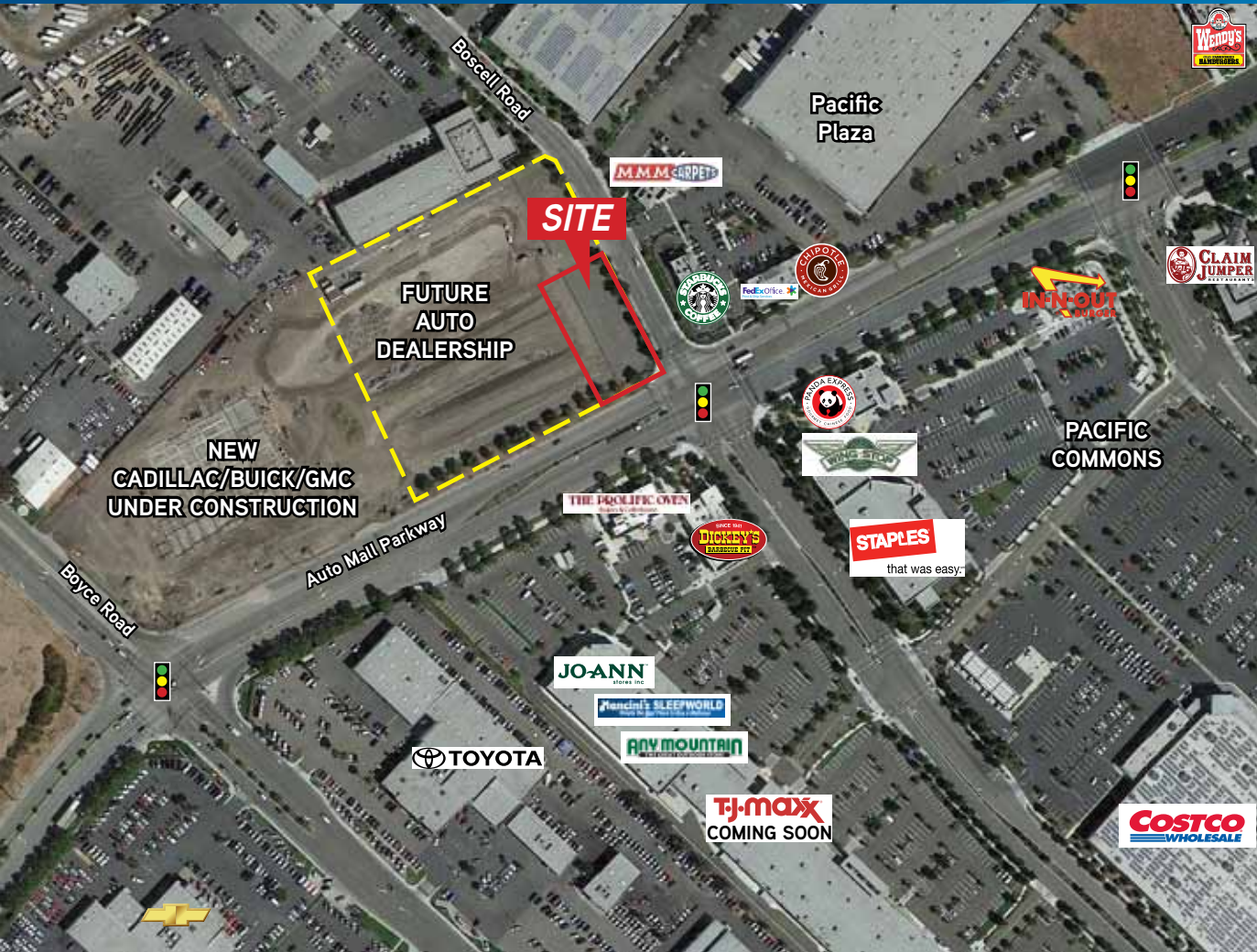


RESTAURANT/RETAIL PAD AVAILABLE FOR LEASE

# ±1.2 Acre Parcel Restaurant/Retail Pad

43191 BOSCELL ROAD, FREMONT, CA



## Highlights

- › ±1.2 Acre Parcel Available for Potential Restaurant/Retail Pad Development Located on the NWC of Auto Mall Parkway and Boscell Road
- › Pursuing PD to allow for Retail/Restaurant Use/ Fast Food
- › Located at the Entrance to Fremont Auto Mall with exceptional Corner Identity at Signalized Intersection of Automall Parkway @ Boscell Road
- › Adjacent to Pacific Commons, an 840 Acre Mixed-Use Development with 100 Acres of Regional Serving Retail
- › Retailers Include: Costco, Target, Kohl's, Lowe's, DSW, Old Navy, Century Theatres, Nordstrom Rack, Toys/Babies R' Us, TJ Maxx and Numerous Restaurants
- › Nearby Drive Thru Restaurants Include: In-N-Out Burger and Wendy's
- › Immediate Access to I-880 & I-680 via Automall Parkway

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# 43191 Boscell Road, Fremont, CA



Located Adjacent to Pacific Commons, one of the Largest Retail and Business Districts in the Bay Area.

At entrance to Fremont Auto Mall featuring: Chevrolet, BMW, Honda, Lexus, Mercedes, Porsche, Toyota, Nissan, Volvo, Jaguar, Land Rover, Nissan, Hyundai, and Acura. Located directly adjacent to the new Cadillac, Buick & GMC dealership, opening Summer 2013.

## Exclusive Agents

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## 2013 Demographics

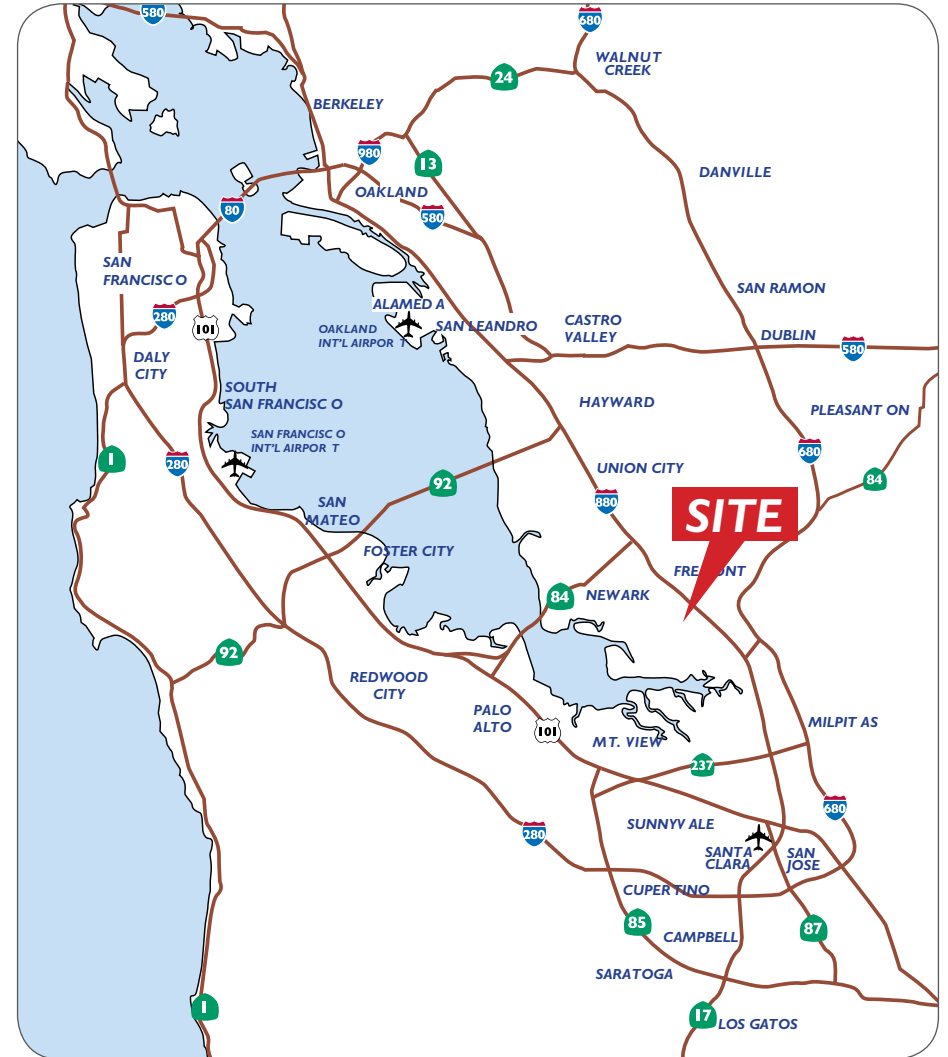
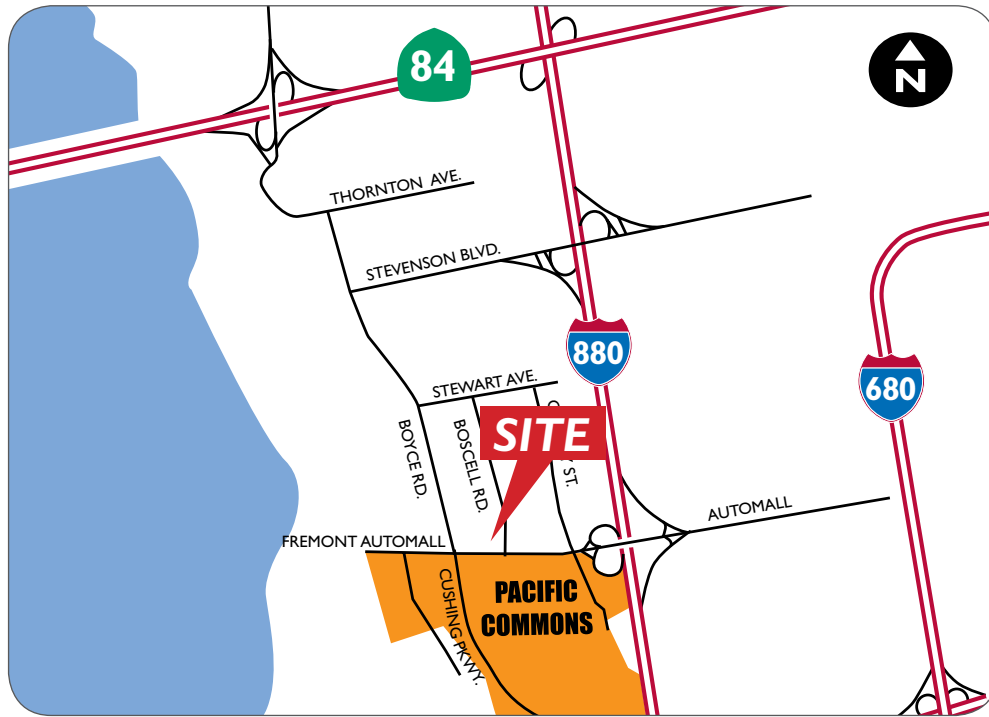
	3 Miles	5 Miles	10 Miles
Population	81,324	217,435	743,857
Households	26,654	71,295	248,552
Avg. HH Income	\$104,361	\$114,155	\$115,052
Median HH Income	\$86,844	\$90,329	\$90,163

Drawings Not Exact/Not To Scale. The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers International has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange, or execution of legal documents. © 2013 Colliers International



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# 43191 Boscell Road, Fremont, CA



## Traffic Counts

Auto Mall (West)	44,000 ADT
I-880 (South)	212,000 ADT
I-880 (North)	208,000 ADT

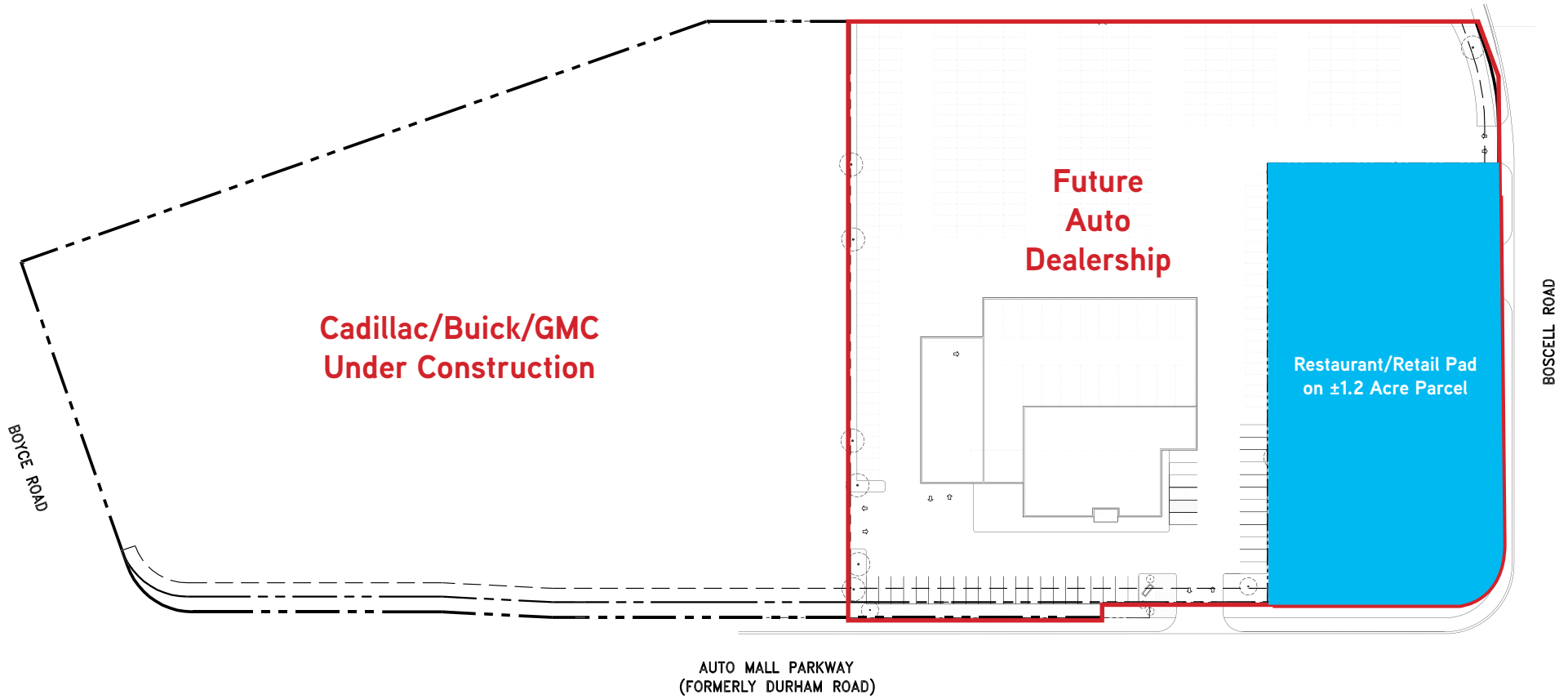
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**Proposed Site Plan (Subject To Change)**



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