

PRIME DEVELOPMENT OPPORTUNITY

FOR SALE

2211 Parkside Drive
Fremont, CA

APN 501-1811-54
12,568 SF, or 0.29 acres
Zoning: CC UO



PRICE
\$1,688,888
(\$135/SF)



LOT SIZE
± 12,568 SF
(± 0.29 acres)



**STREET
FRONTAGE**
± 115 feet on
Parkside Drive



ZONING
CC UO
(City Center
Urban Office)



**MAXIMUM
ALLOWABLE
HEIGHT**
36 FT



APN
501-1811-54

THE IVY GROUP
Commercial Properties, Above & Beyond

TIM VI TRAN, SIOR, CCIM
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CA DRE #01784630

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the property located at 2211 Parkside Drive, Fremont, CA ("Property").

This Memorandum contains selected information pertaining to the Property and is unintended to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and The Ivy Group ("TIG"). Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form.

These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither TIG nor any of their respective directors, officers, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owners expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owners shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owners and any conditions to the Owners' obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owners or TIG. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owners or TIG.

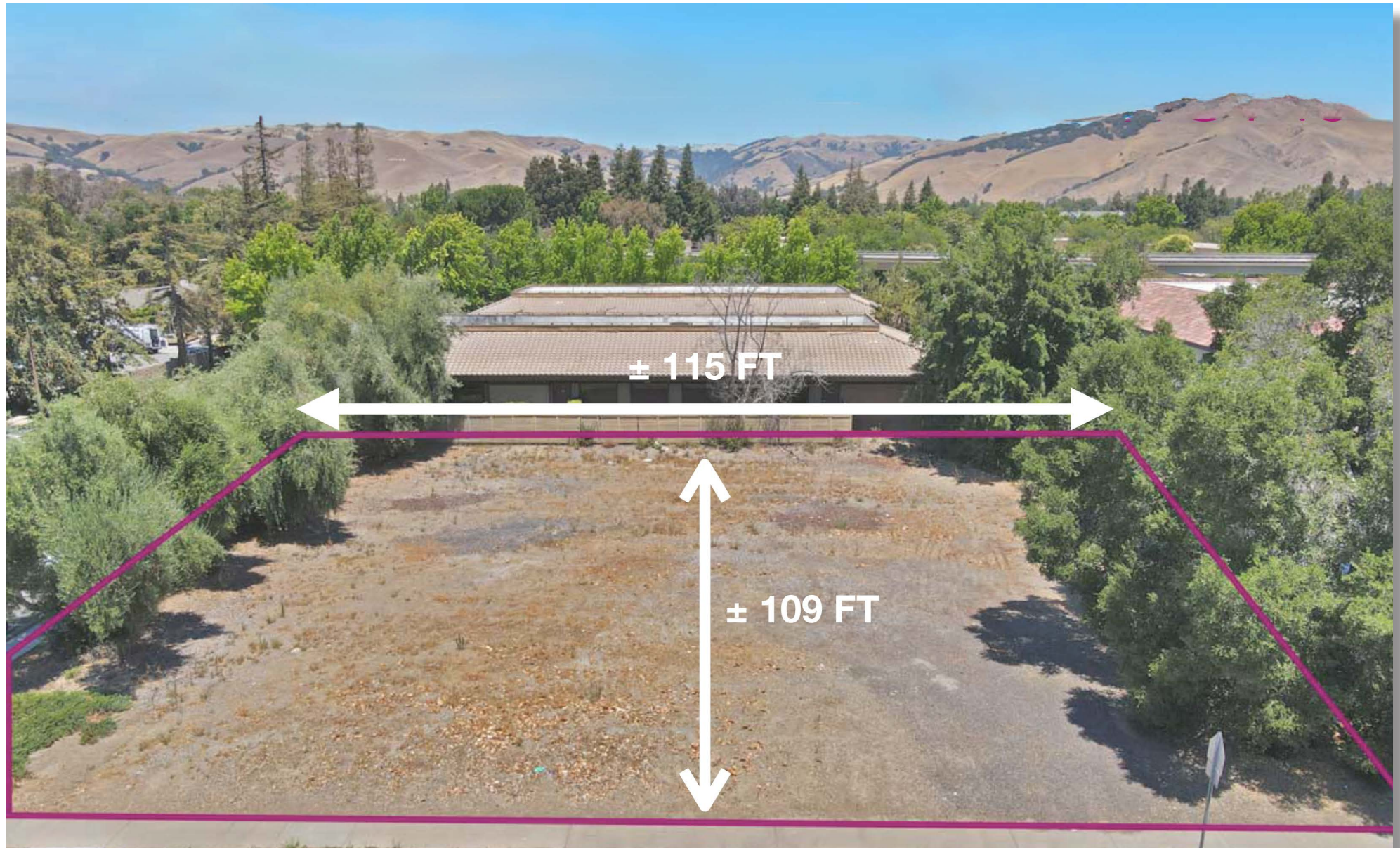
The Ivy Group is pleased to offer FOR SALE a vacant parcel (APN 501-1181-54) located in the core of Fremont, CA.

The commercial acreage is rectangular in shape with flat elevation, and surrounded by numerous amenities including Fremont BART station, hospitals, grocery stores, Fremont Library and Lake Elizabeth / Central Park.

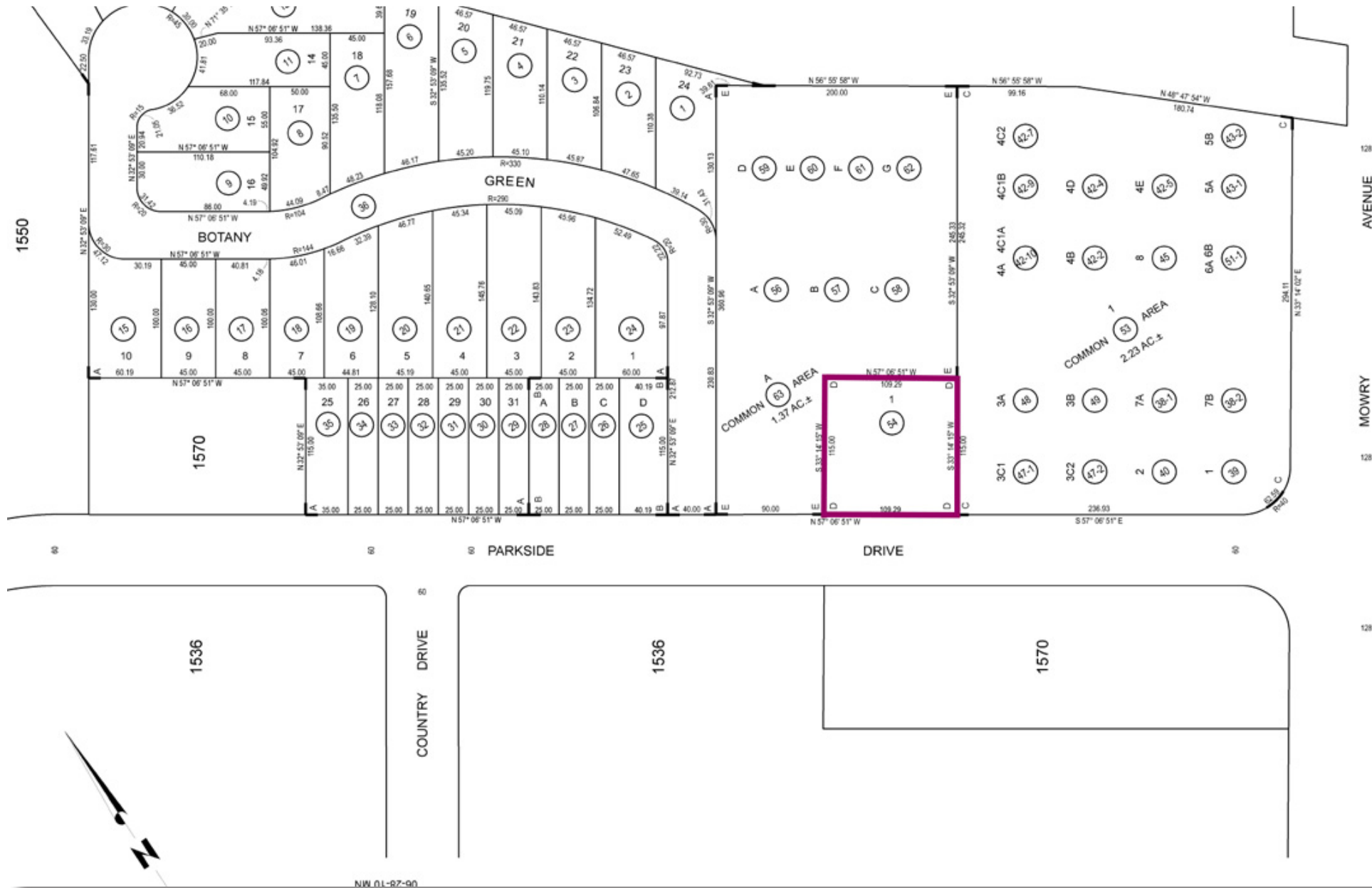
Zone City Center Urban Office (CC UO), the parcel presents a prime development opportunity in the core of Fremont, CA. The parcel dimensions are approximately 115 FT wide x 109 FT deep.

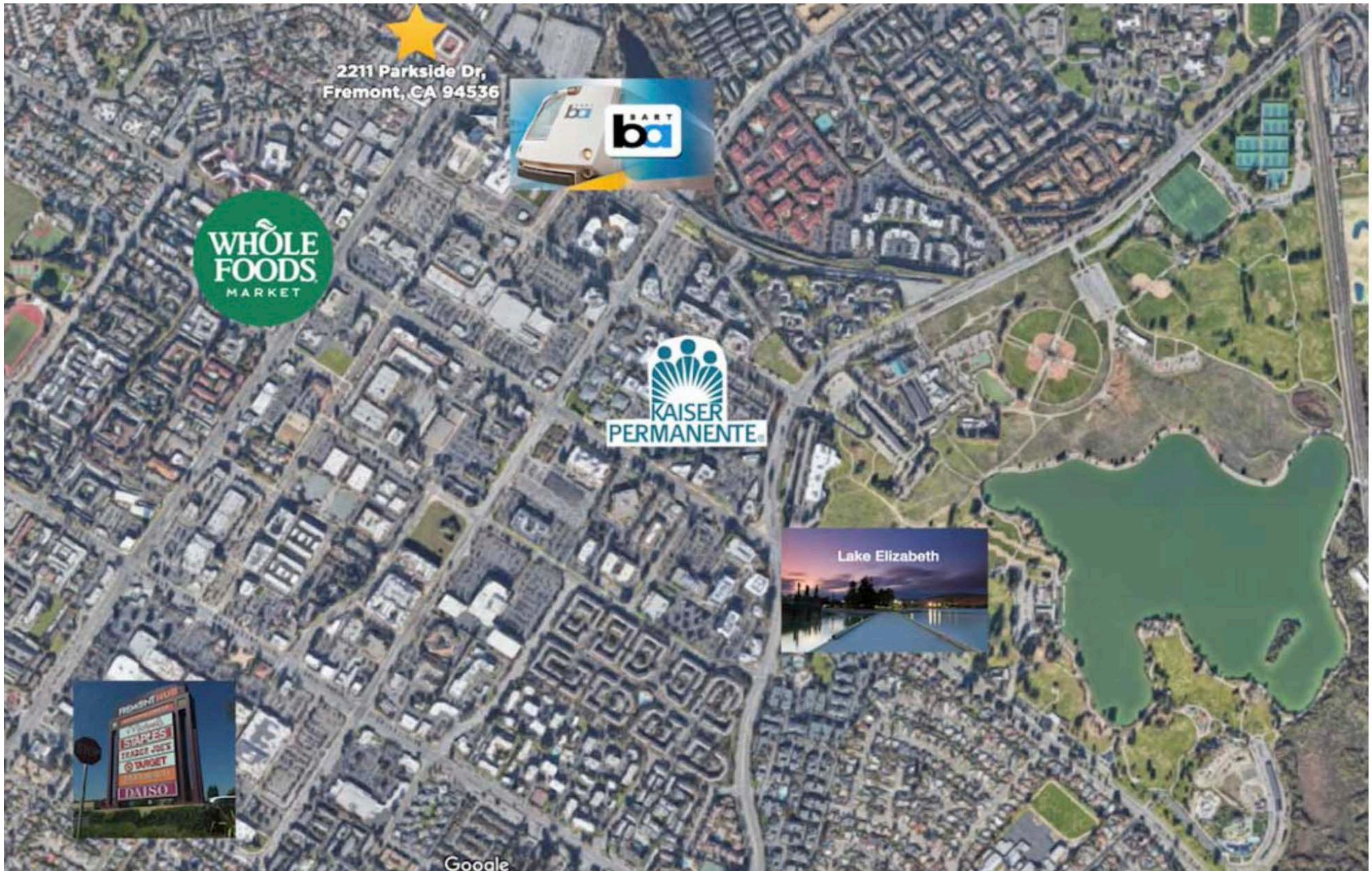
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|---------------------------------|--|
| Lot Size | ± 12,568 SF (± 0.29 acres) |
| Street Frontage | ± 115 feet on Parkside Drive |
| Location | Easy convenient access to hospitals, transportation, restaurants, groceries, schools, residential homes, etc |
| Accessibility | Easy access to freeways 84, 680 and 880 |
| Public Transportation | One block to Fremont BART Station; walking distance to bus stops |
| APN | 501-1181-54 |
| Zoning | CC UO City Center Urban Office |
| District | City Center |
| Maximum Allowable Height | 36 FT |
| Parking Required | Residential - 1 space per dwelling unit Commercial - 3.3 spaces / 1,000 SF |











CONTACT EXCLUSIVE AGENT
FOR DETAILS AND TOUR

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975 Corporate Way | Fremont, CA 94539

Acquisition | Disposition | Leasing