

39180

LIBERTY ST
FREMONT, CA

WHERE INNOVATION MEETS EFFICIENCY



**Medical/Professional Office
Property for Sale**

Confidential Offering Memorandum





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PROPERTY HIGHLIGHTS

JLL is proud to present the investment community with an opportunity to acquire a value-add property in Silicon Valley that provides secure in-place cash flow at a value below replacement cost. It also presents an excellent owner/user opportunity taking advantage of current space availability and SBA financing.

HIGHLIGHTS

- Medical zoned building in the heart of Downtown Fremont Central Business District
- Within blocks of 3 major hospitals (Washington, Sutter, Kaiser)
- Surrounded by medical/professional services/tech firms within mixed commercial/residential area
- Walking distance to BART
- Centrally located within Silicon Valley with easy access to Hwys 680 and 880
- Ample parking surrounded by tall tree line

ADDRESS	39180 Liberty Street, Fremont, CA 94538
PARCEL NUMBER (APN)	501-1130-50
YEAR BUILT	1986
LOT AREA	1.23 acres
BUILDING SIZE	±23,024 SF *per public record
OFFICE SUITES	12
STORIES	2
CONSTRUCTION TYPE	Wood Frame
POWER	1,200 amps @ 208/120 volts *buyer to verify

AREA HIGHLIGHTS

GATEWAY PLAZA

Walgreens
Raley's
Pet Food Plus
Cine Lounge Cinemas
Panera Bread
Chipotle Mexican Grill
The Counter
Peet's Coffee
Philz Coffee
Vitality Bowls
Subway
Dosa Hut Indian
Sushi Ken
Poki Run
Rita's Italian Ice
La Pinata Mexican
1st Union Credit Union
US Bank
Comerica Bank
24 Hour Fitness

OTHER

Fremont BART (0.6 mi)
Multiple Bus Stops (<0.1 mi)
Biker Friendly/Walker Friendly City

WALNUT PLAZA

Wells Fargo Bank
Union Bank
Chase Bank
Smart & Final Extra!
Cakes and Bakes
Allegro Music
The Port of Peri Peri
Shalimar Pakistani Restaurant
Ristorante IL Porcino Italian
Sala Thai
Din Dng Dumpling House

GOVERNMENT

Fremont City Hall
Superior Court of California
Fremont Police Station
Social Security Administration
City of Fremont Recreation Services
City of Fremont Building & Safety

NATURAL SPACES

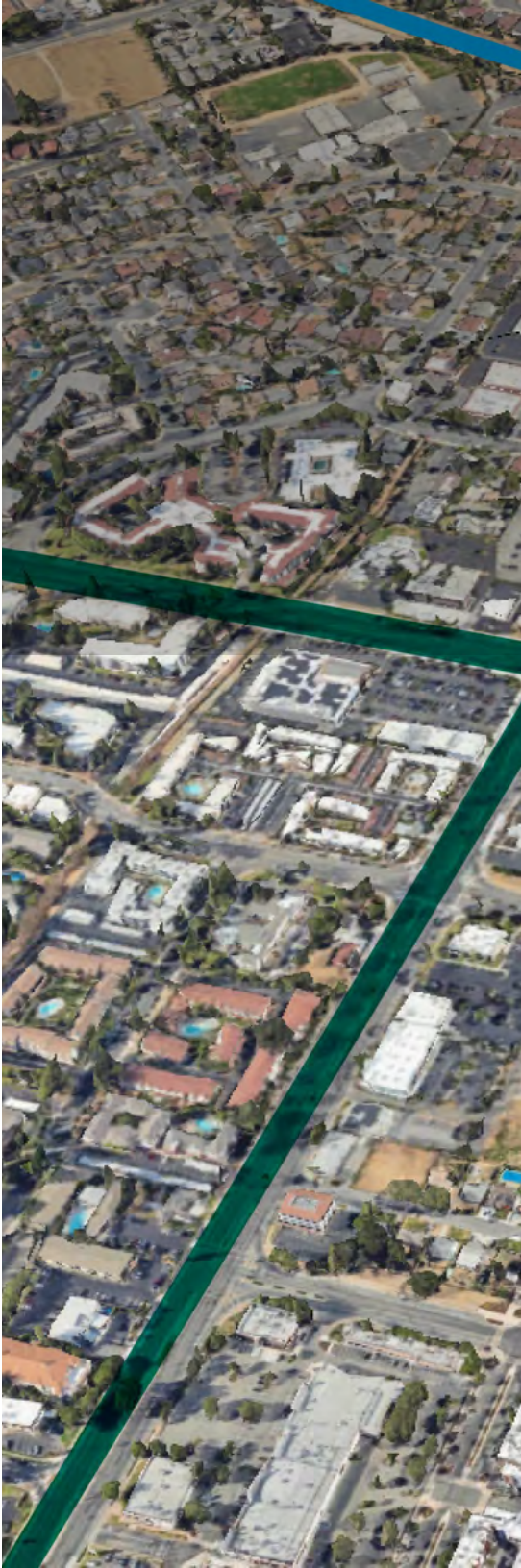
Lake Elizabeth (1 mi)
Frontier Community Center (1 mi)
Tak Fudenna Memorial Stadium (.7 mi)
Shinn Historical Park (1.4 mi)
Walter's Baseball Field (1.3 mi)
Central Park Dog Park (1.1 mi)

FREMONT HUB SHOPPING CENTER

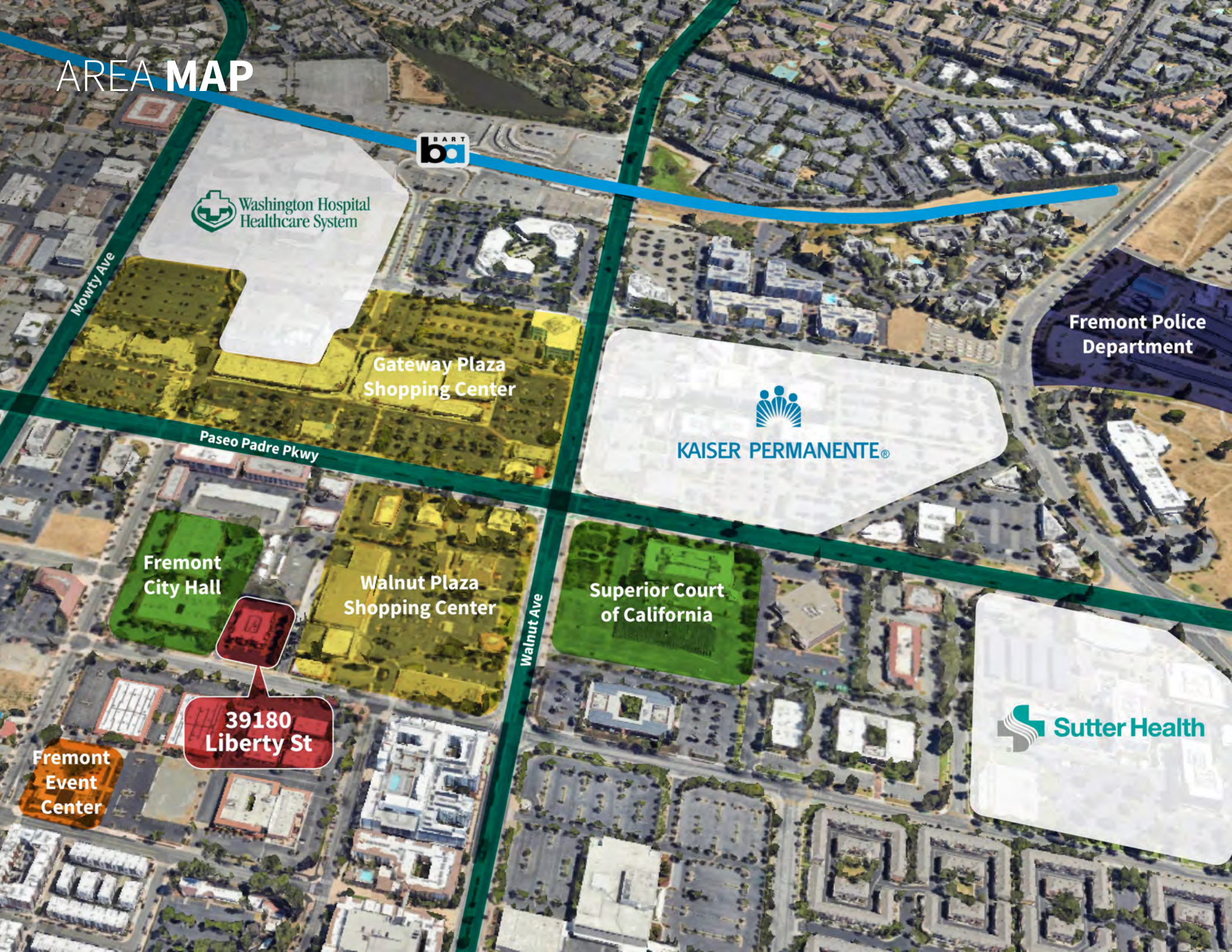
Ross Dress for Less
Big 5 Sporting Goods
Safeway
Target
Trader Joe's
Pet Smart
Staples Print Services
Super Cuts
Tesla Super Charger
Chili's Grill & Bar
Jamba Juice
Starbucks
Panda Express
Mountain Mike's Pizza
Red Lobster
Cold Stone Creamery
Popeyes Louisiana Chicken
Posh Bagel
Ohana Hawaiian BBQ

EDUCATION

Glanker Early Learning Center
Brier Elementary School
GM Walters Middle School
Fremont Adult And Continuing Ed
Other Individual Child Care Centers
Other Smaller Education Centers
9 Schools Rated Between 7/10-9/10



AREA MAP



Washington Hospital
Healthcare System

Mowty Ave

Gateway Plaza
Shopping Center

Paseo Padre Pkwy

Fremont
City Hall

Walnut Plaza
Shopping Center

Walnut Ave

Superior Court
of California

39180
Liberty St

Fremont
Event
Center



KAISER PERMANENTE®

Fremont Police
Department



Sutter Health



Oakland
International
Airport



Hayward

South San
Francisco



SFO

San Mateo

101

280

Redwood City

Palo Alto

Mountain
View

Sunnyvale



Fremont

237

Milpitas

680



San Jose
International
Airport

DRIVE TIMES

15 min

SAN JOSE
INTERNATIONAL AIRPORT

20 min

DOWNTOWN
SAN JOSE

25 min

OAKLAND
INTERNATIONAL AIRPORT

30 min

DOWNTOWN
OAKLAND

45 min

SAN FRANCISCO
INTERNATIONAL AIRPORT

50 min

DOWNTOWN
SAN FRANCISCO

580

FREMONT DEMOGRAPHICS

BY THE NUMBERS



1 in 100

Fremont residents hold at least one patent



11

Distinguished schools, including CA #8



\$127,235

Median household income, up from \$105,355 in 2015



50 million

Square Feet of R&D/ Flex space, 65% of all East Bay



55%

Adult residents who hold a bachelor's degree or higher



1700+

Technology companies located in Fremont

Figure 6: Higher Education Attainment (100%=All People with Bachelor or better)

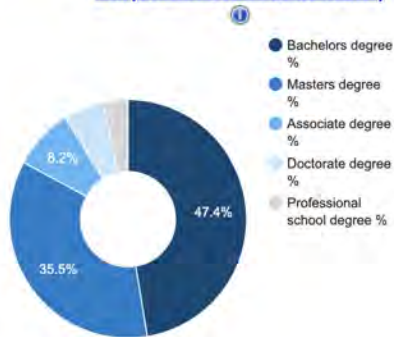
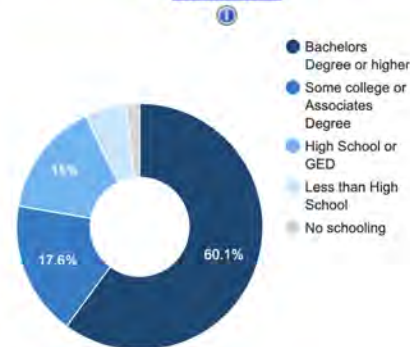


Figure 5: Fremont, CA Education Attainment Breakdown

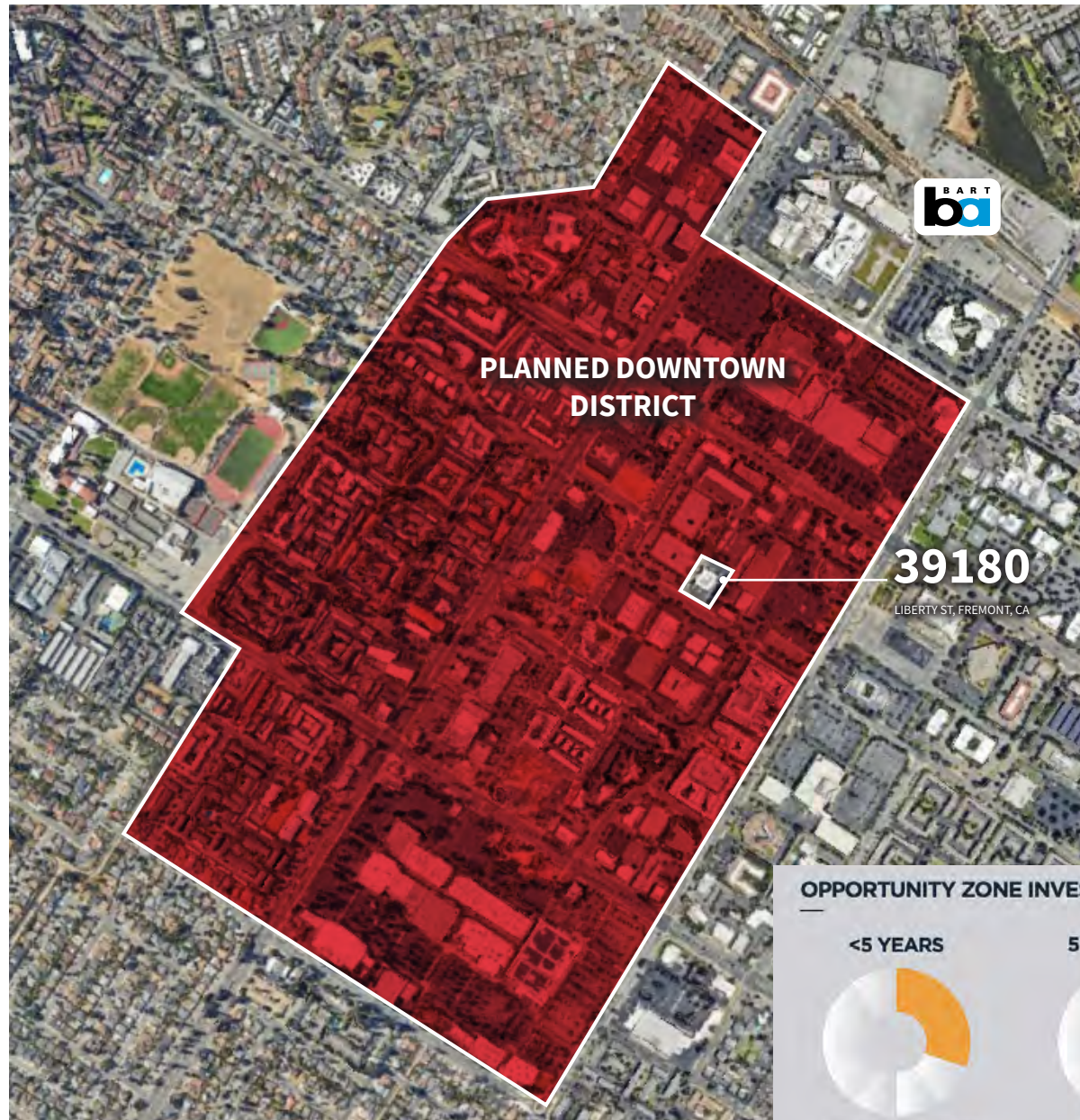


<https://www.point2homes.com/US/Neighborhood/CA/Fremont/Downtown-Fremont-Demographics.html>

Data from the US Census Bureau 2021 Community Service

GENERAL POPULATION		YOY CHANGE
Median Age	36.2	N/A
Total Population	66,474	-1.2%
Citizen Us Born	32,365 (48.69%)	-0.4%
Citizen Not Us Born	15,642 (23.53%)	-3.3%
Not Citizen	18,467 (27.78%)	-0.7%
EMPLOYMENT		YOY CHANGE
White Collar Workers	31,300 (85.34%)	0.6%
Blue Collar Workers	5,378 (14.66%)	-2.8%
Self Employees	2,293 (6.25%)	0.7%
Private Company Employees	29,602 (80.71%)	-0.2%
Govt. Employees	3,078 (8.39%)	7.3%
Non Profit Employees	1,705 (4.65%)	-6.4%
INCOME		YOY CHANGE
Avg Household Income	\$152,467	10.0%
Median Household Income	\$130,947	9.9%
People Below Poverty Level	3,286	8.5%
People Above Poverty Level	61,866	-1.7%
HOUSING		YOY CHANGE
Total Households	21,726	0.2%
Family Households	16,398 (75.48%)	0.0%
Non-Family Households	5,328 (24.52%)	0.6%
Housing Units	23,100	1.3%
Owner Occupied	10,169 (46.81%)	2.6%
Renter Occupied	11,557 (53.19%)	-1.9%
Median Housing Costs Per Month	\$2,534	6.0%
EDUCATION		YOY CHANGE
No high school	2,219 (4.25%)	-0.5%
High school	12,952 (24.79%)	-7.6%
Some college	8,734 (15.76%)	-10.1%
Associate Degree	2,687 (5.14%)	6.1%
Bachelor's Degree	14,396 (27.55%)	4.6%
Graduate Degree	11,761 (22.51%)	5.1%
MEANS OF TRANSPORTATION		YOY CHANGE
Car	21,113	-
Bus/Trolleybus	528	-
Subway or Elevated	689	-
Bicycle	162	-
Walk	582	-

FREMONT OPPORTUNITY ZONE



City of Fremont:

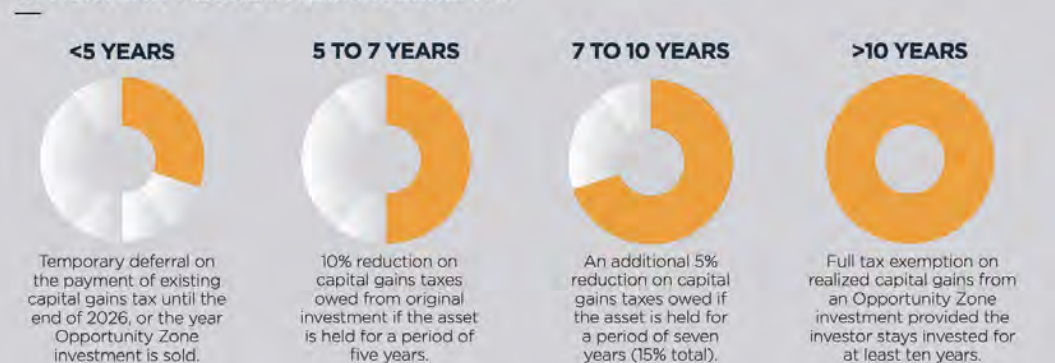
“Recently recognized as a Main Street America Affiliate program, Downtown Fremont benefits from its close proximity to the Fremont BART station, as well as being straddled by the Fremont Hub, Gateway Plaza, and Fremont Plaza shopping centers. The City has already made substantial investment in creating a walkable urban street grid with pedestrian linkages to the nearby BART station. With 15,000 residents and 50,000 employees within a one-mile radius; Kaiser, Washington, and Sutter hospitals; and retailers like Whole Foods, Safeway, Raley’s, and an incoming Korean grocery store Mega Mart, and Trader Joe’s within walking distance, many of the elements of a complete Downtown community are already in place. And the number of jobs keeps growing — in 2021 alone, 250 jobs were created in the area, and seven new businesses dubbed the Downtown District home. Many of these were small businesses, including Fremont’s first locally owned bookshop, Banter Bookshop, local favorite Din Ding Dumpling, and RawASF, a plant-based café.”

“The Downtown Event Center and Plaza is a center of community activity and serves as a destination for traditional community center functions such as community meetings, receptions, local business events, and economic development conferences.”

“The Downtown Event Center is the City’s first all-electric building with zero dependence on fossil fuels.”

“Fremont is one of the only cities in the Bay Area to have a federal Opportunity zone...”

OPPORTUNITY ZONE INVESTOR BENEFITS



<https://www.towncharts.com/California/Education/Fremont-city-CA-Education-data.html>

<https://www.fremont.gov/home/showpublisheddocument/9210/637883126731270000>

FLOOR PLAN

LOWER LEVEL

TOTAL SIZE: ±26,017 SF

COMMON AREA: ±3,297 SF

LOWER LEVEL: ±11,056 RSF

UNIT #100: ±944 RSF

UNIT #110: ±1,471 RSF

UNIT #118: ±960 RSF

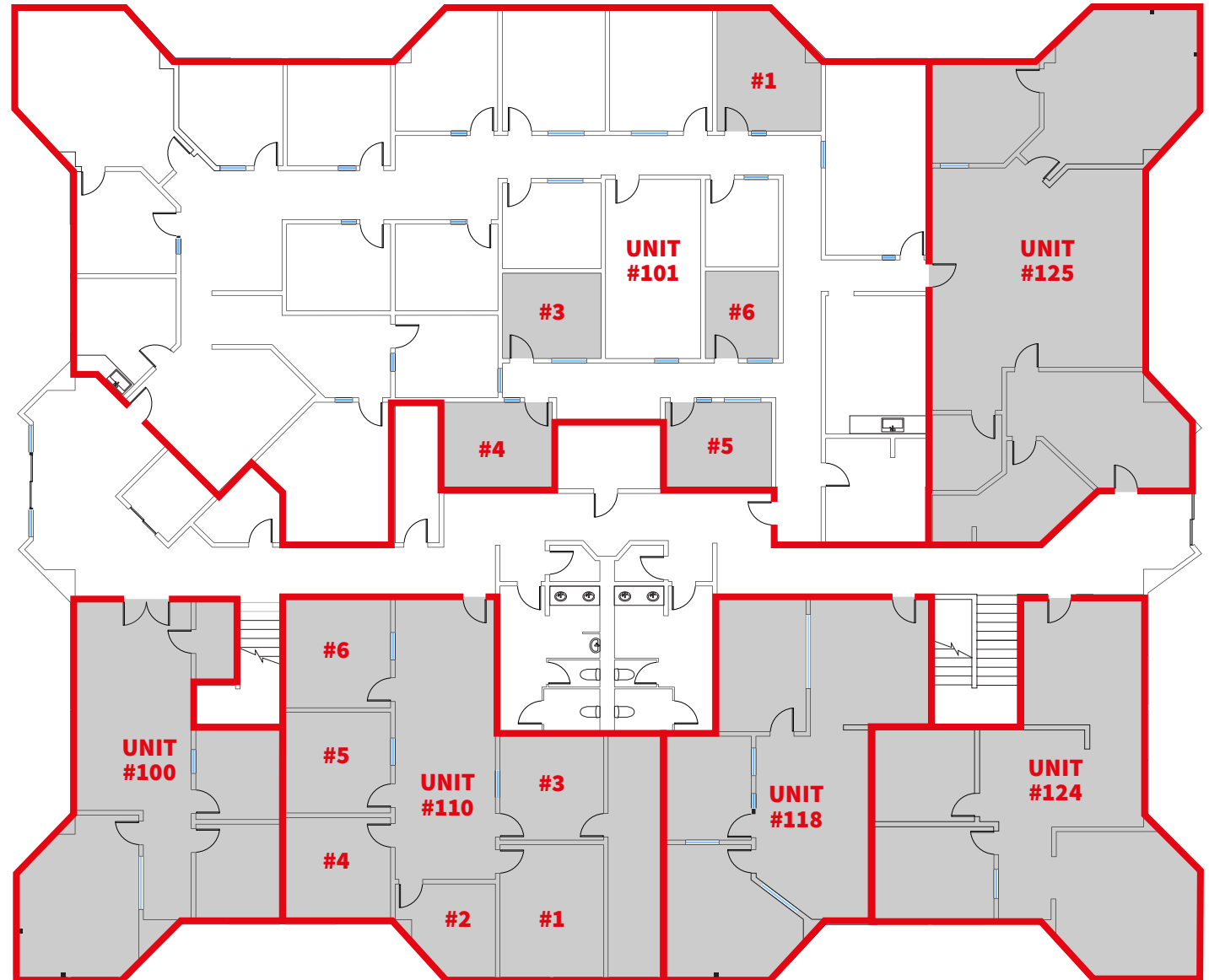
UNIT #124: ±1,046 RSF

UNIT #101: ±5,156 RSF

UNIT #125: ±1,482 RSF

Public records show building size at 23,024 SF.
The above measurements, are as measured
per ANSI standards. Buyer to verify.

 **OCCUPIED SUITES**



* Floorplan measurements are approximate and should be verified by buyer

FLOOR PLAN

UPPER LEVEL

TOTAL SIZE: ±26,017 SF

COMMON AREA: ±3,297 SF

UPPER LEVEL: ±11,664 RSF

UNIT #202: ±1,487 RSF

UNIT #206: ±1,140 RSF

UNIT #208: ±357 RSF

UNIT #214: ±1,420 RSF

UNIT #205: ±6,330 RSF

UNIT #220: ±930 RSF

Public records show building size at 23,024 SF.
The above measurements, are as measured
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 **OCCUPIED SUITES**



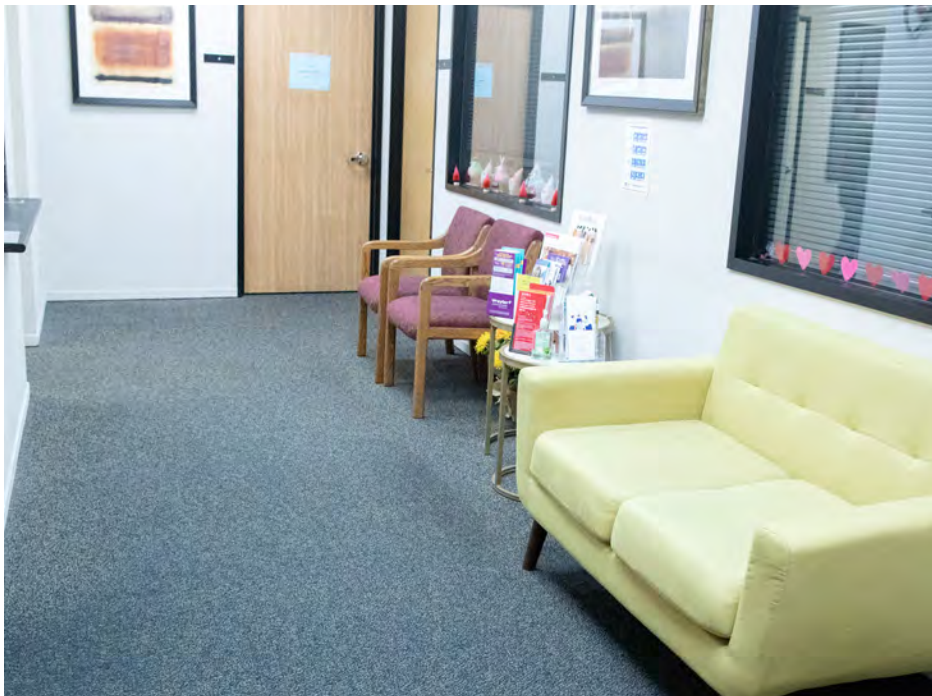
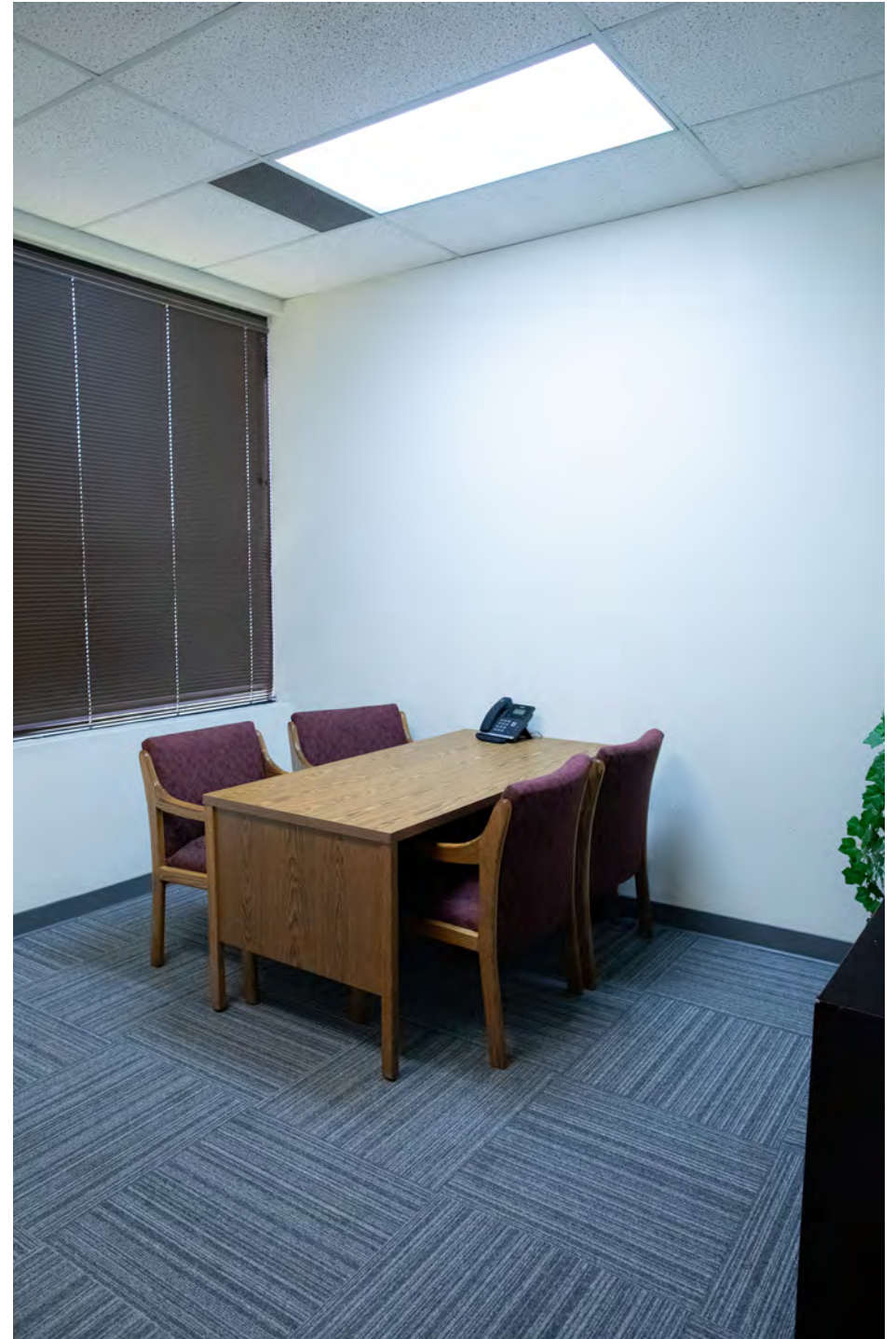
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PROPERTY **PHOTOS**









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