

SOLD

41115

FREMONT BLVD

FREMONT, CA 94538

SEAN O'CARROLL

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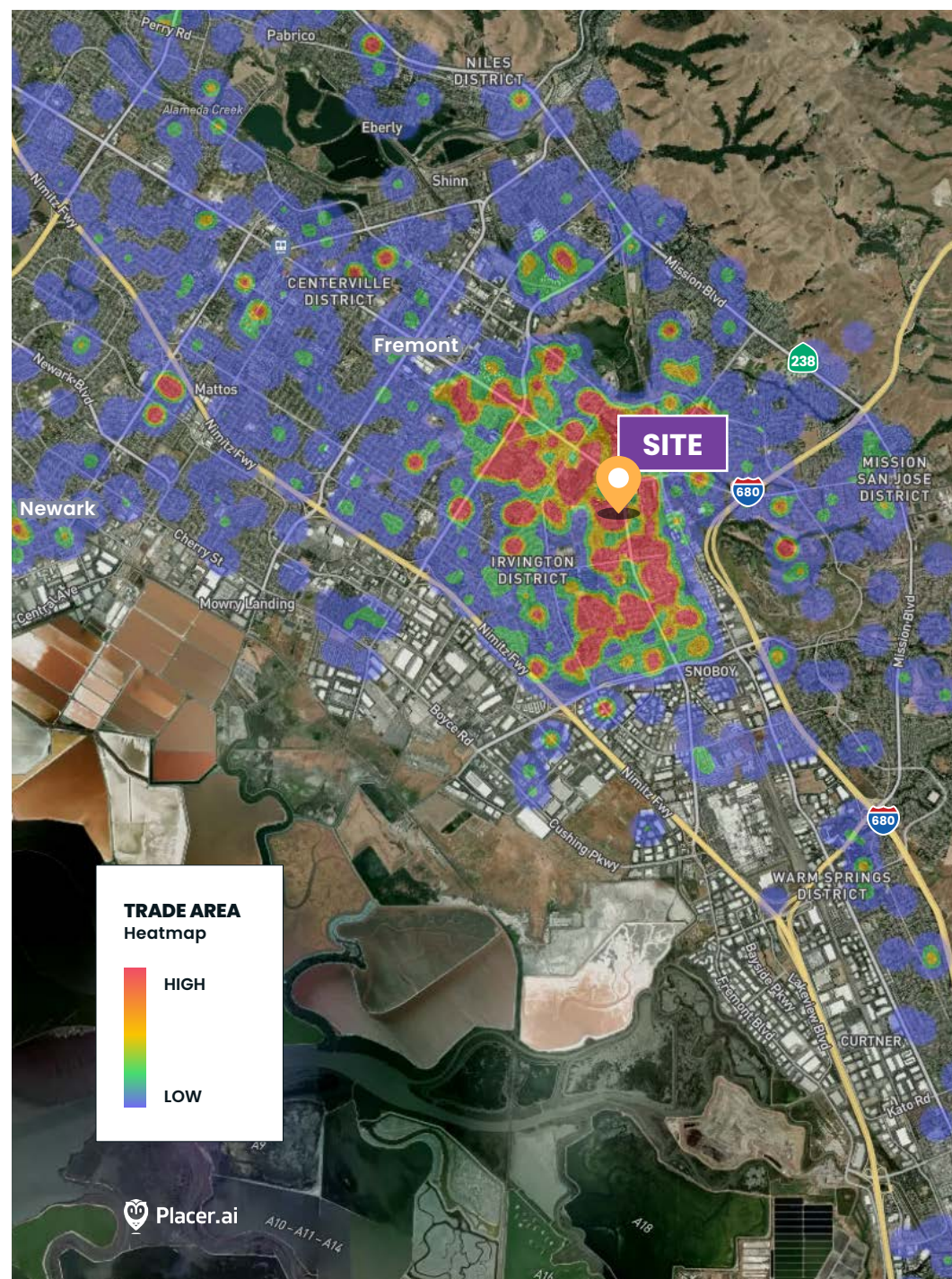
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-  Extremely rare drive-thru opportunity in Fremont; also difficult to replicate drive-through approval
-  Ideal for quick-service concepts: burgers, chicken, Mexican, sandwiches, Greek, Asian/sushi
-  No exclusive use restrictions – wide range of tenant flexibility
-  Located in a high-income trade area with strong consumer spending power
-  Exceptional daytime population driven by dense employment nearby
-  Adjacent to a newly constructed apartment community, adding built-in customer base

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2025 Total Population	29,015	148,244	248,574
2030 Total Population	29,332	149,301	249,488
Daytime Population	23,046	182,337	273,850
Avg. Household Income	\$210,256	\$216,619	\$212,834

TRAFFIC COUNTS

Source: 2026 Esri.

Fremont Blvd	±33,388 CPD
Washington Blvd	±27,143 CPD
Irvington Ave	±4,193 CPD

Fremont, California

Suburb of San Jose located in the East Bay region **±230,000** city residents; **4th largest city** in the Bay Area and Silicon Valley, the **17th largest in California**, and the **99th most populous city** in the nation.

Recently ranked the least stressed city, the happiest city, and the best city to raise a family in America by WalletHub.

A vibrant and diversified globally connected economy with assets such as a centralized Bay Area location, access to the Bay Area Rapid Transit (BART) metro rail system, and a world-class workforce.

SALE/LEASE PRICE Contact Broker

APN # 525-1200-3-3



DOUG FORD COMMUNITY
APARTMENTS
(90 UNITS)

0.38 ACRE

IRVINGTON AVE 1,965 GPD

12 PARKING STALLS

DRIVE-THRU

PYLON SIGN

FREMONT BLVD 33,388 GPD



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