



Fremont Hub

EAT • PLAY • SHOP

 the eonic
company®

 **KIMCO**
REALTY



Fremont Hub is a **504,000 SF** regional power center centralized within the Bay Area. The shopping center is highlighted by a national and local mix of over **90 brand name stores** and shoppers favorites, including Safeway, Trader Joe's, Five Below, Michaels, Marshalls and Target. Fremont Hub also features more than 30 restaurants, soft goods and daily needs retailers.

The existing Tenants are experiencing **great sales volumes** which demonstrate the regional draw and appeal of the center.

Fremont has a large daytime **employment population of over 310,000** within three miles of the property and the city itself has over **220,000 residents**. In fact, the employment hub in Fremont has been ranked No. 1 in U.S. for technology start-up businesses per capita. For several years in a row, Fremont has also been voted one of the best cities to raise a family in the country, coming in at number 3 in 2018.

The location and shopping center make this a great destination for Tenants looking to expand in this market!

SITE PLAN, EXISTING TENANTS & AVAILABILITIES



Available

	TENANT	SQFT		TENANT	SQFT
1	AT&T	2,944	41	Cold Stone Creamery	1,310
2	Chili's	6,096	42	Available	39,830
3	Tenant	7,742	43	Available	1,730
4	California Bank & Trust	6,000	44	Chai Shai	1,055
5	CVS	26,584	45	Desi Dough Pizza	955
6	Ohana Hawaiian BBQ	1,057	46	Available	1,467
7	Available	1,506	47	Signature Carpet One	4,833
8	Dr. Guy G. Nazareno	1,902	48	Available	6,300
9	Vama Designs Bridal Couture	1,700	49	Lane Bryant	8,400
10	Available	3,500	50	Daiso	8,400
11	Available (Former Nail Salon)	1,300	51	Ross Dress for Less	30,000
12	Nothing Bundt Cakes	2,380	52	Pacific Dental	3,069
13	Available	3,130	53	CosmoProf	2,500
14	Available	2,800	54	Comcast and/or Xfinity	2,500
15	Staples	19,300	55	Liberty Tax Services	695
16	High Limit	760	56	Heritage Beads & Gems	1,028
17	Beauty Bar by Vama	445	57	Site for Sore Eyes	1,505
18	Magic Clippers	433	58	Pizza My Heart	2,560
19	Posh Bagel	2,090	59	The Nawab's Kitchen	1,532
20	Games of Fremont	3,349	60	Verizon Wireless	1,374
21	Available	2,078	61	Supercuts	900
22	Radiant Med Spa	1,522	62	Vision First Eye Care	1,488
23	Available	2,000	63	Provident Credit Care	2,073
24	C2 Education Center	1,818	64	Safeway	54,741
25	Available	2,300	65	Alterations To Go	850
26	Lendmark Financial Services	1,500	66	The UPS Store	1,075
27	ATP Acupuncture Clinic	977	67	European Wax Center	1,200
28	Half Price Books	8,781	68	Subway	1,280
29	Sleep Train	4,900	69	Michaels	23,683
30	Steve's Hallmark	4,200	70	T-Mobile	2,980
31	Umi Sushi Hotpot Buffet	10,493	71	LensCrafters	3,960
32	AutoZone	25,000	72	Available	4,600
33	Marshalls	30,028	73	King Noodle	3,300
34	iSmash	5,226	74	Duet Tea	1,499
35	Old Navy	14,999	75	Popeyes Louisiana Kitchens	1,584
36	Little Scissors	1,290	76	Available	3,050
37	Five Below	10,000	77	Hub's Five & Ten	6,755
38	Code Ninjas	1,860	78	GNC	2,355
39	Khaati Peeti Restaurant & Bar	2,500	79	Trader Joe's	12,000
40	Available (Former Restaurant)	1,710	80	PetSmart	26,050

SHOPPING

90+

BRAND NAME STORES
& MANY MORE

DINING

20+

CASUAL & SIT-DOWN
RESTAURANTS

ENTERTAINMENT

3

VENUES FOR YOU,
YOUR FAMILY & FRIEND

FREMONT HUB

GLA: 504,666 SF

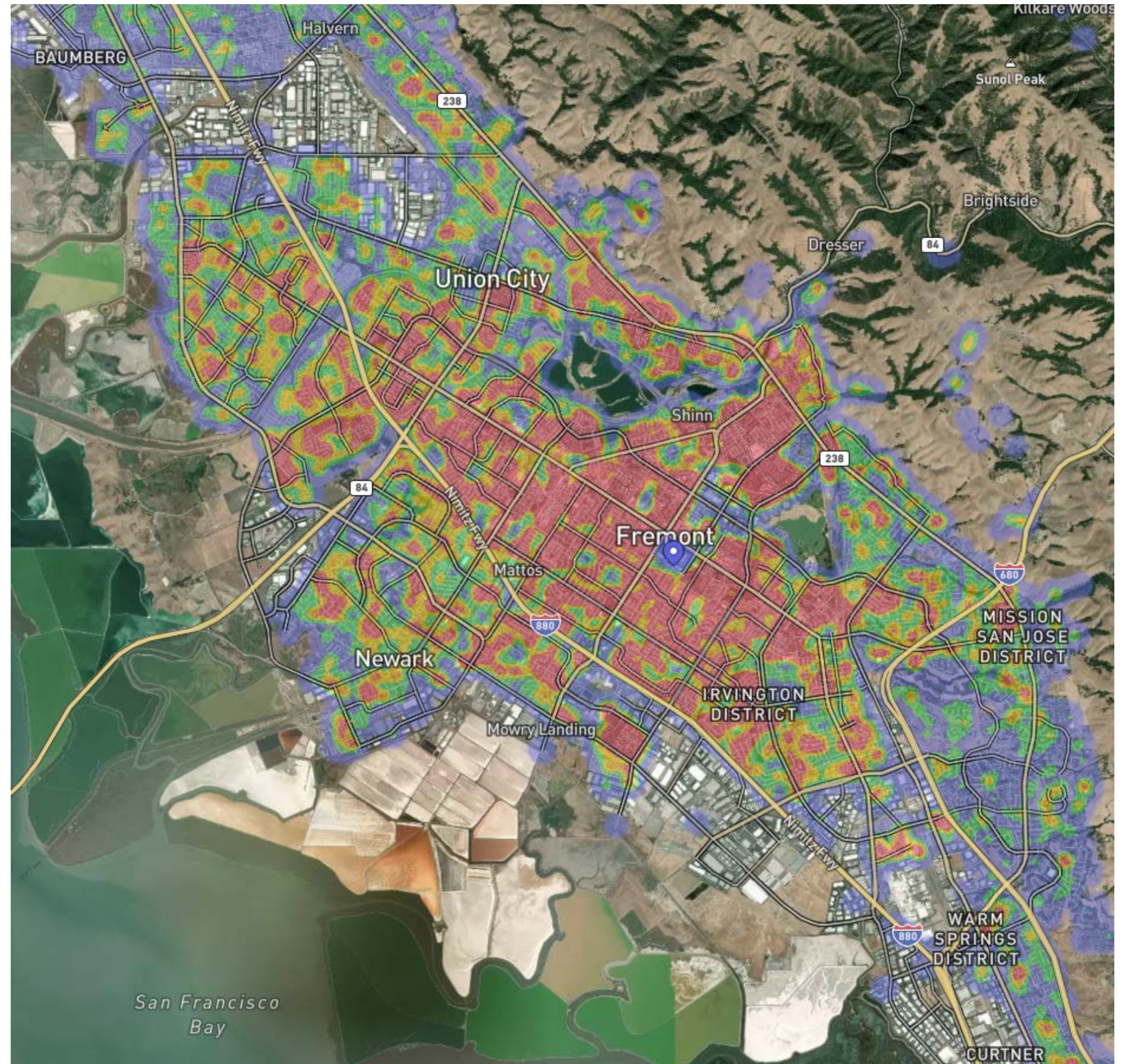
ACRES: 52

PARKING SPACES: 2,665

PARKING RATIO:
5.3 per 1,000 SF

MSA: San Francisco-
Oakland-Hayward (CA)

ADDRESS:
39221 Fremont Hub,
Fremont, CA 94538



Fremont Hub



five BELOW

ROSS
DRESS FOR LESS



Marshalls

Michaels

CVS
pharmacy

SAFEWAY

STAPLES

PartyCity

PETSMART

TRADER JOE'S

NORTHGATE SCTR

WALGREEN'S PLAZA

PERALTA CTR

FREMONT PLAZA

TOWN FAIR SCTR

THE CROSSROADS

- Red Lobster
- Panda Express

CVS
pharmacy

RETAIL AREA

GLENMOOR SCTR

MOWRY LANDING SCTR

- Bevmo
- Chick-fil-A

MOWRY E. SCTR

- Lucky
- Planet Fitness
- Wendy's
- Denny's

SUNDALE SCTR

- Dollar Tree
- Grocery Outlet

NEW PARK MALL

FITNESS

AMC



Burlington Coat Factory

THE GLOBE

Walmart

PACIFIC COMMONS

- Target
- Nordstrom Rack
- TJMaxx
- Dick's Sporting Goods
- Costco
- Total Wine
- Lowe's
- Joann Fabrics
- In-N-Out

MOWRY E. II SCTR



TRADE AREA



DEMOGRAPHICS



POPULATION

1 M	35,282
3 M	184,292
5 M	304,700



DAYTIME POPULATION

37,393
166,886
293,132



MEDIAN AGE

36.2
38.6
38.9



MEDIAN HOUSEHOLD INCOME

1 M	\$143,151
3 M	\$162,996
5 M	\$171,647



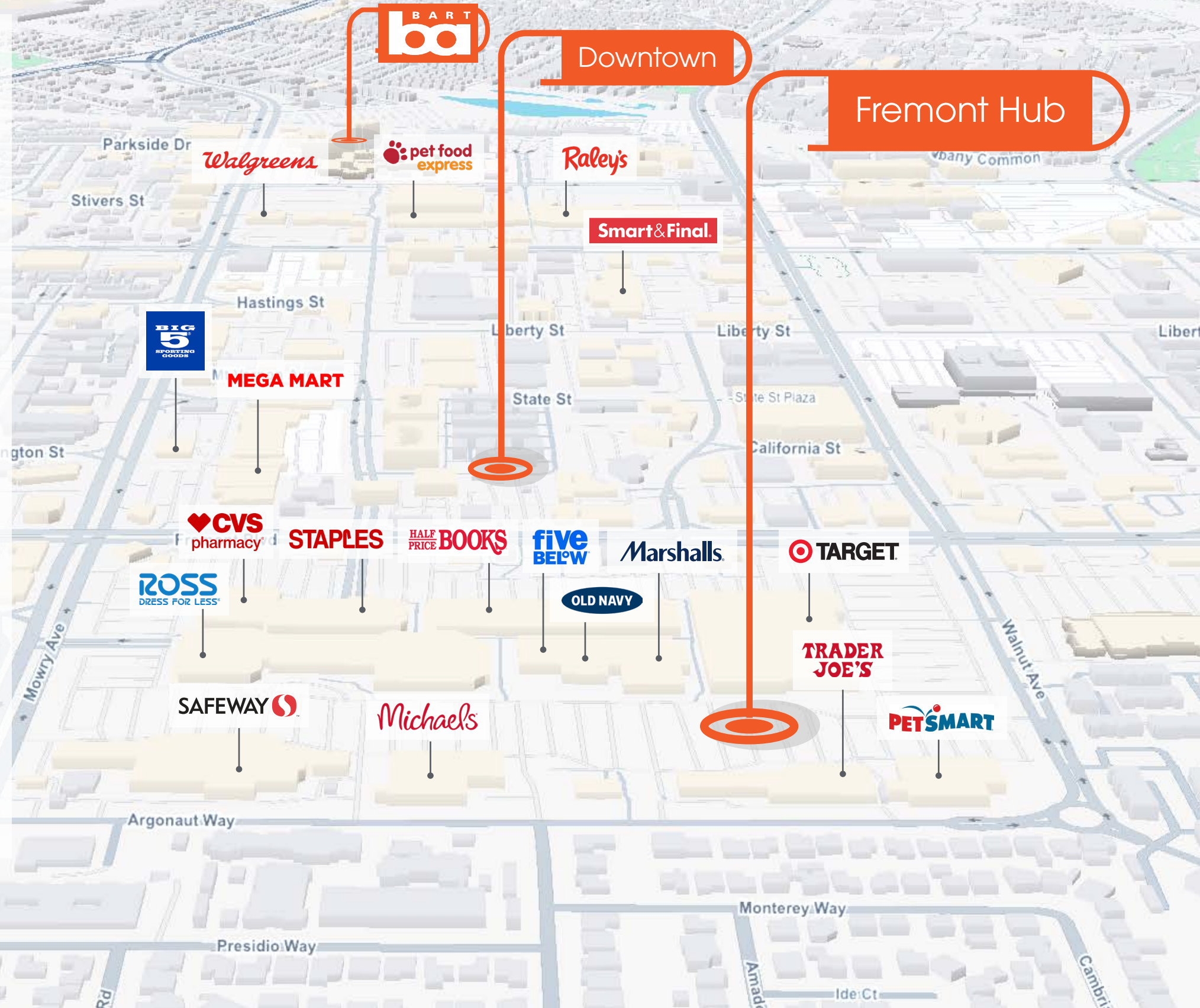
MEDIAN DISPOSABLE INCOME

\$110,616
\$120,124
\$125,371



MEDIAN NET WORTH

\$228,979
\$486,586
\$584,914





INDUSTRY profile

- Known as a Bay Area leader in advanced manufacturing
- Home to growing cluster of over 40 clean tech companies such as Tesla, Imergy, Soraa, and Solar City
- Other major companies include: Lam Research, Delta, Seagate, Western Digital, and Thermo Fisher Scientific
- Growing industries and employment sectors include:
 - Power Storage, Building Systems
 - High-Tech and Information Technology
 - Electric Vehicles
 - Logistics, Warehousing, Goods Movement
 - Biotechnology and Life Sciences
 - Healthcare
- Ranked No. 1 in U.S. for technology start-up businesses per capita (21 for every 100,000 residents) according to SizeUp.com
- Received over \$1 billion of venture capital funding in recent years
- 540 million square feet of industrial space; 63% of all R&D inventory in the East Bay

FORTUNE 500 & MAJOR EMPLOYERS

Fremont Hub

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