1 Million square foot retail project
- Pictured exterior improvements and
site enhancements are planned



EXISTING FLOOR PLAN



5070 BRANDIN COURT | ±56,257 RSF



PROPERTY PHOTO

5070
BRANDIN COURT
AT PACIFIC COMMONS

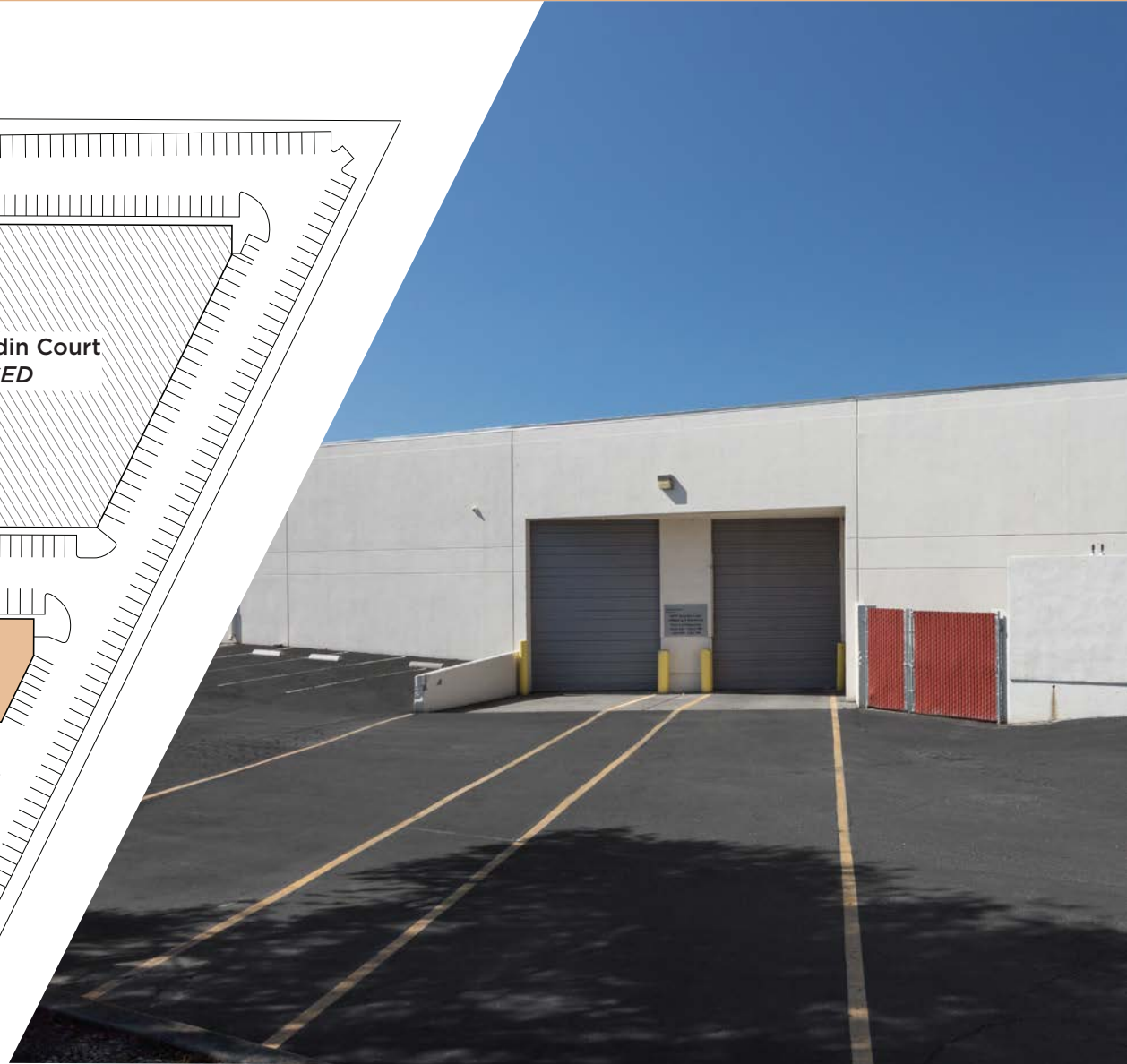
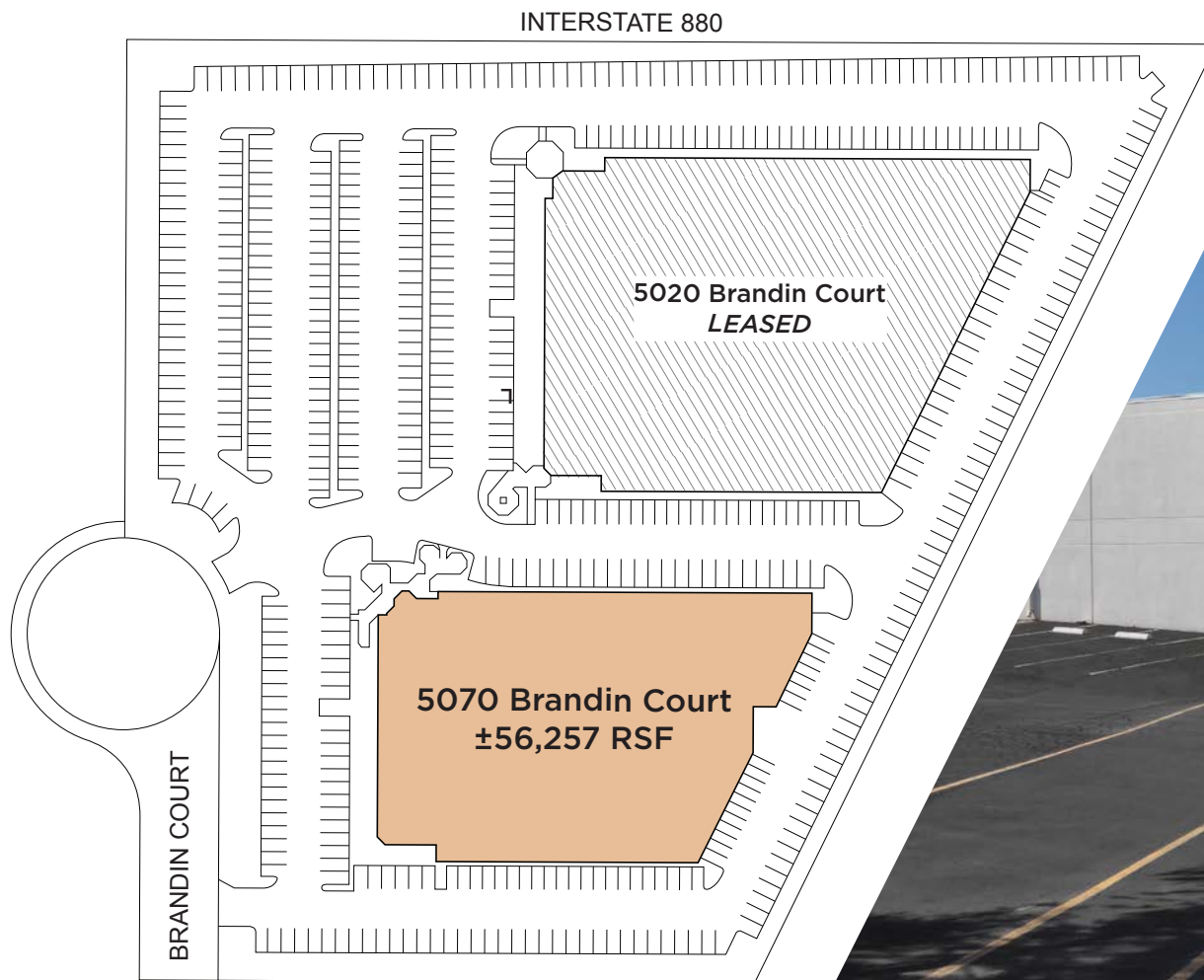


PROPERTY PHOTO

5070
BRANDIN COURT
AT PACIFIC COMMONS



SITE PLAN



LOCATION



NEIGHBORHOOD OVERVIEW



RETAIL AMENITIES

5070
BRANDIN COURT
AT PACIFIC COMMONS



LOCAL AMENITIES

5070
BRANDIN COURT
AT PACIFIC COMMONS



PACIFIC COMMONS SHOPPING CENTER

AMENITIES



RESTAURANTS

Applebees
Asian Pearl Seafood
Restaurant
Blaze Pizza
Bowl of Heaven
Buffalo Wild Wings
Claim Jumper
Coldstone Creamery
Cream
Dickey's BBQ
Dish 'N Dash
Dog Haus
Firehouse Subs
Five Guys Burgers
& Fries
Food Talk Cafe
Gen Korean BBQ
General Pot
I-Tea
In-N-Out Burger
Jamba Juice
Kaenyama Sushi,
Teppanyaki & Bar
Kinder's Meats, Deli
& BBQ
Krispy Kreme
Little Hot Pot
Little Mad Fish
Market Broiler
Ohana Hawaiian BBQ
Ono Hawaiian
Panda Express
Panera Bread
PF Chang's China
Bistro
Prime 109, Steak &
Libation House

Prolific Oven
Rangoli, Flavors of
India
Rubio's
Simply Thai
Spicy Town
Super Cue Café
The Habit Burger Grill
The Kebab Shop
Which Wich
Wingstop

ENTERTAINMENT

Century Theaters
ICHiBoX Karaoke

RETAIL

Carter's / Osh Kosh
Costco
Dick's Sporting Goods
Dress Barn
DSW Shoes
Flawless Beauty &
Slimming
Fremont Healthy Spa
Jo-Ann Fabric & Crafts
Kohl's
Lowe's
Mancini's Sleepworld
Men's Wearhouse
Nordstrom Rack
Old Navy
Sally Beauty
Sephora
Sleep Number
Sprint
T-Mobile

Target
Tillys
TJ Maxx / Home
Goods
Total Wine & More
U-BREAK-I-FIX
ULTA Beauty
Verizon Wireless
Vitamin Shoppe

SERVICES

CalNest Financial &
Realty
Chase Bank
Citibank
Flawless Beauty &
Slimming
Fremont Healthy
Spa
LC Dental
Salons By JC
SportClips
Technology Credit
Union
ZaZa Nail Spa

± 2.9 Miles to the
WARM SPRINGS BART STATION



UNIQUE EXPOSURE

5070
BRANDIN COURT
AT PACIFIC COMMONS





5070

BRANDIN COURT
AT PACIFIC COMMONS

FOR MORE INFORMATION, PLEASE CONTACT:

CHIP SUTHERLAND

Executive Vice President
+1 408 453 7410
chip.sutherland@cbre.com
License # 01014633

VINCE MACHADO

Senior Vice President
+1 408 453 7411
vince.machado@cbre.com
License # 01317553

CBRE, Inc. | 225 West Santa Clara Street | Suite 1200 | San Jose, CA 95113

© 2019 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. PMStudios_FEBRUARY_2019

CBRE