



UNIT 40861
1,200± SF

**FOR LEASE: 1,200± SF ENDCAP WITH ROLL-UP DOOR AVAILABLE
IN FREMONT AUTO CARE MALL**

40861 Albrae Street, Fremont, California

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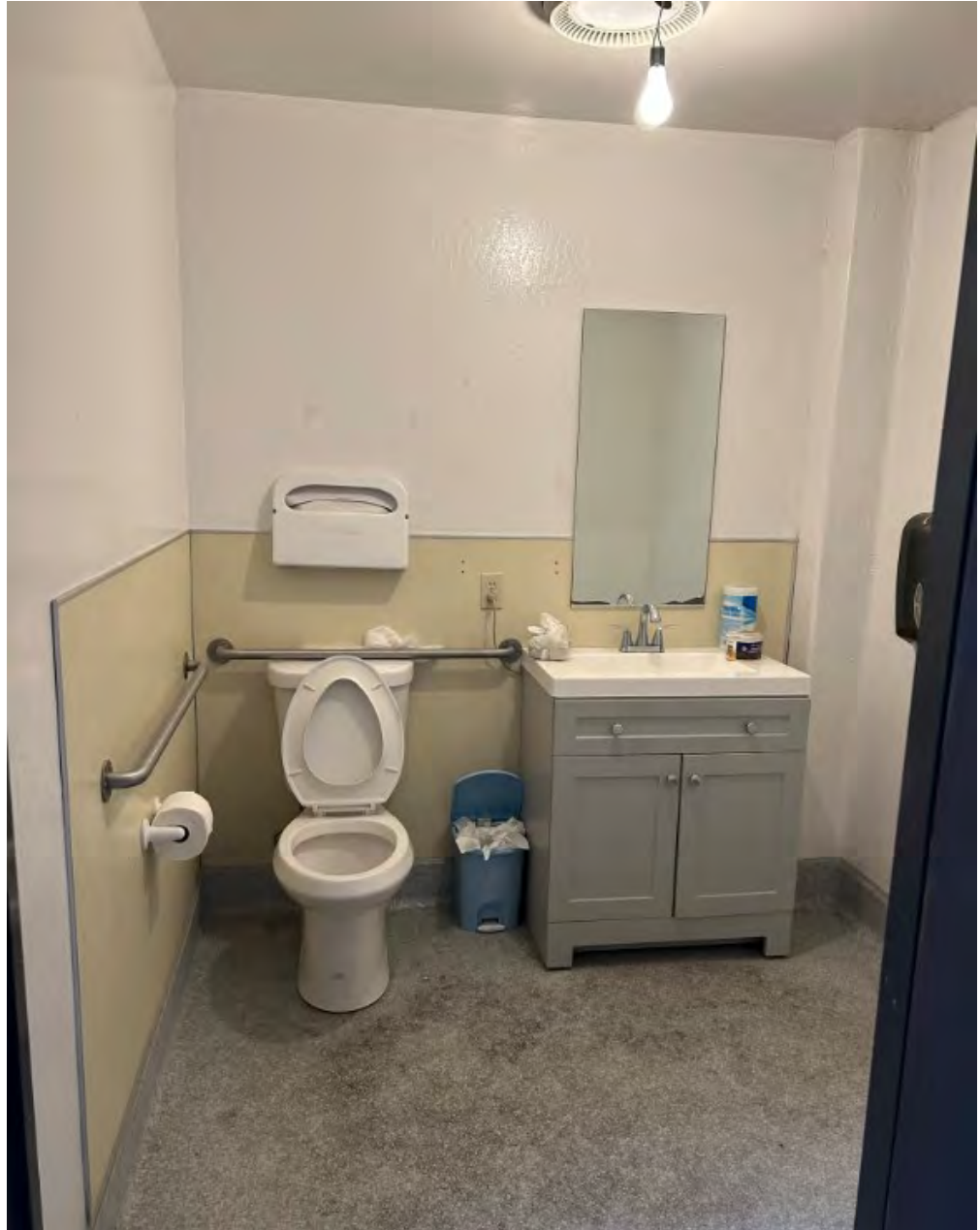


HIGHLIGHTS: 40861 ALBRAE ST – ABC SMOG and AUTO REPAIR



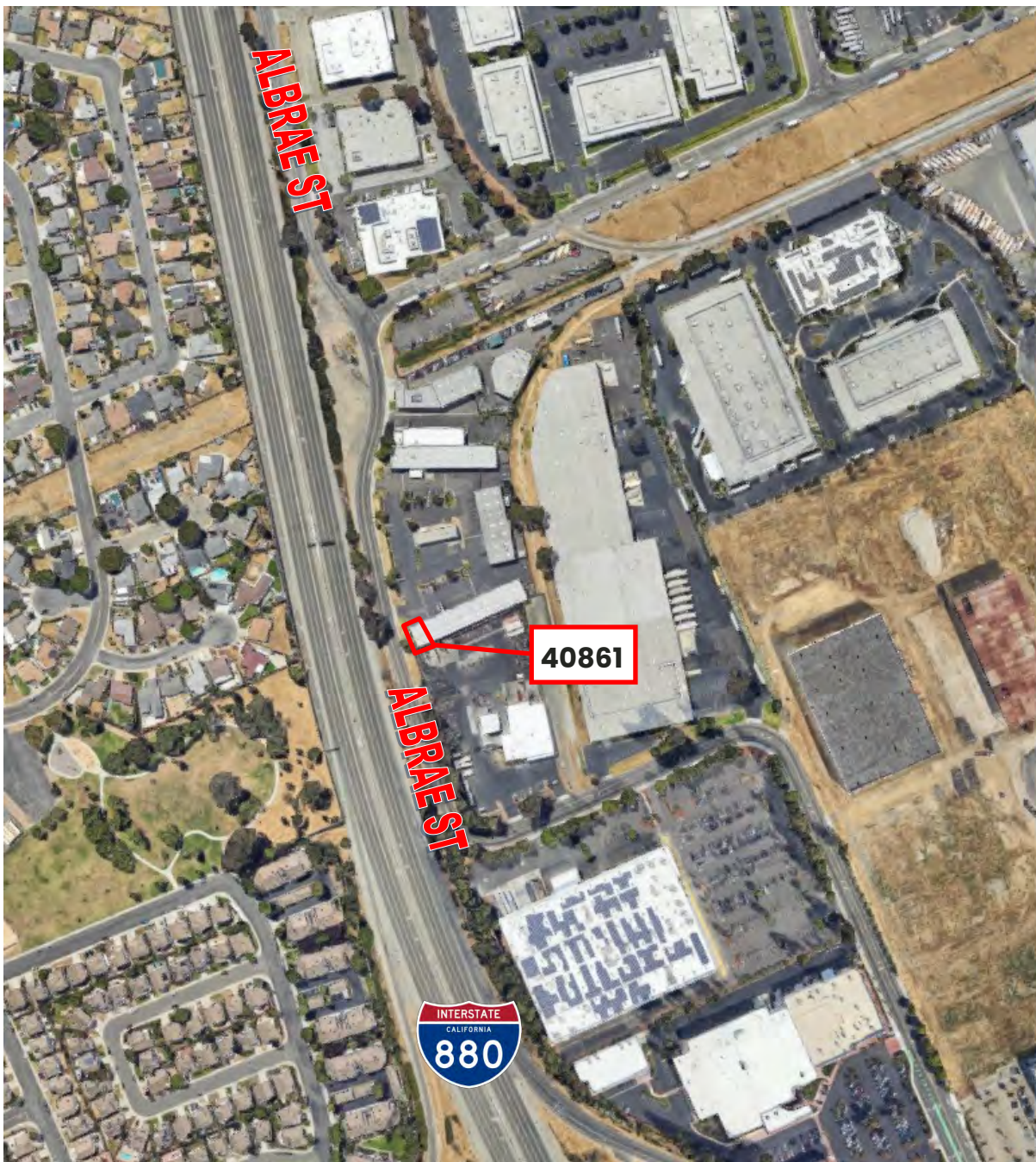
- 1,200± SF
- Endcap Space on Albrae with 880 Frontage
- Previously ABC Smog & Auto Repair
- 1 Roll-up Door, Lobby, 2nd Floor Office, and Private Restroom

PHOTOS: 40861 ALBRAE ST – ABC SMOG and AUTO REPAIR



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DEMOGRAPHICS

2023 SUMMARY	1-MILE	3-MILE	5-MILE
POPULATION	16,799	130,090	258,013
HOUSEHOLDS	5,427	42,370	83,599
AVERAGE HH SIZE	3.07	3.04	3.05
OWNER OCCUPIED HOUSING	3,966	23,675	52,041
RENTER OCCUPIED HOUSING	1,461	18,695	31,558
MEDIAN AGE	39.9	37.9	38.8
MEDIAN HH INCOME	\$157,573	\$151,257	\$156,870
AVERAGE HH INCOME	\$192,221	\$189,736	\$199,043

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