

**FOR LEASE
PREVIOUS DENTAL OFFICE
AT ARDENWOOD PLAZA**



4910 Paseo Padre Pkwy Unit A, Fremont, California

Austin Chaparro

Lic. #02121723

austin@moinc.net

(925) 785-4842

Grant Messinger

Lic. # 02094614

grant@moinc.net

(408) 477-2504



PROPERTY HIGHLIGHTS

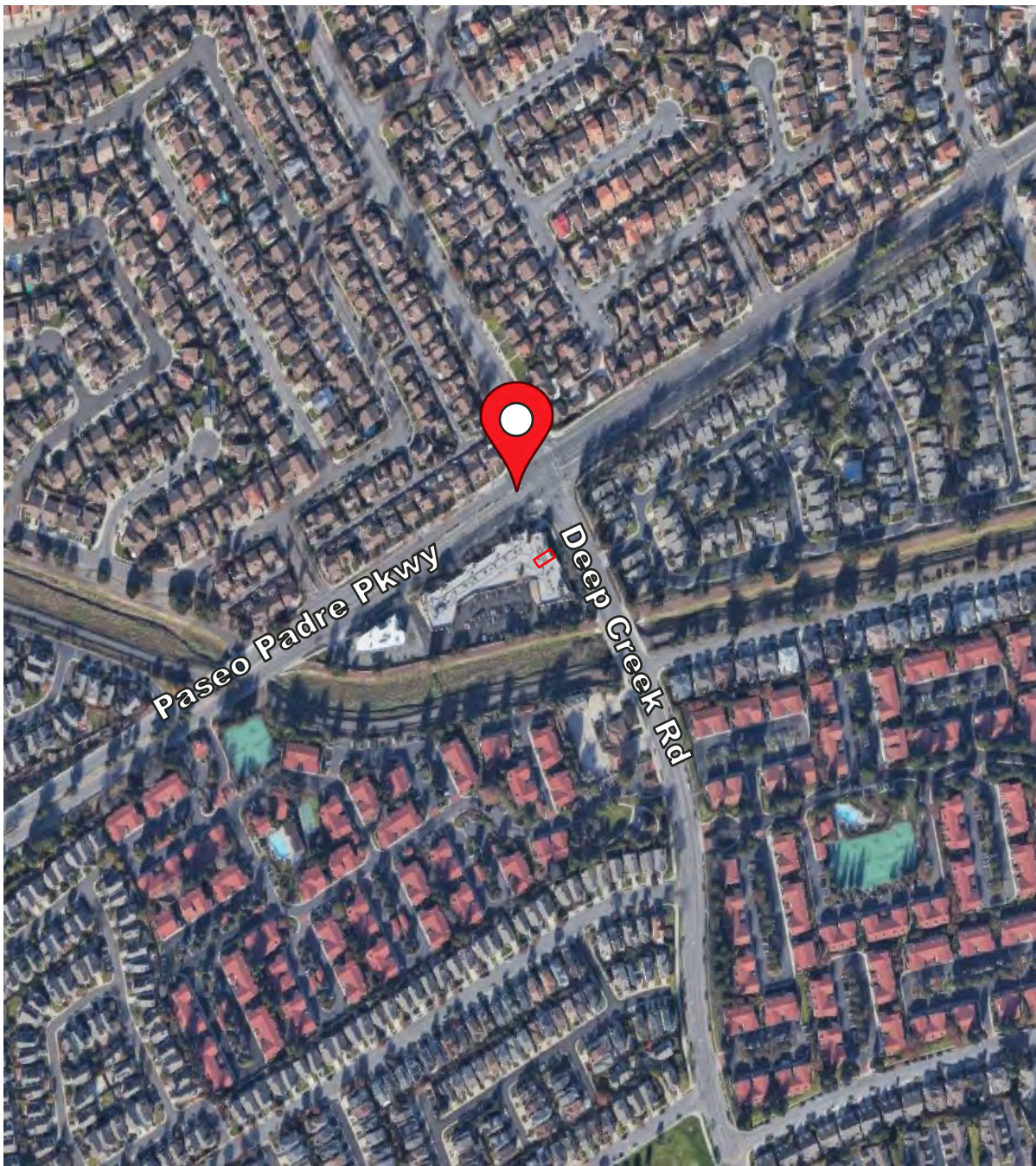


- **787± SF Available Retail-Medical-Office**
- **Rent \$3.15 PSF, plus NNN**
- **Street Front Retail**
- **Co-Tenants include Ardenwood Pet Hospital, Bombay Pizza House, Namaste India Supermarket**
- **Large retail neighborhood center, ample parking, surrounded by residential**
- **Less than a Mile from Hwys 880 and 84**

PREVIOUS DENTAL OFFICE UNIT A



The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.



DEMOGRAPHICS

2023 SUMMARY	1-MILE	3-MILE	5-MILE
POPULATION	30,133	167,683	319,412
HOUSEHOLDS	9,362	51,894	101,522
AVERAGE HH SIZE	3.21	3.19	3.11
OWNER OCCUPIED HOUSING	6,576	34,048	61,104
RENTER OCCUPIED HOUSING	2,786	17,846	40,418
MEDIAN AGE	37.9	38.4	37.8
MEDIAN HH INCOME	\$200,001	\$151,851	\$138,255
AVERAGE HH INCOME	\$236,801	\$191,020	\$179,514

Austin Chaparro

Lic. #02121723

austin@moinc.net

(925) 785-4842

Grant Messinger

Lic. # 02094614

grant@moinc.net

(408) 477-2504

MEACHAM/OPPENHEIMER, INC.

8 N San Pedro St. #300

San Jose, CA 95110

Tel. 408.378.5900

www.moinc.net

