THREE COMMERCIAL PROPERTIES ON ONE PARCEL

FOR SALE

43513 Mission Blvd (aka 126-138 Anza St)
Fremont, CA



SALE PRICE	BUILDING SIZE	LOT SIZE	YEAR BUILT	ZONING	APN
$2,200,000 ($498/SF)	± 4,416 SF	± 15,125 SF (± 0.35 acres)	1900 / 1940	TC-P(HOD)(H-I)	513-610-33

THE IVY GROUP
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CONFIDENTIALITY AGREEMENT

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 43513 Mission Blvd (aka 126-138 Anza St), 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.

HIGHLIGHTS

INVESTMENT HIGHLIGHTS

» A rare off-market, fully leased mixed-use investment opportunity in Fremont
» Strong, stable rental income with long-term tenants in place for over 10 years
» Three buildings on one parcel, offering both income and future redevelopment potential
» Ideally located adjacent to Ohlone College, with high visibility and strong rental demand

3 UNIT DETAILS

» **Street-Facing Unit** (facing Mission Blvd)
Approx. 1,200 sqft — $4,380/month — Lease term through 2028
» **Two-Story Main Building**
Upper Unit: Approx. 1,100 sqft — 2 bathrooms plus kitchen with washer/dryer
Lower Unit: Approx. 1,000 sqft — 2 bathrooms, 1 full bath with shower

SIDE UNIT

Approx. 800 sqft — 2 bathrooms (no showers), hair-washing sinks

OWNER-USER STRATEGY

This property also suits an owner-user buyer: live in one unit and lease the other three units for rental income, while holding the property for its longer-term development potential.

DEVELOPMENT POTENTIAL

Suitable for future townhomes, multifamily, or commercial-residential projects, subject to verification of zoning, entitlements, and city approvals.

LOCATION HIGHLIGHTS

» Adjacent to Ohlone College
» Walking distance to restaurants, grocery stores, and retail shops
» High visibility with strong rental demand
» Close to major roads and well-connected for commuting

Building Size	Three buildings on one parcel totaling ± 4,416 SF
Lot Size	± 15,125 SF or ± 0.35 acres (L-shaped Lot)
Year Built	1900 / 1940
Zoning	TC-P(HOD)(H-I)
Parking	28 onsite private parking spaces
Structures	3 buildings in one parcel
Gross Annual Rental Income	Approx. $122,160
Tenancy	Fully leased; all tenants in place for over 10 years
APN	513-610-33

All figures are approximate and should be independently verified by the buyer. Development potential is presented as an opportunity only, not as an approved project.



FINANCIAL ANALYSIS

				ACTUAL		PROFORMA	
ADDRESS	**SIZE (SF)**	**EXP DATE**	**STATUS**	**AMOUNT ($ PER SF)**	**TOTAL AMOUNT**	**AMOUNT ($ PER SF)**	**TOTAL AMOUNT**
INCOME							
TENANT 1	1,304	5/31/2028	Occupied	$3.37	$4,388.00	$3.47	$4,519.64
TENANT 2	904	8/14/2026	Occupied	$1.77	$1,600.00	$1.82	$1,648.00
TENANT 3	1,104	3/31/2027	Occupied	$1.72	$1,900.00	$1.77	$1,957.00
TENANT 4	1,104	5/31/2026	Occupied	$1.72	$1,900.00	$1.77	$1,957.00
TOTAL INCOME (MONTHLY)				**$2.22**	**$9,788.00**	**$2.28**	**$10,081.64**
TOTAL INCOME (ANNUALLY)				**$26.60**	**$117,456.00**	**$27.40**	**$120,979.68**
RECAPTURE OF EXPENSES (NNN)							$30,710
EXPENSES							
Property Taxes				$0.06	$3,276	$0.50	$26,620
Insurance				$0.04	$2,000	$0.04	$2,200
Common Area Maintenance				$0.03	$1,800	$0.04	$1,890
TOTAL EXPENSES (MONTHLY)				**$0.13**	**$590**	**$0.58**	**$2,559**
TOTAL EXPENSES (ANNUALLY)				**$1.60**	**$7,076**	**$6.95**	**$30,710**
NET OPERATING INCOME (NOI)					**$117,456.00**		**$120,979.68**
CAP RATE					**5.34%**		**5.50%**
VALUE					**$2,200,000**		**$2,200,000**
		Price/SF					
BUILDING SIZE (SF)	4,416	$498					
LOT SIZE (SF)	15,125	$145					

PROPERTY PHOTOS







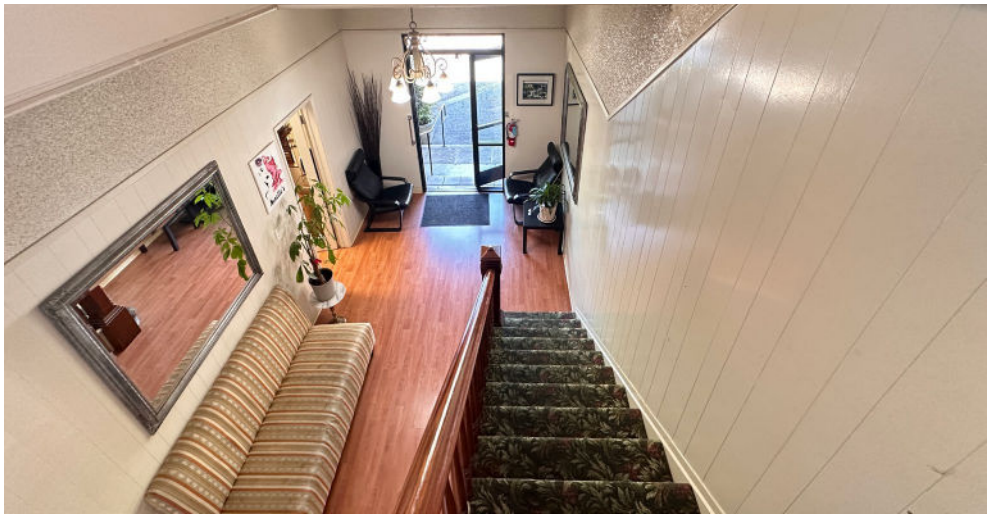


PROPERTY PHOTOS









PROPERTY PHOTOS









PROPERTY AERIAL



AMENITIES MAP





CONTACT EXCLUSIVE AGENTS

FOR DETAILS AND TOUR

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Acquisition | Disposition | Leasing