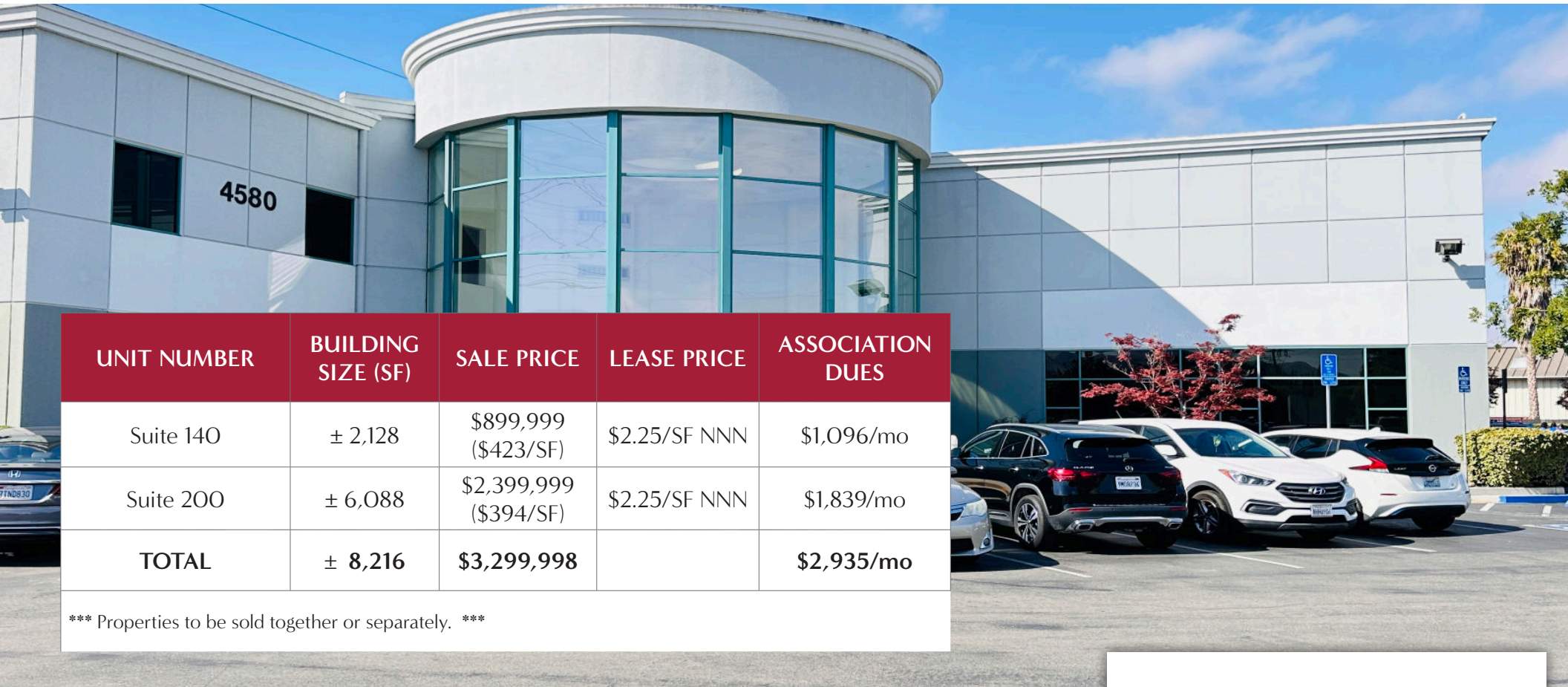


PORTFOLIO OF SMALL COMMERCIAL CONDOS

FOR SALE / LEASE

4580 Auto Mall Pkwy, Suites 140 & 200
Fremont, CA



UNIT NUMBER	BUILDING SIZE (SF)	SALE PRICE	LEASE PRICE	ASSOCIATION DUES
Suite 140	± 2,128	\$899,999 (\$423/SF)	\$2.25/SF NNN	\$1,096/mo
Suite 200	± 6,088	\$2,399,999 (\$394/SF)	\$2.25/SF NNN	\$1,839/mo
TOTAL	± 8,216	\$3,299,998		\$2,935/mo

*** Properties to be sold together or separately. ***



SALE PRICE
\$3,299,998
(\$402/SF)



LEASE RATE
\$2.25/SF NNN



SIZE RANGE
± 2,128 TO ± 6,088 SF



TYPE
Office



YEAR BUILT
2001

THE IVY GROUP

Commercial Properties, Above & Beyond

TIM VI TRAN, SIOR, CCIM

tim@theivygroup.com | 510.213.8883

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 4580 Auto Mall Pkwy, Suites 140 & 200, 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.

Own a premier office condominium in the heart of Fremont's Warm Springs Innovation District. The Ivy Group presents an exceptional opportunity to acquire or lease one or more modern commercial condominiums at 4580 Auto Mall Parkway, anchored by Unitek College and ideally positioned for owner-users and investors alike.

Located in Auto Mall Parkway Business Center, these light-filled, well-appointed units accommodate a wide range of professional office uses and offer the flexibility to expand spaces as your business grows. The location is the differentiator: minutes from I-880 and I-680, roughly a mile from the Warm Springs/South Fremont BART station, and at the center of one of the Bay Area's most dynamic advanced-technology corridors—home to Tesla and a deep cluster of manufacturing, robotics, and R&D firms.

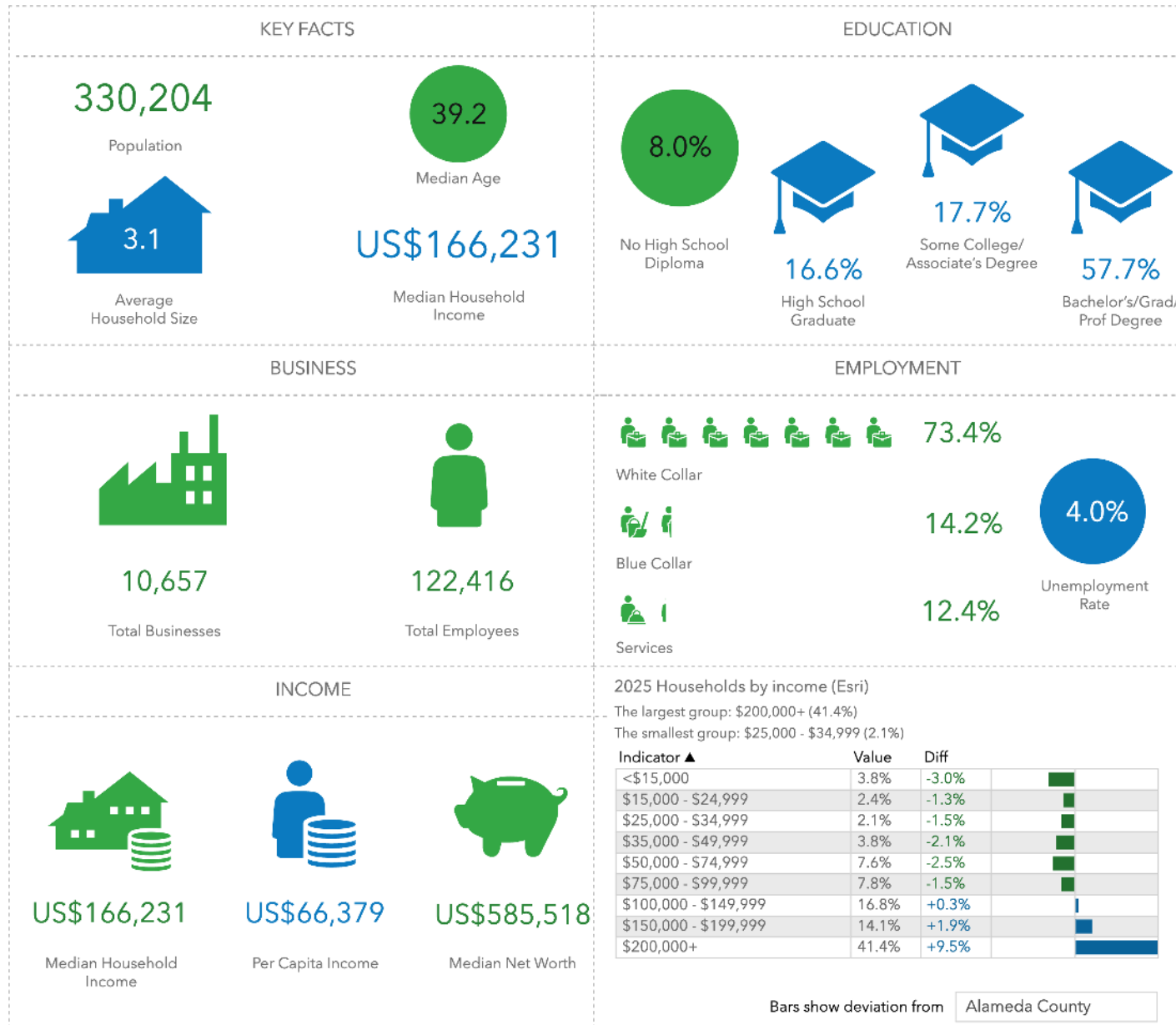
With strong anchor tenancy, abundant parking, and immediate freeway and transit access, this opportunity delivers the rare combination of stability, convenience, and long-term value—whether you are establishing your headquarters or building your investment portfolio.

	SUITE 140	SUITE 200
Size	± 2,128 SF	± 6,088 SF
Floor	1st Floor	2nd Floor
Lot Size	± 3.27 acres	
Use	Assembly, Entertainment, Recreation, Educational Services, Health Care & Social Assistance, Medical and Diagnostic Labs, Scientific R&D, Offices	
Year Built	2001	
Power	Individual metered for electric	
Zoning	Industrial - Service (IS)	
Ceiling Height	10 FT	
Sprinklers	100% sprinklered	
APN	525-1327-54	525-1327-58

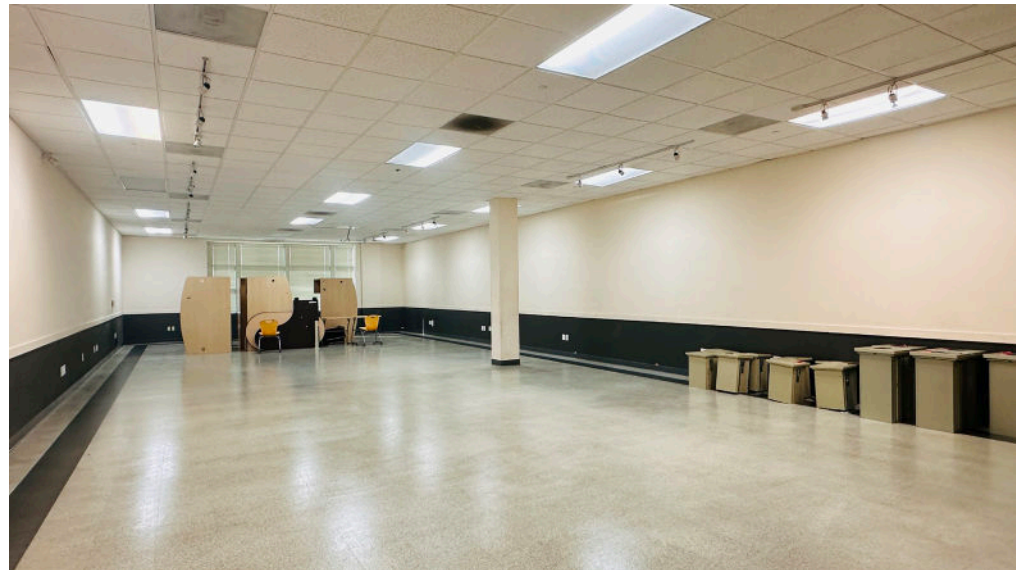
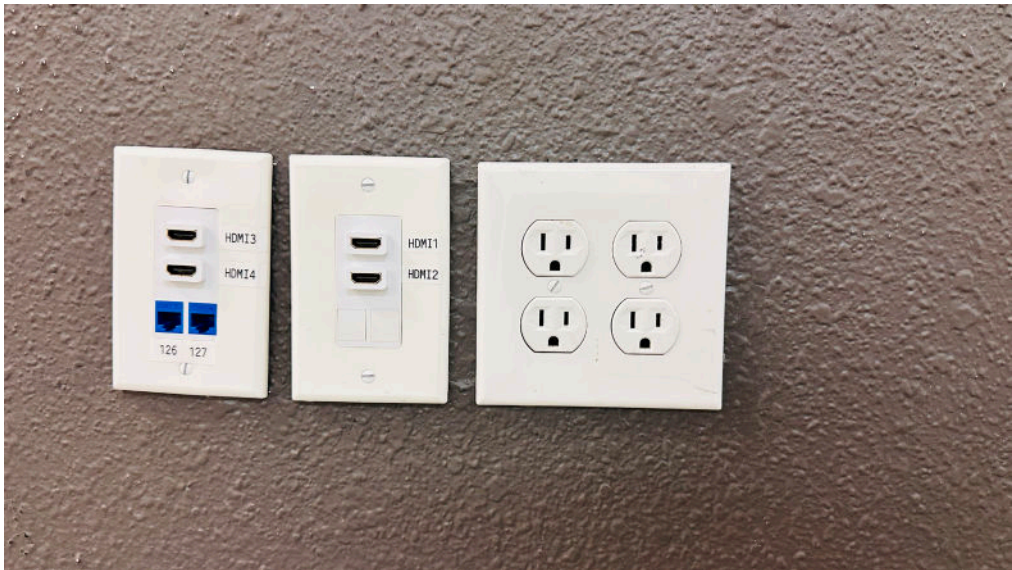


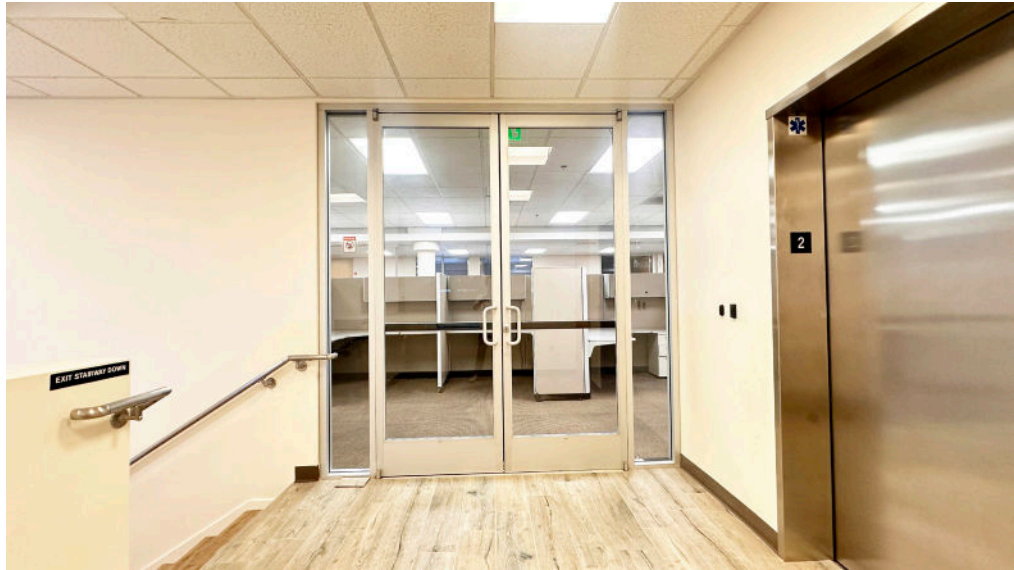
PORTFOLIO OF SMALL COMMERCIAL CONDOS FOR SALE / LEASE





Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025). © 2026 Esri







PORTFOLIO OF SMALL COMMERCIAL CONDOS FOR SALE / LEASE

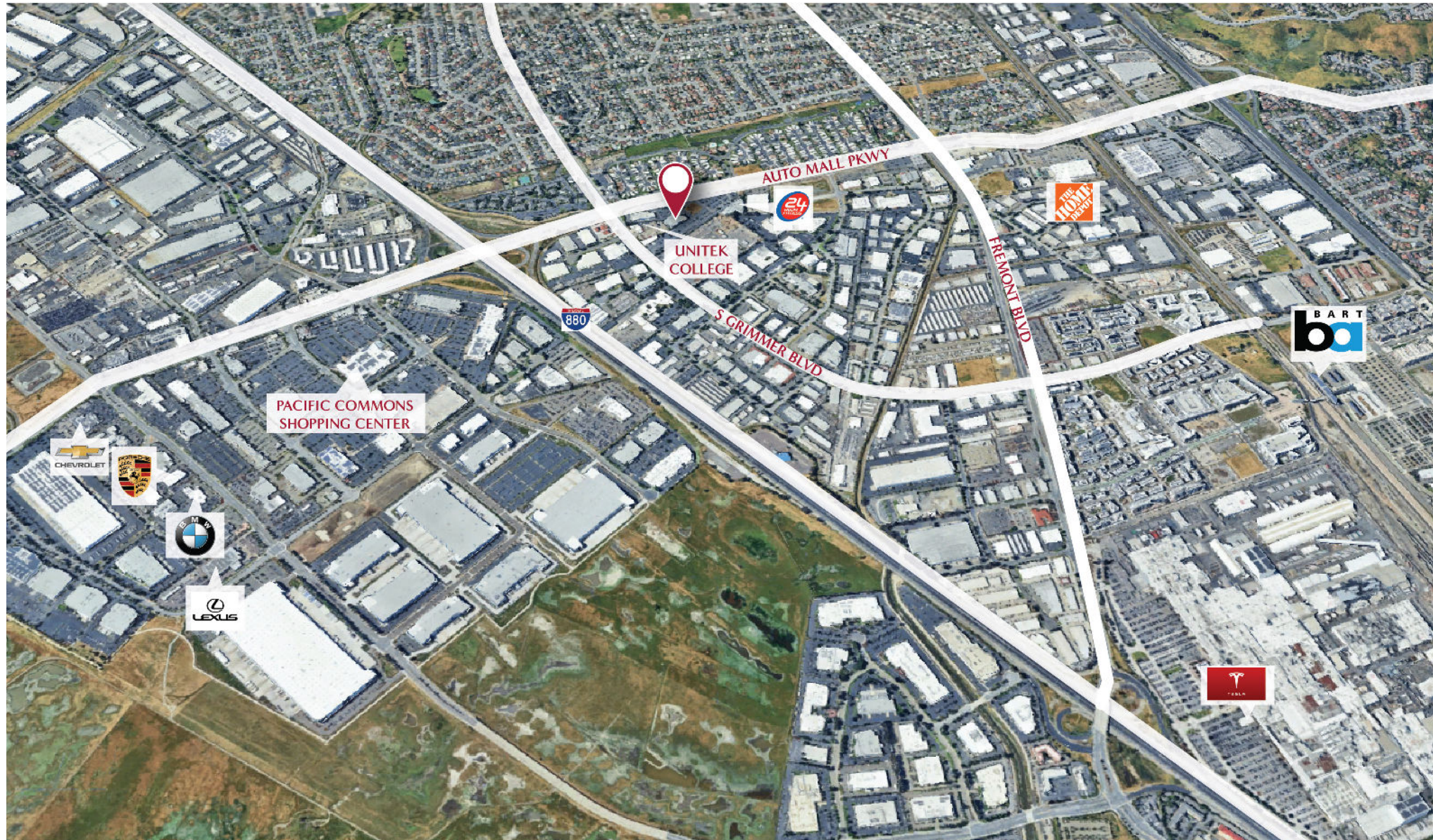


- ## OAKLAND

- SAN FRANCISCO**

- # SILICON VALLEY

24. Tesla | Auto and Aerospace Engineer
25. Facebook | Software & Social Media
26. Apple | Software & Technology
27. Adobe | Technology & Social Media
28. Google | Software & Technology
29. Netflix | Software & Entertainment
30. LinkedIn | Software & Social Media
31. Cisco | Software & Technology
32. Oracle | Software & Technology



CONTACT EXCLUSIVE AGENT
FOR DETAILS AND TOUR

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Acquisition | Disposition | Leasing