

Fremont, California

FORMER HOME DEPOT & JR. BOX RETAIL

4045 I -40545 ALBRAE STREET AT STEVENSON BLVD. • FREMONT • CALIFORNIA



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FORMER HOME DEPOT & JR. BOX RETAIL FOR LEASE

THE PROPERTY

- Former Home Depot Building 79,664± SF
- Jr. Box Retail to 44,000± SF
- Smaller In-Line Space from 3,000± SF

HIGHLIGHTS:

- Located Across from  Save money. Live better.
- Regional Location Between Newpark Mall and Pacific Commons
- Located at High Traffic Intersection
- Street Pylon Signage

PRICING:

- Contact Broker for Available Pricing

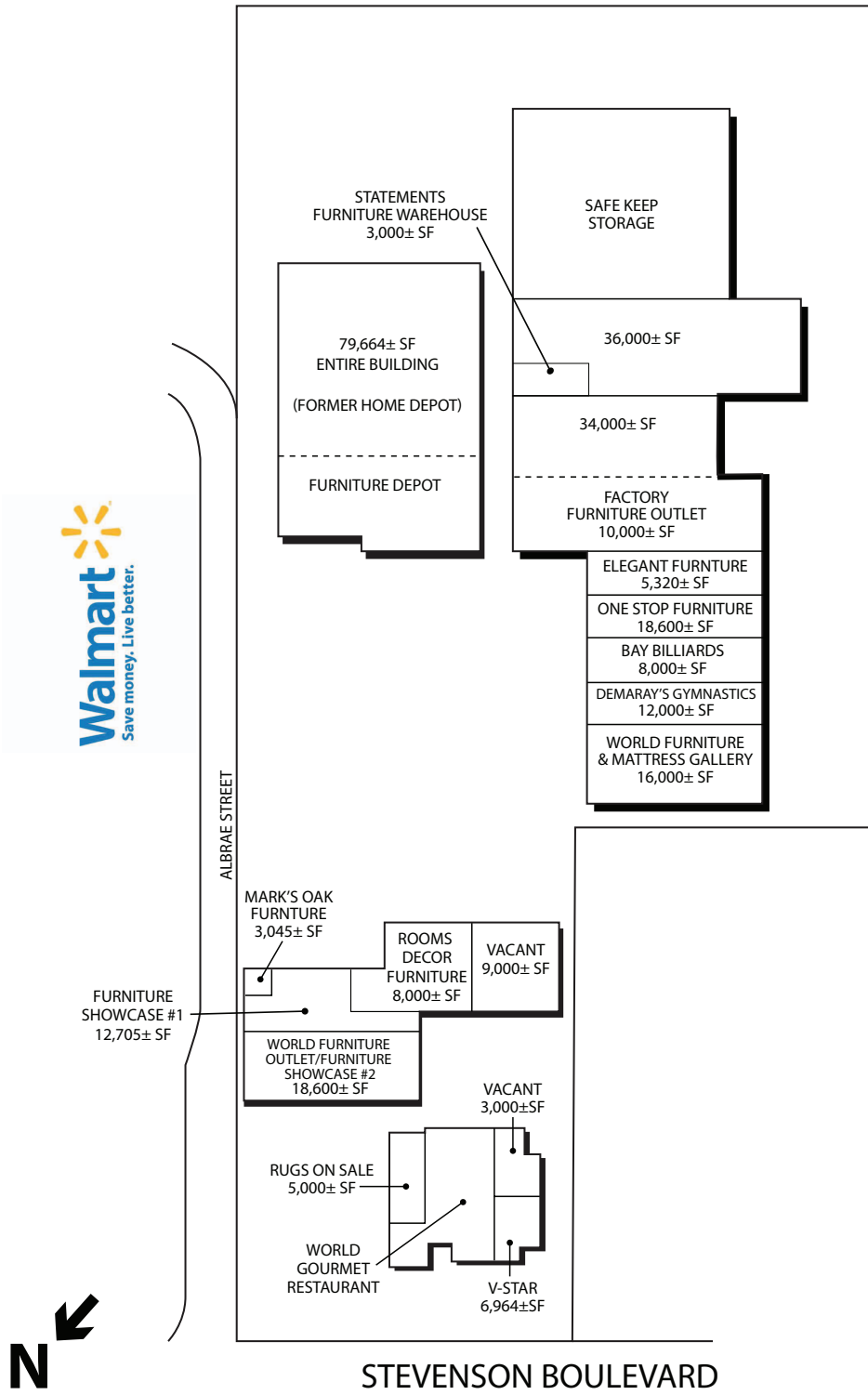
PLEASE DO NOT DISTURB TENANTS. YOU MAY ENTER THE STORES AS A CUSTOMER ONLY.

COLLIERS
INTERNATIONAL

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Not to scale nor a true representation



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40451-40545 ALBRAE STREET AT STEVENSON BLVD. • FREMONT • CALIFORNIA

AREA MAJOR RETAILERS

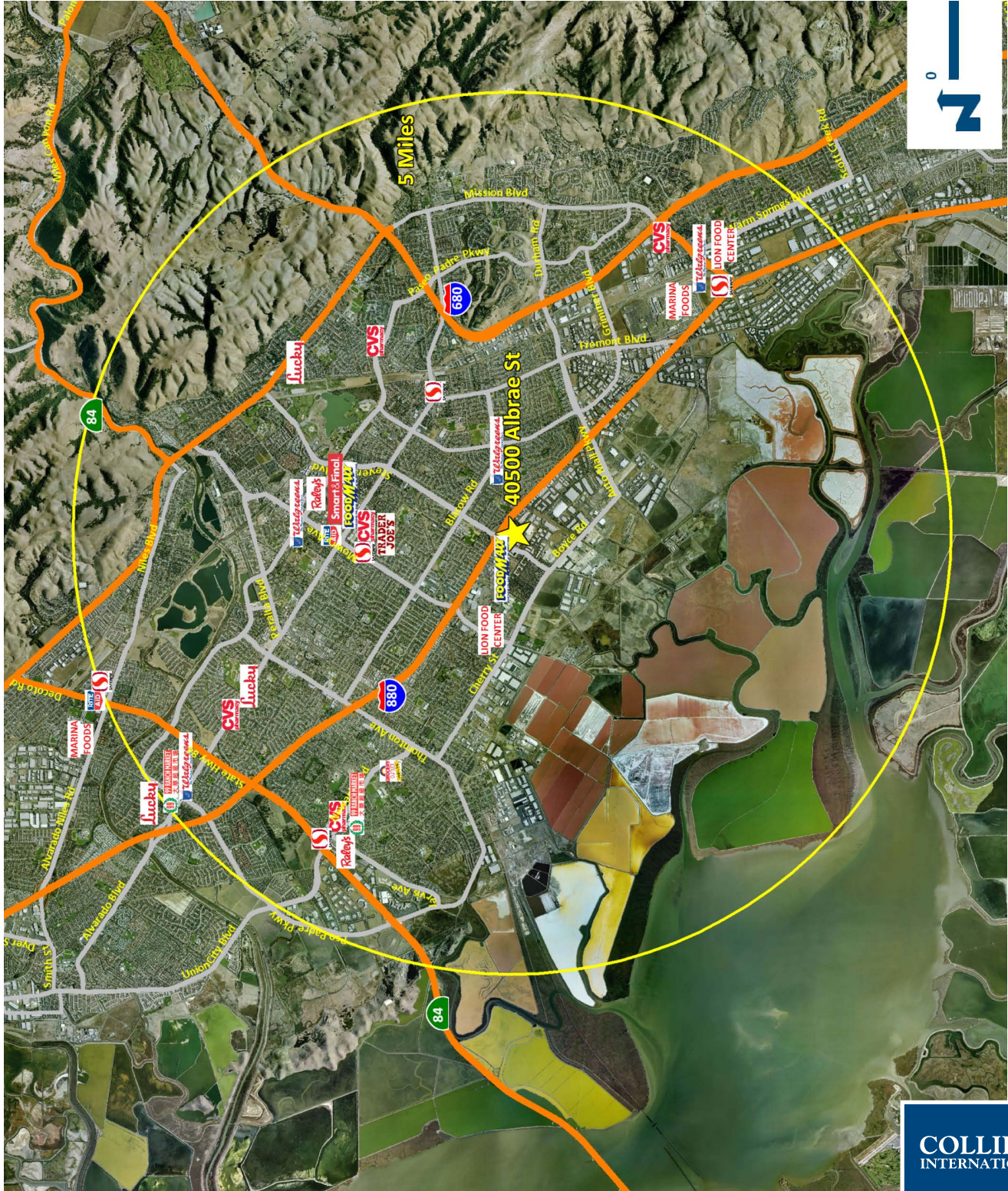


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AREA GROCERY & DRUG STORES



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Demographic Survey

Fremont, CA
Albrae St & Stevenson Blvd
3.00, 5.00, & 7.00 MILE RADII

Population	0.00 - 3.00 mi	0.00 - 5.00 mi	0.00 - 7.00 mi
2008 Population	126,577	241,352	333,837
2008 Daytime Population	71,023	144,619	218,948
2008 Households	41,601	78,593	104,324
Projected Growth 2008 - 2013	2.64%	2.14%	2.55%
Estimated Growth 2000 - 2008	2.87%	1.67%	2.29%
Household Growth 00 - 08	0.62%	-0.47%	0.14%
Median Age	36	37	36

Ethnicity	0.00 - 3.00 mi	0.00 - 5.00 mi	0.00 - 7.00 mi
2008 Ethnicity Percentages			
White	32.68%	31.41%	27.67%
Black	3.23%	2.94%	3.29%
Native American	0.34%	0.28%	0.26%
Asian	37.05%	42.32%	44.29%
Pacific Islander	0.61%	0.57%	0.63%
Other	0.23%	0.25%	0.25%
Two or More	4.64%	0.25%	0.25%
Hispanic	21.22%	17.68%	19.16%
Non Hispanic	78.78%	82.32%	80.84%

Income & Education	0.00 - 3.00 mi	0.00 - 5.00 mi	0.00 - 7.00 mi
2008 Estimated Avg Income	\$99,283	\$108,753	\$109,146
2008 Estimated Med Income	\$84,688	\$90,589	\$90,926
Family Households	73.75%	76.47%	78.03%
Non-Family Households	26.25%	23.53%	21.97%
Highschool or less	35.03%	31.50%	33.59%
Some College	22.32%	20.99%	20.78%
Associate Degree	7.98%	7.98%	7.94%
Bachelors Degree	22.47%	24.57%	24.10%
Advanced Degree	12.21%	14.96%	13.59%
Median Property Value	\$614,064	\$659,170	\$642,038

