

±2,850 SF

**DRIVE-THRU
SPACE FOR LEASE**

5533
STEVENSON BLVD

FREMONT, CA



DO NOT DISTURB TENANT

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PROPERTY HIGHLIGHTS



Drive-thru opportunity



Space available August 1, 2027



Excellent access to I-880, Downtown Fremont and Fremont BART



Strong surrounding daytime population driven by Fremont's major employment base



Prominent location along Stevenson Boulevard, a major east-west Fremont thoroughfare



Adjacent to John F. Kennedy High School and Mission Valley Regional Occupational Center

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	21,016	157,001	287,146
Average Household Income	\$228,909	\$218,885	\$229,895
Daytime Population	22,277	168,966	302,365

TRAFFIC COUNTS

Source: 2026 Esri.

Stevenson Blvd	45,627 ADT
Hwy 880 (0.2 mile distance)	210,800 ADT
Blacow Rd (0.5 mile distance)	21,107 ADT





5533
STEVENS ON BLVD



MARKET AERIAL



FREMONT HUB

SAFeway MICHAEL'S TRADER JOE'S
ROSS DRESS FOR LESS OLD NAVY TARGET
DAISO JAPAN FIVE BELOW

WASHINGTON
HIGH SCHOOL



FREMONT
CENTRAL PARK



MISSION SAN JOSE
HIGH SCHOOL



GATEWAY PLAZA

CINEMARK
Raley's pet food express

AQUA ADVENTURE
WATER PARK



MOWRY EAST SHOPPING CENTER

India Metro HYPERMARKET planet fitness Lucky Denny's



JOHN F. KENNEDY
HIGH SCHOOL



Walgreens

IRVINGTON
HIGH SCHOOL



NEWARK MEMORIAL
HIGH SCHOOL



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STEVENSON BLVD

NEWPARK MALL

MACY'S H&M COSTCO WHOLESALE
MINI SO 24 FITNESS AMC THEATRES

PACIFIC COMMONS

COSTCO WHOLESALE LOWE'S CENTURY THEATRES TARGET
J-MART TJ-MAXX FIVE BELOW DSW
NORDSTROM RACK Burlington OLD NAVY BARNES & NOBLE

Walmart



WARM SPRINGS/SOUTH
FREMONT BART STATION



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