



±3,920 SF. School/Retail Building for Lease

43505 Mission Blvd. ♦ Fremont, CA (*Mission San Jose District*)



PROPERTY PROFILE

Lease Rate	\$3.86 / Sq.Ft. Modified Gross
Location	43505 Mission Blvd., Fremont, CA At Anza Way
Space Available	±3,920 Sq. Ft.
Site Size	±0.3 Acres / ±11,594 Sq. Ft.
APN	513-61-34-2
Year Built	1979 (Lobby renovated in 1997)
Property Zoning	CC
Parking	13

This landmark two-story building is situated on a highly visible corner, with a private parking lot accessible by both Mission Blvd. and Anza Way, a welcoming reception area and tasteful Mission-style architectural design that honor the business district's uniqueness and historic setting. Within walking distance of *Mission Tierra*, a prestigious residential development of \$1,000,000+ homes; the new *Plaza Los Olivos* Commercial Center, restaurants; professional services and Ohlone College. Features include:

- ♦ High and continuous traffic counts
- ♦ Easy access to I-680 and employment centers
- ♦ Ample on and off-site parking with additional motorcycle and bicycle parking
- ♦ Located across the street from Ohlone College
- ♦ Historic Main Street District with art galleries, shops, eateries, lodging, & Ohlone College Performing Arts Center
- ♦ Close proximity to such large companies as Tesla, Inc. Lam Research, Amax,
- ♦ New homes in area include Orchard Heights & The Abbey by Robson Homes, Palm by TRI Pointe Homes, & Mission Creek by The Mission Peak Co



For more information, please contact:

James Wilson, Property Manager

(408-) 898-0659 james@dutraenterprises.com

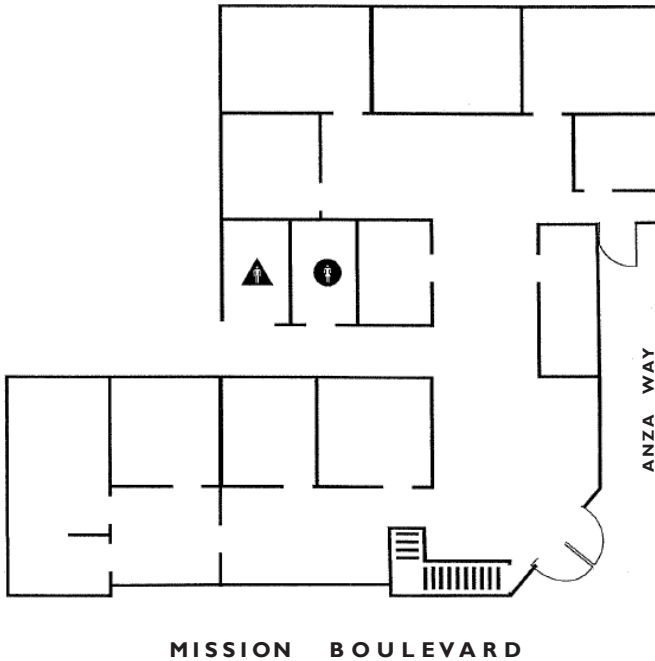
Dutra Enterprises, Inc., 43360 Mission Blvd., Ste. 230, Fremont, CA 94539

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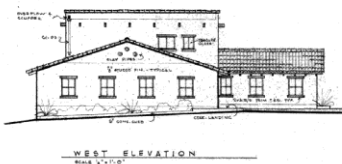
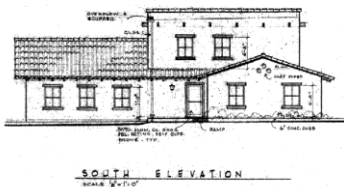
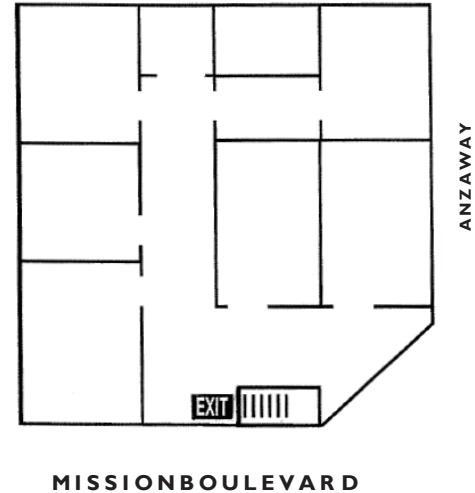
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LOWER LEVEL
±2,823 Sq. Ft.



UPPER LEVEL
±1,097 Sq. Ft.



2020 DEMOGRAPHICS

	1-Mile:	3-Mile:	5-Mile:
2020 Population	11,419	74,623	170,581
2020 Households	3,491	23,898	57,414
Average HH Income	\$205,276	\$181,207	\$166,368
HHs Income > \$100K	699	6,882	18,640
HHs Income > \$200K	2,791	17,016	38,773
Median Age	40	39.4	38.5
Median Home Value	\$1,129,461	\$1,078,912	\$1,003,158

Source: CoStar/Loopnet 2020 Estimates

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