

# OFFICE / RETAIL SPACE FOR LEASE

37317 Fremont Blvd.  
Fremont, CA



**PRICE**  
\$2.00/SF NNN  
(\$0.40/SF)



**AVAILABLE SIZE**  
± 1,600 SF



**LOT SIZE**  
± 11,436 SF  
(± 0.26 acres)



**YEAR BUILT**  
1955



**APN**  
501-536-4

**THE IVY GROUP**  
Commercial Properties, Above & Beyond

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CA DRE #01784630



# HIGHLIGHTS

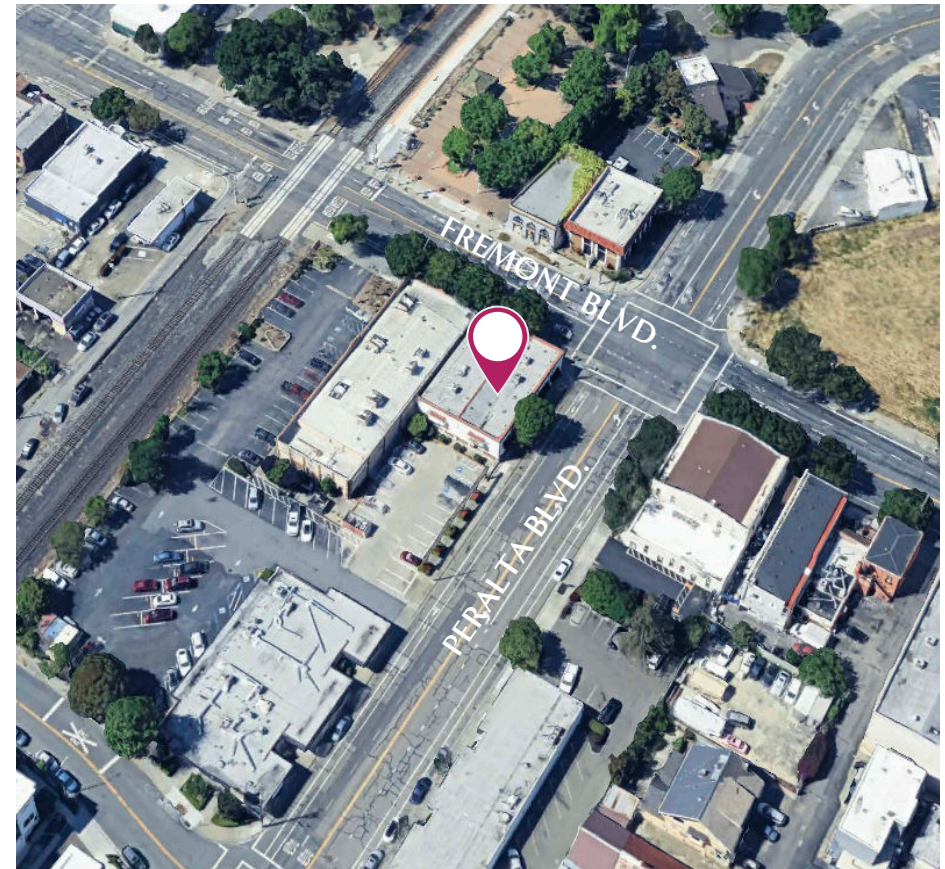
OFFICE / RETAIL SPACE  
FOR LEASE

The Ivy Group is excited to present an exceptional leasing opportunity for a flexible retail/office space in the heart of the Centerville district in Fremont, CA. Situated on the highly visible Fremont Blvd, directly across from the Altamont Corridor Express® (ACE) station, this property offers prime exposure and accessibility for businesses seeking high-traffic, strategic locations.

With a versatile layout that includes 3 exam rooms, 3 private offices, a welcoming reception area, and ample storage space, this property is perfect for retail, office, or medical tenants. The property's adaptable design makes it ideal for a wide range of businesses, and its prime location ensures maximum visibility and convenience for both clients and staff.

This is a unique opportunity for financially strong tenants with years of operational experience to secure a long-term space in one of Fremont's most desirable areas.

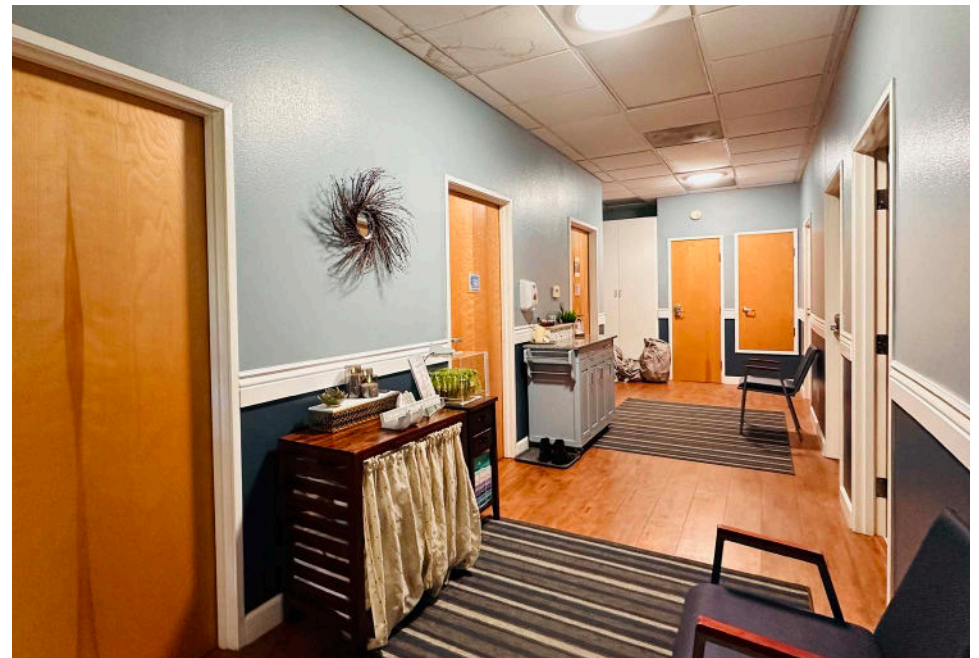
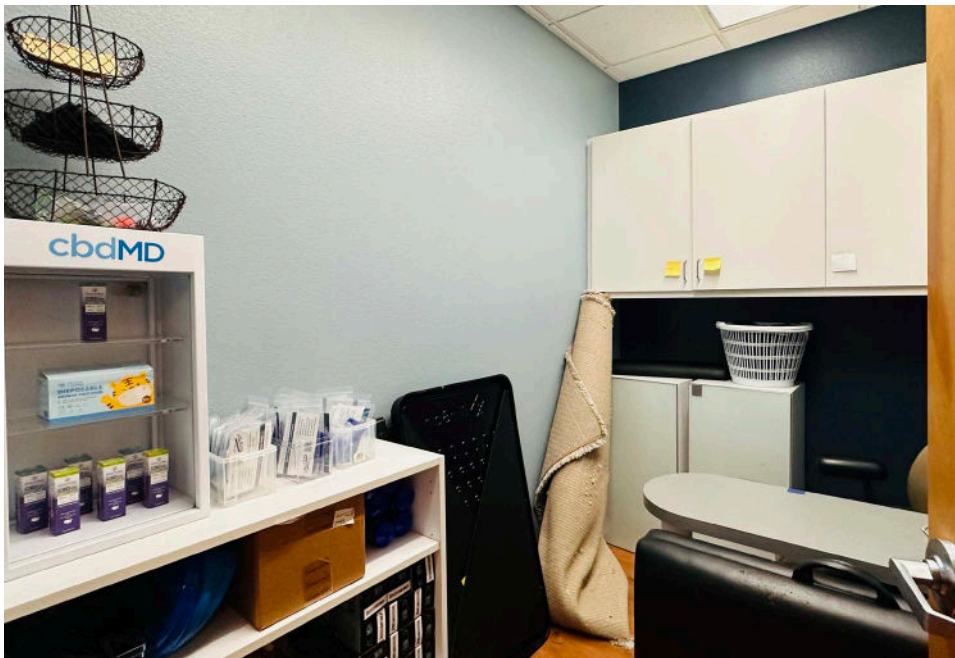
Available Size	± 1,600 SF
Lot Size	± 11,436 SF (±0.26 acres)
APN	501-536-4
Zoning	Commercial Town Center (TC-P)
Parking	20 surface spaces, first come first served + additional parking spaces shared with adjacent neighbors



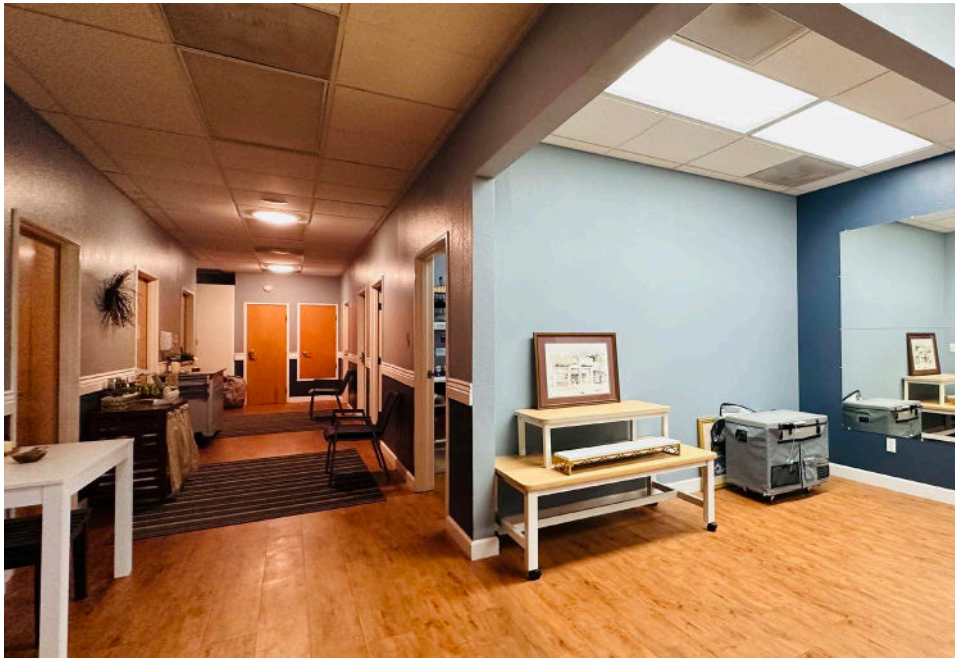




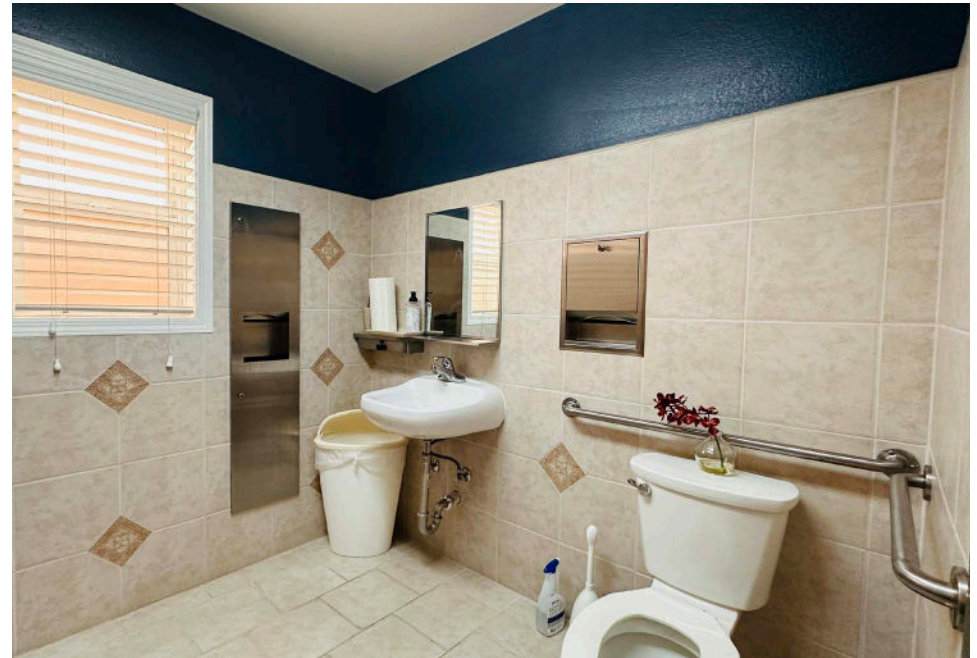
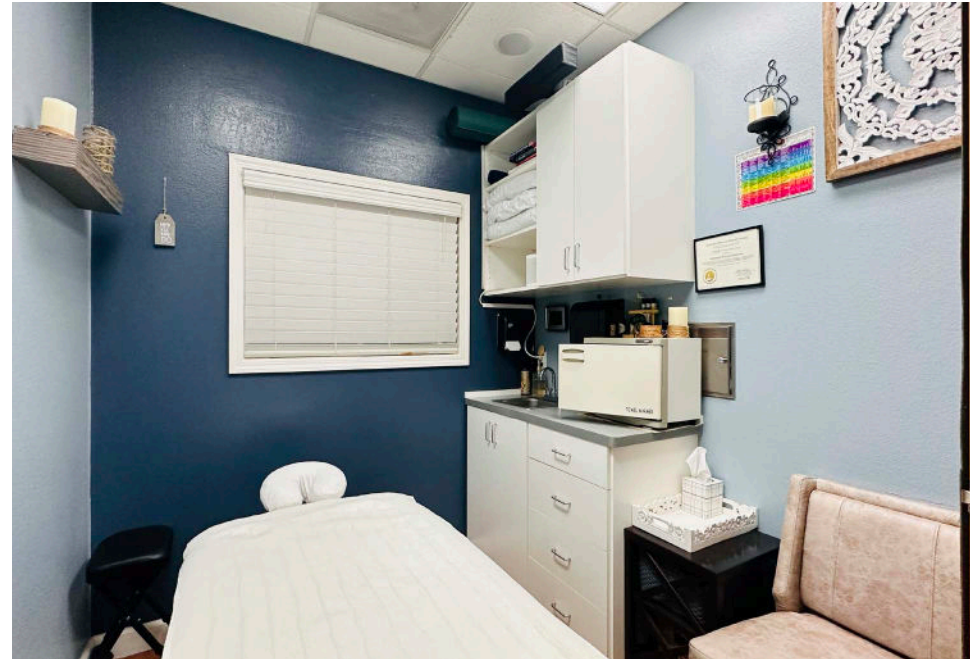




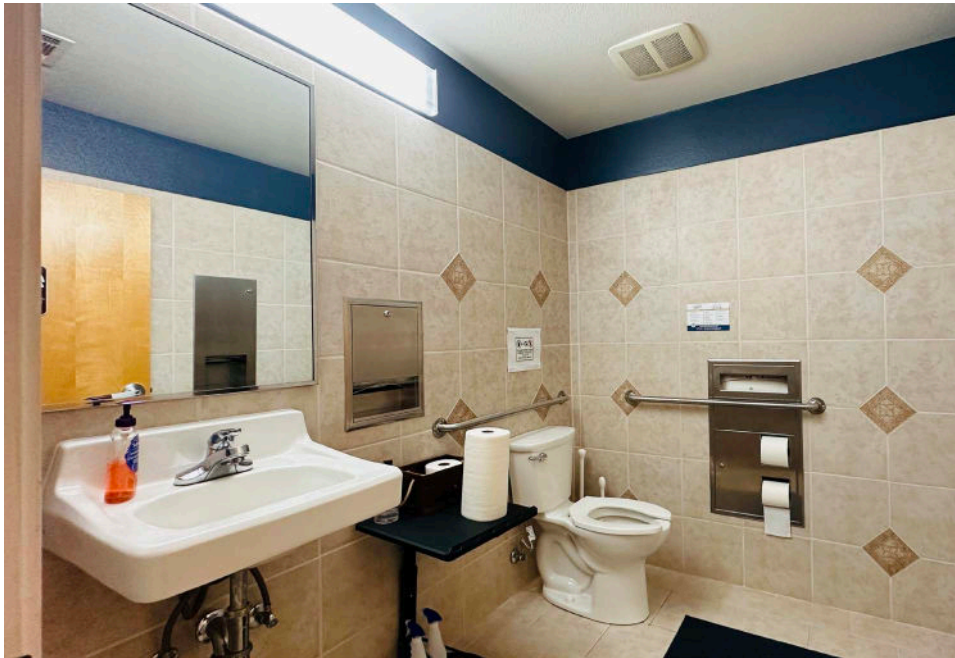
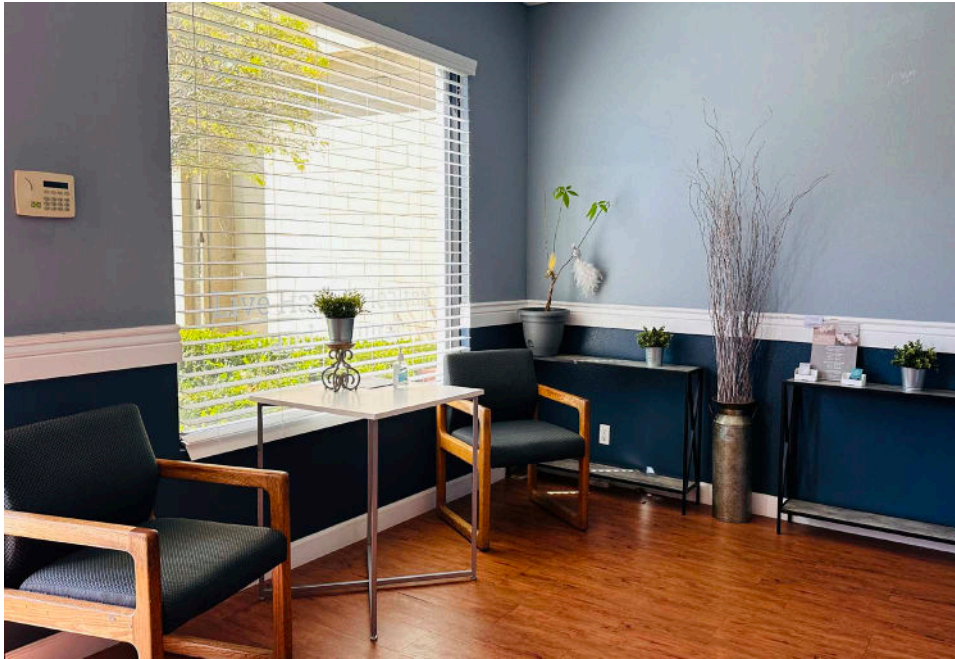








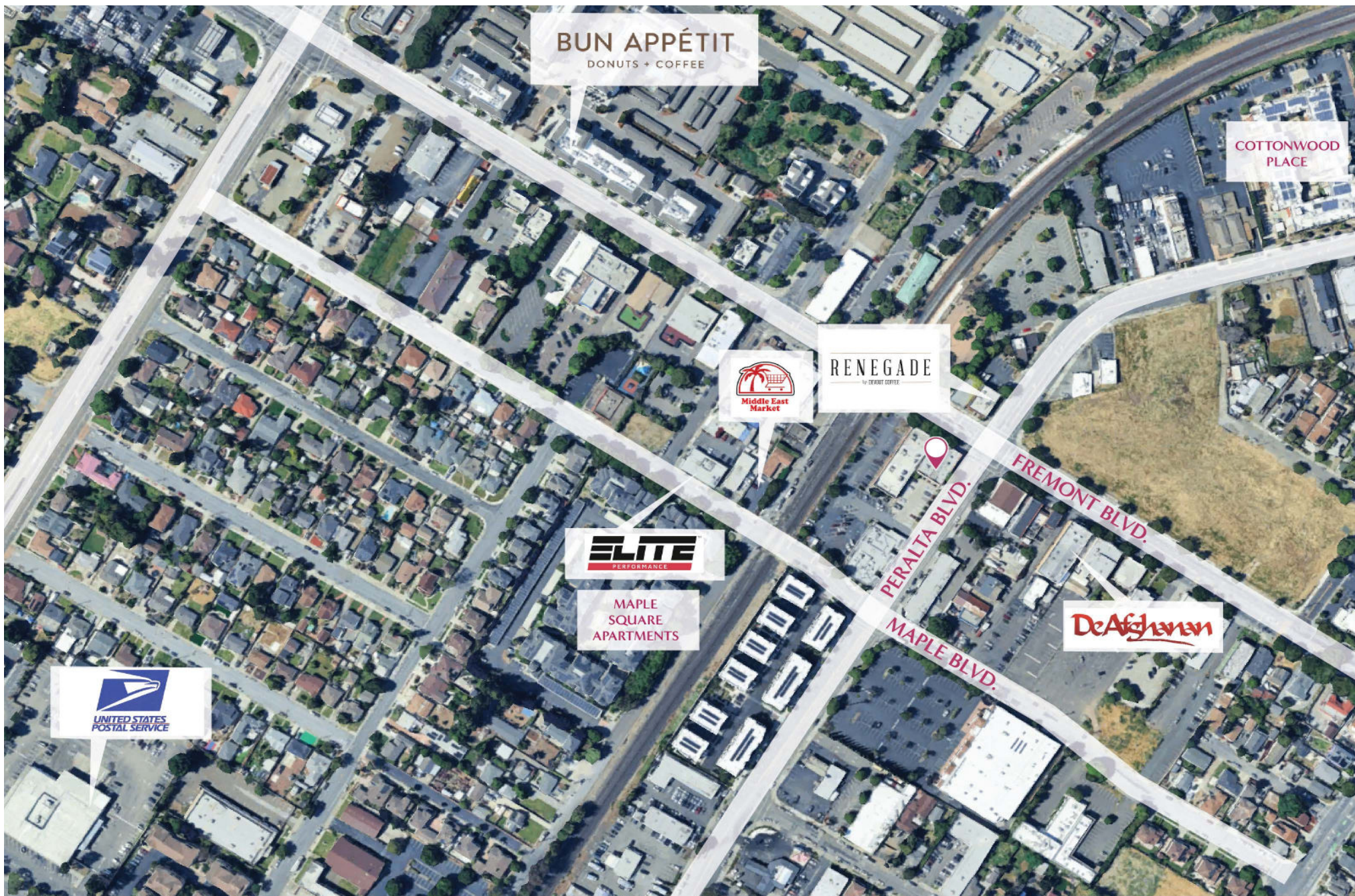






# AMENITY MAP

OFFICE / RETAIL SPACE  
FOR LEASE





CONTACT EXCLUSIVE AGENT  
**FOR DETAILS AND TOUR**

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Acquisition | Disposition | Leasing