

# ARTIST WALK

±1,123 SF Retail Available

RETAIL TOWN CENTER  
MIXED-USE URBANISTIC RETAIL & RESIDENTIAL COMMUNITY



37100 - 37120 Fremont Boulevard, Fremont, CA 94536



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# ARTIST WALK

Artist Walk is a proven and thriving mixed use community. Well located on Fremont Boulevard, a main thoroughfare, and visible to approximately 45,422 cars per day at the Thornton intersection allows retailers ample exposure and access. Available for Lease is one small Retail unit approximately 1,123 SF and it's ready for occupancy to a boutique retailer, nail salon or service commercial user including Real Estate, Mortgage Office, Wealth Management, Taxes and more.



## SUMMARY

### *Artist Walk in Centerville District in Fremont, CA*

**Address:** 37100 - 37120 Fremont Boulevard, Fremont, CA 94536  
**Cross Streets:** Thornton Avenue and Bonde Way  
**Retail:** 30,300 SF Ground Floor Retail  
185 Apartment Units  
**Available:** ±1,123 SF  
**Rent:** \$2.75 PSF Per Month  
**NNN:** \$1.52 PSF Per Month (2023 Estimate)  
**Zoning:** Planned District for Centerville Marketplace  
**Seeking:** Retail, Nail and Threading Salon, Cellular, or Professional Services  
**YouTube** Suite 4B: [https://youtu.be/d5g1f\\_m\\_dVg](https://youtu.be/d5g1f_m_dVg)

## OVERVIEW

Artist Walk is a mixed-use urbanistic retail and residential community in the heart of the Downtown Centerville in Fremont, California. Mirroring a “main street” in an urban downtown, Artist Walk welcomes an eclectic and family-friendly environment, offering fitness, dental, apparel, salon services and an array of restaurants. Lining about 800 linear feet along highly trafficked Fremont Boulevard, Artist Walk includes 30,300 SF of ground floor retail above 185 high end apartment units, adding 300+ full time residents to the immediate community.

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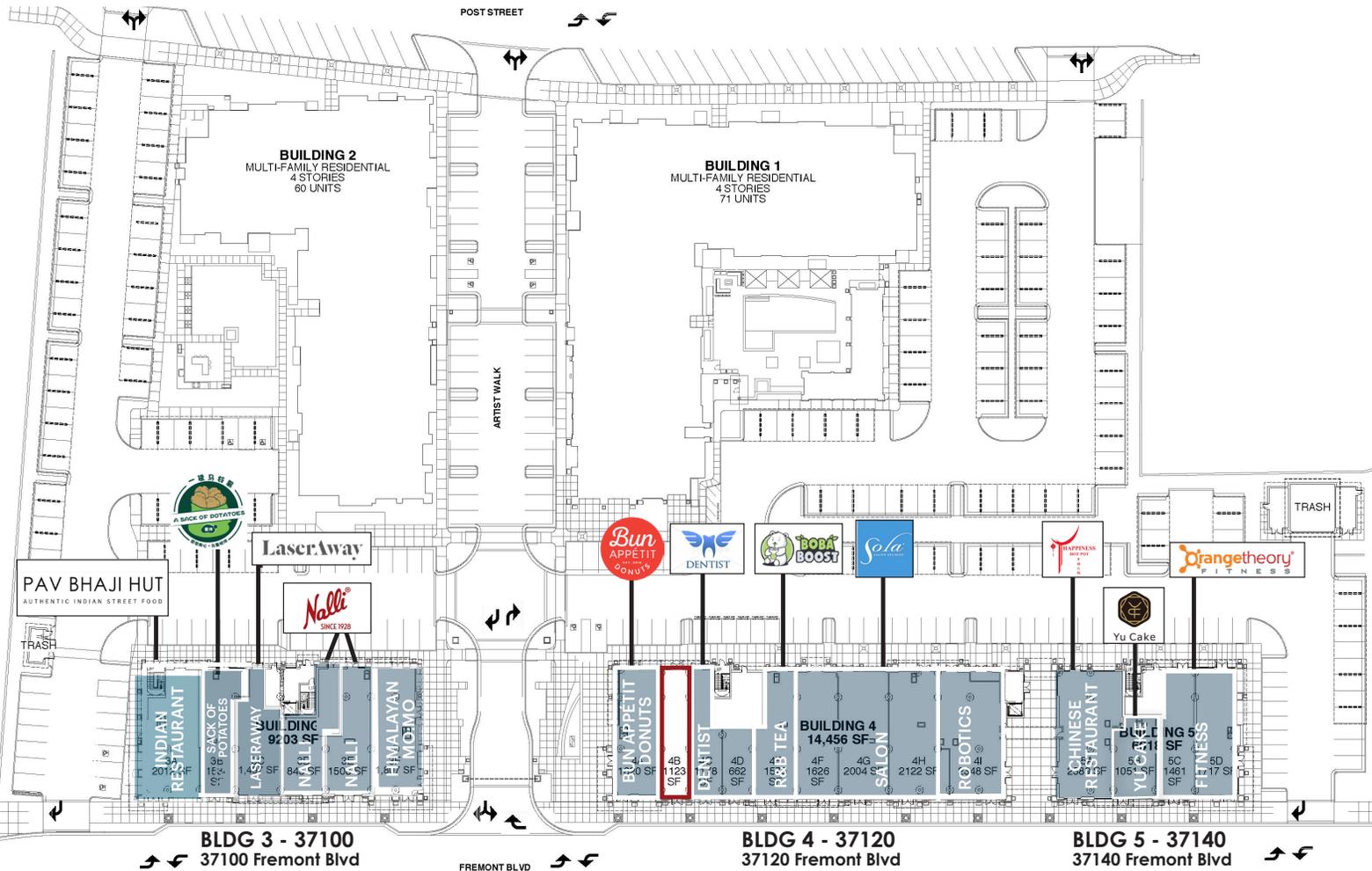


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## RETAIL LEASING SITE PLAN

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Suite	SF	Tenant
3A	2,012	Pav Bhaji Hut Indian Restaurant
3B	1,534	Sack of Potatoes
3C	1,497	LaserAway
3D 3E	2,353	Nalli Boutique
3F	1,807	Himalayan MO:MO and Kebob House
4A	1,820	Bun Appetit Donuts
4B	1,123	Available
4C 4D	2,084	Dentist
4E	1,333	R&B Tea
4F 4G 4H	5,752	Sola Salon
4I	2,348	Robotics
5A	2,389	Happiness Hot Pots
5B	1,051	Yu Cake (Coming Soon)
5C 5D	3,178	Orange Theory

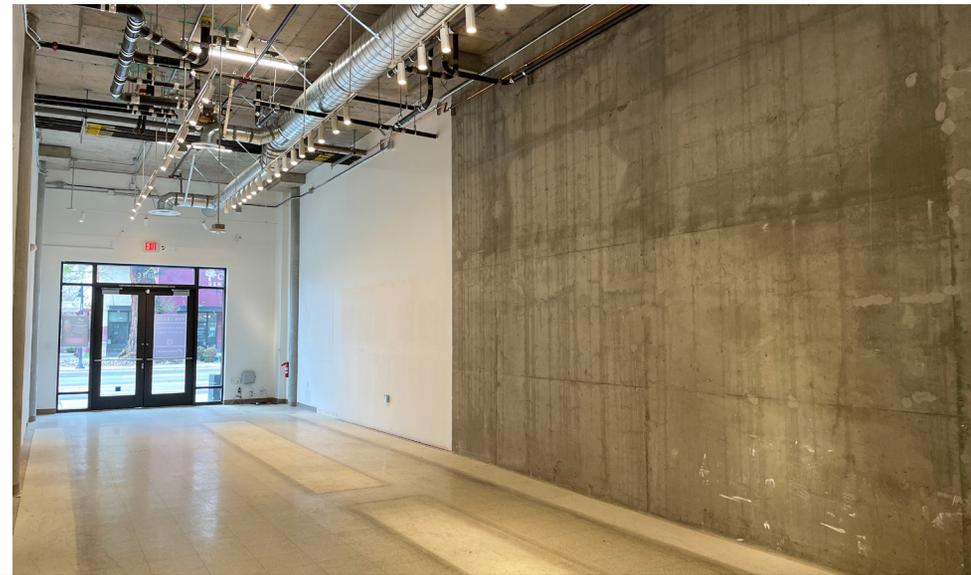
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**ADDRESS** 37140 Fremont Boulevard, Fremont, CA 94536  
**AVAILABLE** Suite 4B (Labeled Suite C on Storefront Window)  
**SIZE** ± 1,123 SF  
**You Tube** Suite 4B Walk-Through Video: [https://youtu.be/d5g1f\\_m\\_dVg](https://youtu.be/d5g1f_m_dVg)



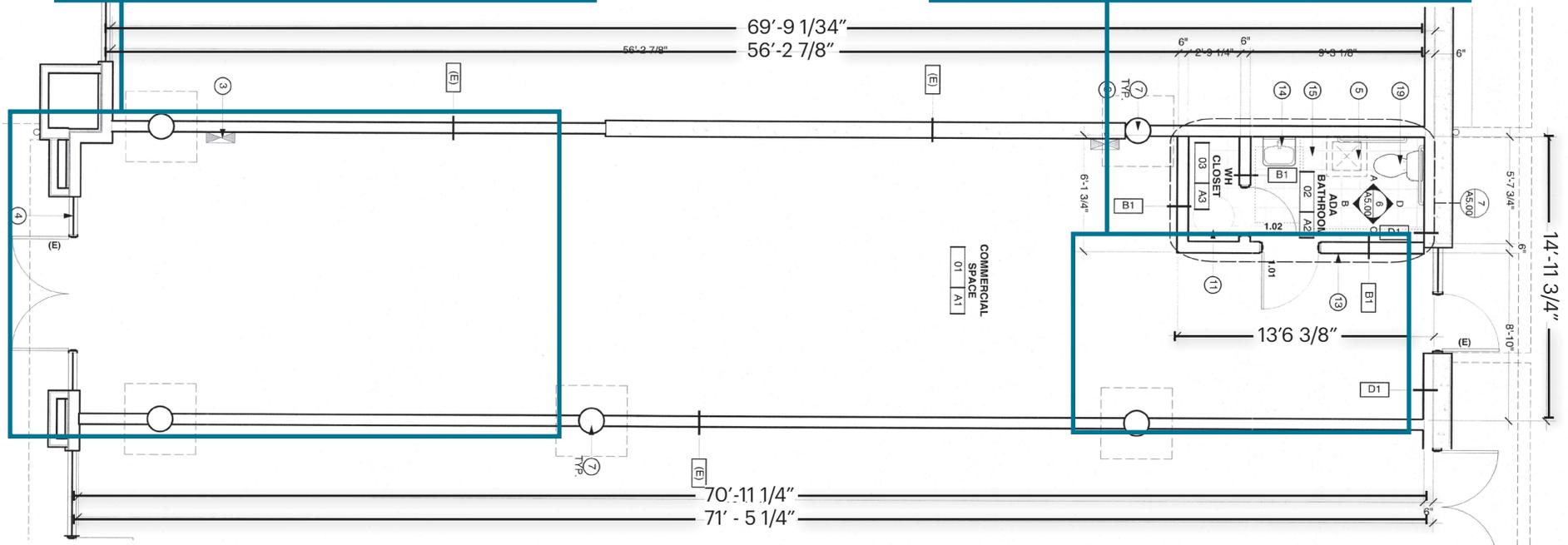
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## Suite 4B (Labeled Suite C on Storefront Window)



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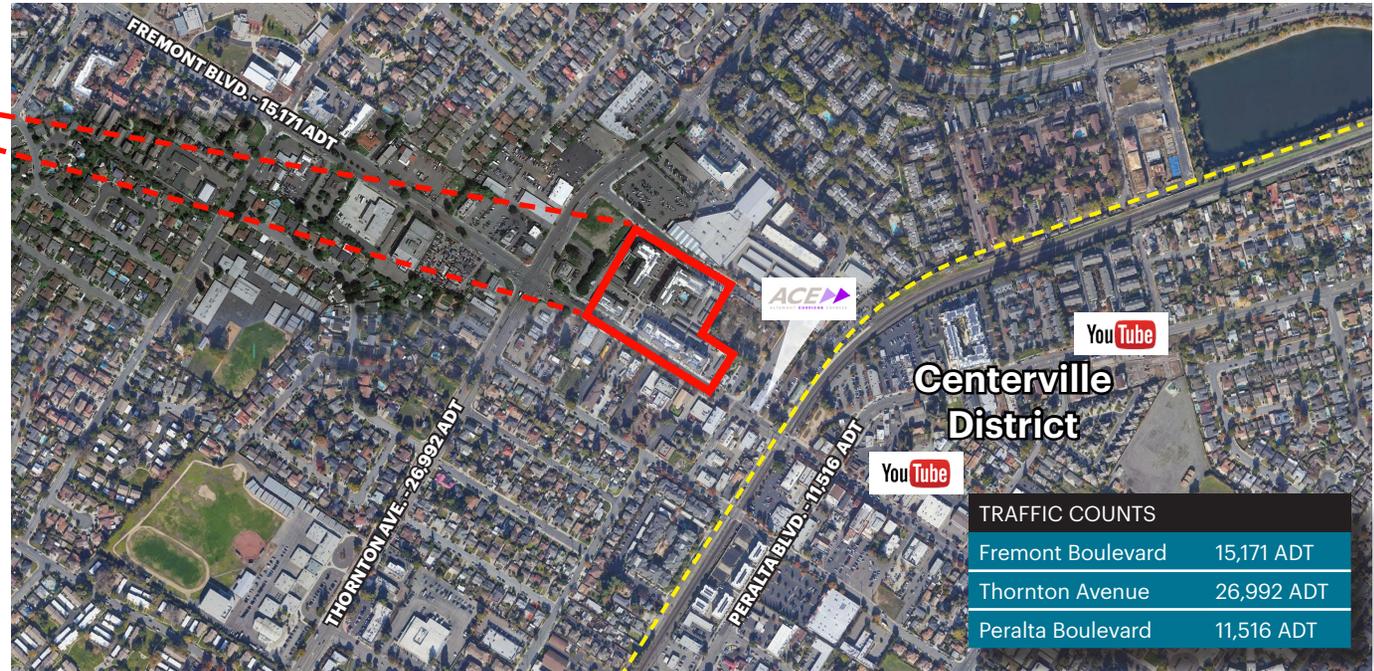
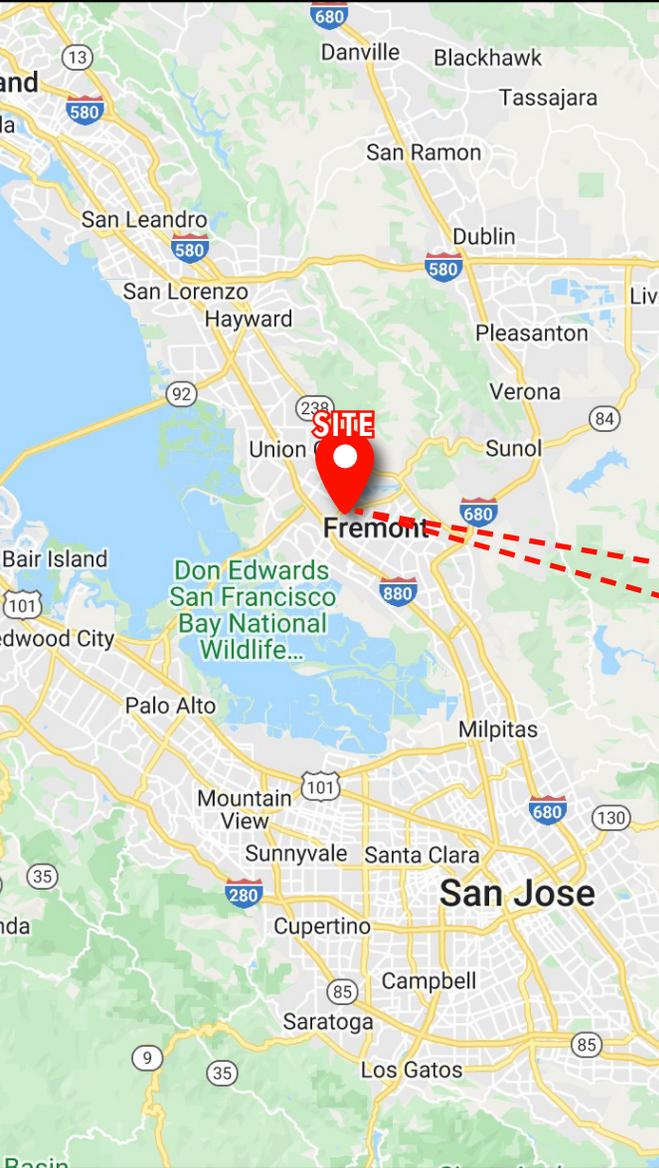
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## LOCATION

Artist Walk is located a mile east of Interstate 880 (Nimitz Freeway) and a mile west of Interstate 680. The project has excellent visibility on Fremont Blvd., a main thoroughfare through town with a combined traffic count of approximately **42,163** vehicles each day. Centerville is positioned near multiple employment centers in the greater area of Fremont and regionally in Silicon Valley and Oakland, as well as only 2.5 miles from BART and a block from the ACE train depot that runs commuters to and from the Silicon Valley (675,000 riders/year).



TRAFFIC COUNTS	
Fremont Boulevard	15,171 ADT
Thornton Avenue	26,992 ADT
Peralta Boulevard	11,516 ADT

\*Traffic Counts Source: Sites USA REGIS Online 5/6/24

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## HIGHLIGHTS

- Retail Minded Mixed-Use Development & Town Center
- Highly Visible & Well Located on Major Arterial in Town
- 30,259 SF of Ground Floor Retail and 185 Apartment Units
- Built in Customer Base plus 27,000 Within 1 Mile Radius
- Boasting ±800 Linear feet of Retail & Restaurants along Fremont Blvd.
- Transit Oriented Development
  - ACE Train 300 Feet From Artist Walk
  - BART Fremont Station 2.4 Miles
  - Direct Access via Dumbarton Bridge to Silicon Valley
  - Blocks From I-880 & Hwy 84



## MIXED-USE URBANISTIC RETAIL & RESIDENTIAL COMMUNITY **RETAIL TOWN CENTER** Fremont, California | **±30,300 RETAIL, 185 APARTMENT UNITS**



### ESTIMATED POPULATION

1 MILE	3 MILES	5 MILES
29,020	204,228	317,753



### ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
9,534	69,278	104,986



### DAYTIME EMPLOYEES

1 MILE	3 MILES	5 MILES
4,090	53,510	112,180



### POPULATION FAMILY

1 MILE	3 MILES	5 MILES
24,821	176,898	280,225



### AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$209,402	\$208,602	\$208,868



### TOTAL HOUSEHOLD EXPENDITURE

1 MILE	3 MILES	5 MILES
\$1.18B	\$8.56B	\$13B



### AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$2.16 M	\$2.27 M	\$2.32 M



### FOOD AND BEVERAGES

1 MILE	3 MILES	5 MILES
\$1.69M	\$1.22B	\$1.85B

\*Demographics Source: Sites USA REGIS Online 4/14/23

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