

M

METRO WEST

RETAIL CONDO FOR
SALE OR LEASE

±9,801 SF RETAIL
SPACE AVAILABLE

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®



PROPERTY HIGHLIGHTS



Owner/User or Investor opportunity
(Available for Sale or Lease)



Located across from the main entrance to the Warm Springs BART station (Over 23k station exits in 2022)



Prominent signage available



Strong residential growth within the trade area has lead to increased demand for restaurants and services



Parking located directly in front of the retail units



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	10,094	90,484	204,028
AVG. HOUSEHOLD INCOME	\$222,704	\$231,888	\$219,522
DAYTIME POPULATION	45,234	139,061	245,725

TRAFFIC COUNTS

1-680	156,500 ADT
S GRIMMER BLVD	18,800 ADT

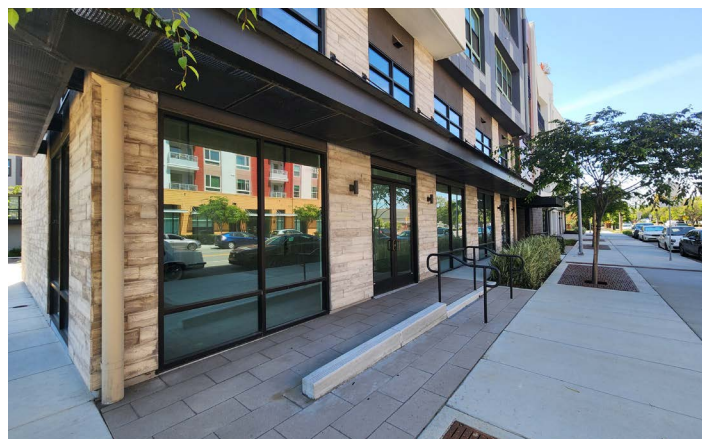
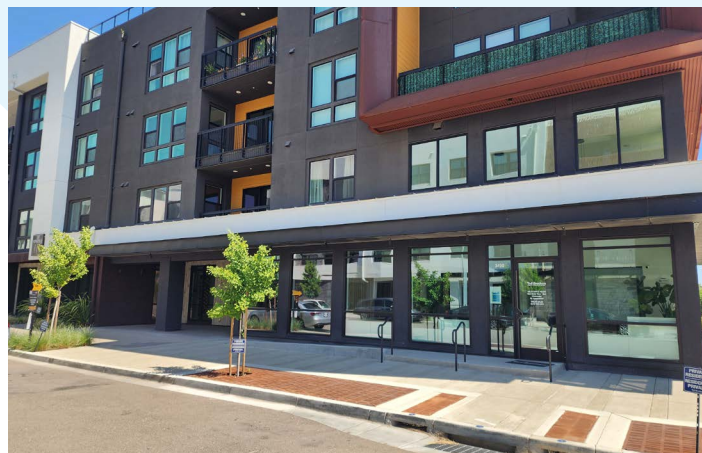
Source: 2025 Esri.

PROPERTY SITE PLAN

GROUND FLOOR AVAILABLE RETAIL ■
RESIDENTIAL ■



PROPERTY GALLERY



MARKET AERIAL



Walmart SUBWAY
MoneyGram

Starbucks
STRAW HAT PIZZA
Gourmet California Pizzas

76 SUBWAY

24 FITNESS

KREI

iniBurger! TOGO'S
GREAT SANDWICHES
AT&T CHIPOTLE
MEXICAN GRILL

THE HOME DEPOT

DOLLAR TREE

M
METRO WEST

UNITED STATES
POSTAL SERVICE

DasBrew
FREMONT, CA

FXC
FREMONT
COMMONS

BART Warm Spring
BART Station

680

WARM SPRINGS PLAZA

CVS pharmacy 99 RANCH MARKET BANCORP FREMONT BANK
jamba Starbucks Carls Jr. SUBWAY

TESLA

Chevron SUBWAY

McDonald's

FRANCISCAN CENTER

SAFEWAY BURGER KING 7 ELEVEN STARBUCKS
ROUND TABLE PIZZA ROYALTY Cathay Bank BANK OF AMERICA
UNITED STATES POSTAL SERVICE KFC TACO BELL 76

Jack
in the box



M

METRO WEST

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