

3200 MOWRY AVE

FREMONT, CA 94538

±1.18 AC Site | ±6,855 SF Building | D-E / D-MD Zoning | TOD District

PASEO PADRE PKWY
±24,029 VPD

MOWRY AVE
±26,963 VPD

HASTINGS ST

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3200 MOWRY AVE
FREMONT, CA 94538



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EXECUTIVE SUMMARY

3200 MOWRY AVE
FREEMONT, CA 94538



3200 Mowry Avenue presents a rare investment opportunity in the heart of Downtown Fremont, California. Offered for the first time in more than 30 years, the property features an ±6,855 SF building situated on ±51,566 SF (1.18 acres) of land. Available for vacant delivery, the property provides flexibility for owner-users, investors, and a variety of commercial uses. The property is offered at \$10,000,000 (\$194/SF Land).

Prominently positioned at Mowry Avenue and Hastings Street, the property benefits from excellent visibility and approximately 26,963 vehicles per day on Mowry Avenue. The site is directly adjacent to Fremont City Hall and surrounded by established retail, healthcare, financial, and service amenities, including Whole Foods Market, Washington Hospital, Kaiser Permanente, and Walgreens.

Located within Fremont's Central Downtown General Plan area and Transit Oriented Development (TOD) District, the property carries D-E / D-MD (Downtown Edge Zone / Downtown Mid-District Zone) zoning. Its substantial 1.18-acre site, existing improvements, and position along a major Downtown arterial create flexibility for a variety of commercial uses while offering longer-term redevelopment potential, subject to applicable zoning and governmental approvals.

With its prominent Downtown Fremont location, strong traffic exposure, proximity to major amenities and employment centers, and vacant delivery, 3200 Mowry Avenue offers a distinctive opportunity for owner-users and investors seeking both immediate occupancy and longer-term redevelopment potential in the East Bay.



PASEO PADRE PKWY ±24,029 VPD

MOWRY AVE ±26,963 VPD

WALNUT AVE



3200 MOWRY AVE
FREMONT, CA 94538

PROPERTY OVERVIEW

3200 MOWRY AVE
FREMONT, CA 94538

PROPERTY SUMMARY

LISTING PRICE

\$10,000,000

PRICE PER SF (LAND)

\$194

ADDRESS

3200 Mowry Ave, Fremont, CA 94538

BUILDING SIZE

± 6,855 SF

LAND SIZE

± 51,566 SF (1.18 AC)

APNs

501-1130-2 & 501-1130-1-4

YEAR BUILT

1961

AREA PLAN

Central Downtown General Plan

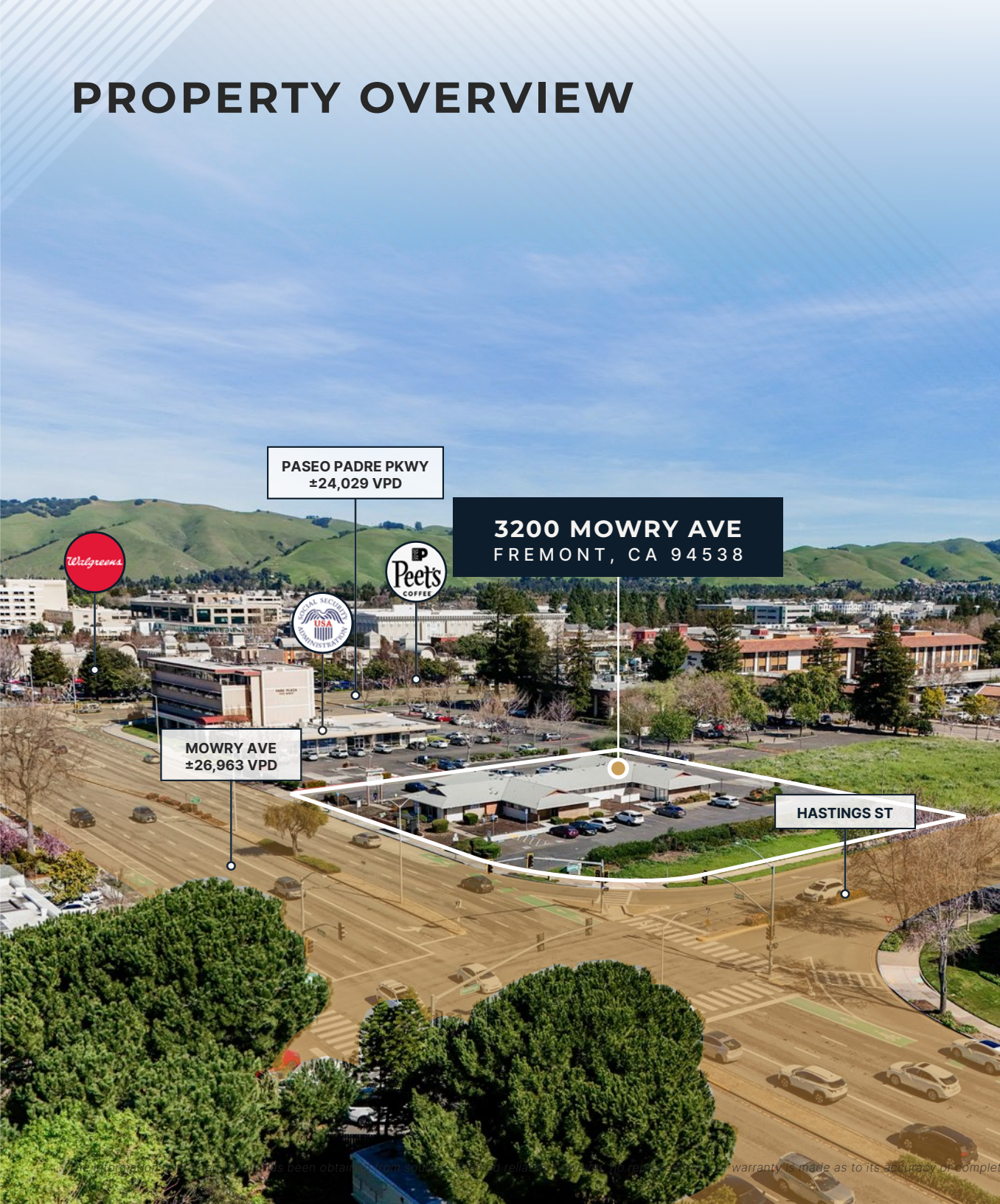
ZONING

D-E / D-MD

Downtown Edge / Mid-District

TOD

Transit Oriented Development (TOD)



INVESTMENT HIGHLIGHTS

01

RARE DOWNTOWN FREMONT OPPORTUNITY

First time on the market in over 30 years, offering a rare opportunity to acquire a ±1.18-acre property in the heart of Downtown Fremont.

02

PRIME CORNER LOCATION

Strategically positioned at Mowry Avenue and Hastings Street, directly adjacent to Fremont City Hall with excellent visibility and access.

03

FLEXIBLE COMMERCIAL OPPORTUNITY

±6,855 SF existing building situated on ±51,566 SF (1.18 AC) of land, well suited for a variety of commercial uses.

04

VACANT DELIVERY

Property is available for vacant delivery, providing flexibility for owner-users, investors, or future redevelopment.

05

DOWNTOWN & TOD LOCATION

Located within Fremont's Central Downtown General Plan area and TOD District, with D-E / D-MD (Downtown Edge / Mid-District) zoning supporting a range of commercial and redevelopment opportunities.

06

STRONG SURROUNDING DEMOGRAPHICS

Approximately 303,644 residents and an average household income of \$184,293 within a five-mile radius.

ZONING & DEVELOPMENT

3200 MOWRY AVE
FREMONT, CA 94538

ZONING INFORMATION

ZONING

D-E / D-MD

Downtown Edge Zone / Downtown Mid-District Zone

GENERAL PLAN

Central Downtown General Plan

TRANSIT ORIENTED DEVELOPMENT

Transit Oriented Development (TOD) District

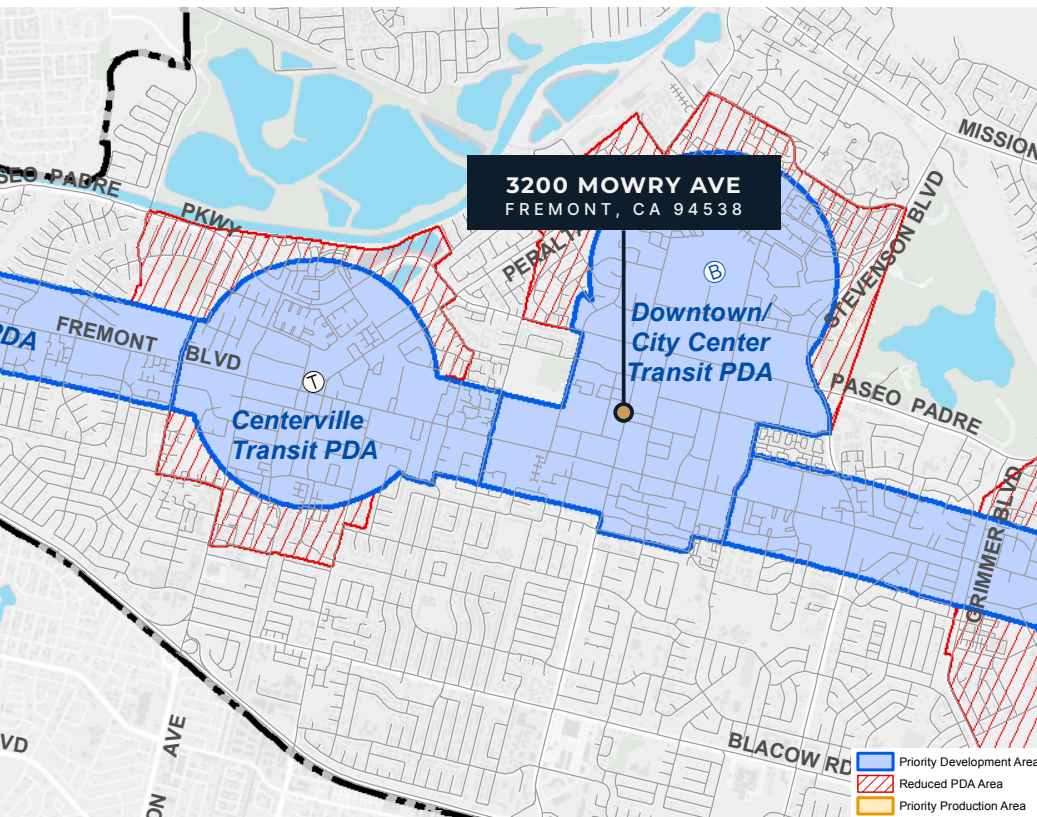
DOWNTOWN EDGE ZONE

Located along Downtown Fremont's major arterials, including Mowry Avenue, with larger parcels, strong transportation access, and opportunities for larger-scale development.

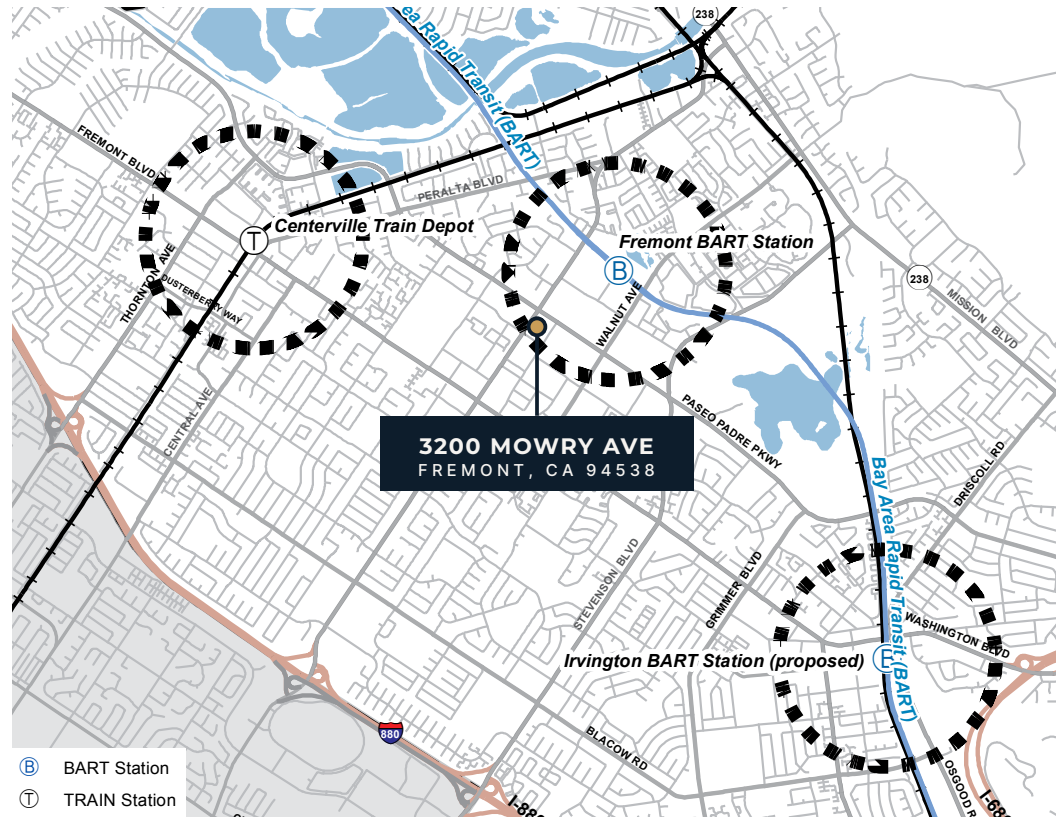
DOWNTOWN MID-DISTRICT ZONE

Part of Fremont's Downtown zoning framework, supporting transition and connectivity between Downtown districts.

PRIORITY DEVELOPMENT & PRODUCTION AREAS



TRANSIT ORIENTED DEVELOPMENT (TOD) LOCATIONS





8 | 3200 MOWRY AVE, FREEMONT, CA 94538

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FREMONT, CA 94538

AREA OVERVIEW

Fremont, CA

Fremont is strategically located in Alameda County along the southeastern San Francisco Bay, offering direct access to Silicon Valley and the greater East Bay. With more than 230,000 residents, the city is supported by a highly educated workforce, strong household incomes, and a diverse economic base.

The city offers convenient access to BART, major regional transportation corridors, established retail and healthcare amenities, and employment centers throughout the Bay Area. Fremont's connectivity, economic strength, and quality of life continue to support long-term residential and commercial investment.

3200 Mowry Avenue is prominently positioned within Fremont's Central Downtown area and Transit Oriented Development (TOD) District, with D-E / D-MD (Downtown Edge / Mid-District) zoning. Adjacent to Fremont City Hall, the property benefits from a highly accessible downtown setting, established amenities, and long-term investment and redevelopment potential.



DOWNTOWN FREMONT



MISSION PEAK REGIONAL PRESERVE



303,644

POPULATION

5-Mile Radius



132,891

DAYTIME EMPLOYEES

5-Mile Radius



26,963 VPD

TRAFFIC VOLUME

Mowry Ave



\$184,293

AVG. HOUSEHOLD INCOME

5-Mile Radius

DEMOGRAPHICS SUMMARY

	2-Mile	5-Mile	10-Mile
Population	103,403	303,644	595,025
Median Age	39.4	40.7	40.8
Average Household Income	\$171,046	\$184,293	\$174,568
Median Household Income	\$147,252	\$163,096	\$149,484

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