



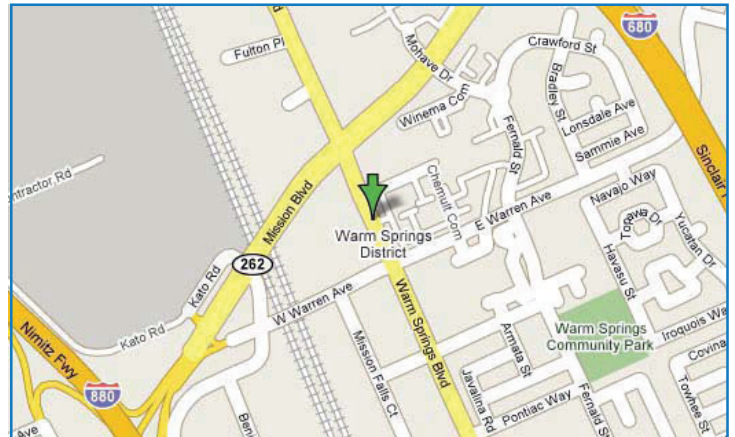
± 744 Sq. Ft. Office Space for Lease

46923 Warm Springs Blvd. ♦ Fremont, CA



PROPERTY PROFILE

Location	46923 Warm Springs Blvd. Fremont, CA
Space Available	±744 Sq. Ft.
Site Size	±0.5 Acres / ±20,000 Sq. Ft.
APN	519-95-17
Year Built	1987
Property Zoning	CC
Parking	36



Superb, convenient location along high-traffic Warm Springs Blvd.! Two-story building with street front visibility and ample parking in the rear. Features and amenities include:

- ♦ Ideal for professional and medical office uses
- ♦ Traffic count over 88,600 vehicles per day at Warm Springs and Mission Blvd.
- ♦ Located between I-880 and I-680 and just minutes from 237, 101 and the Silicon Valley
- ♦ Adjacent to the Little Taipei shopping plaza and Lion Supermarket
- ♦ Across from Safeway, Ross, Walgreens, banks, eateries and various condo communities



For more information, please contact:

Louis Heystek

(510) 353-9984

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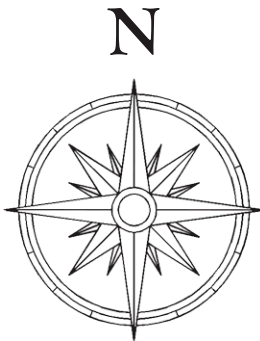
Dutra Enterprises, Inc.
43430 Mission Blvd., Ste. 210
Fremont, CA 94539
www.dutraenterprises.com

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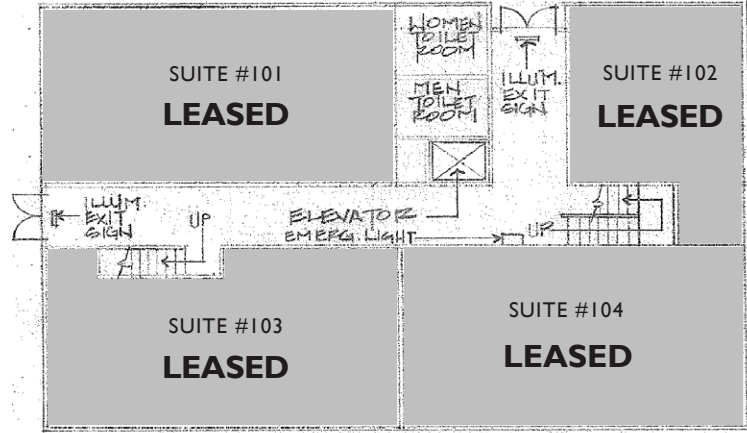
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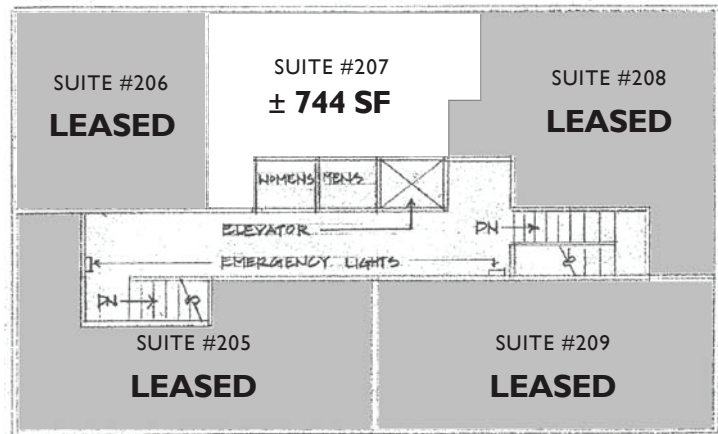
GROUND LEVEL



UPPER LEVEL



WARM SPRINGS BOULEVARD



WARM SPRINGS BOULEVARD

DEMOGRAPHICS

	1-Mile:	5-Mile:
Population	604	43,445
Households	230	13,330
Average HH Income	\$74,135	\$155,655
HHs Income > \$50K	72.6%	80.5%
HHs Income > \$100K	12.6%	47.6%
Median Age	30	36
College Graduates	70.5%	55.9%

Source: Focus on Fremont



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