

FOR LEASE

46844 Mission Blvd
Fremont, CA



SARAH EDWARDS

408.216.2322

sarah.edwards@srsre.com

CA Lic. 01297272

MATT ALEXANDER

415.908.4938

matt.alexander@srsre.com

CA Lic. 00883993



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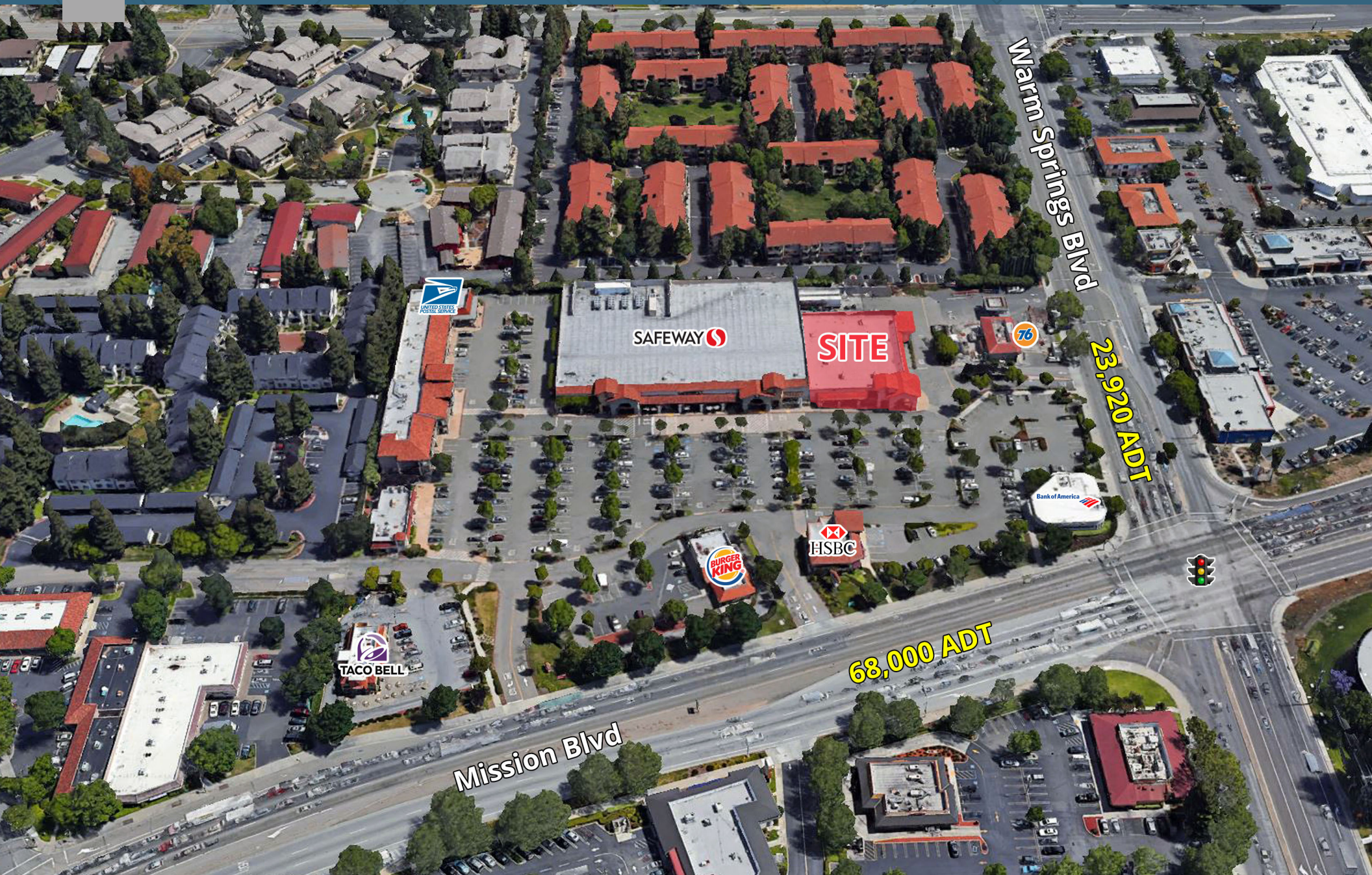
Property Highlights

- \$17 SF/yr (MG)
- Lease end date 9/30/2023
- Located at the highly trafficked intersection of Mission and Warm Springs Boulevards.
- End Cap Space with a Drive-Thru
- Co-Tenancy with Safeway
- +/-15,120 Square Feet

All offers are subject to approval by Walgreens Real Estate Committee



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Demographic Summary

	1 MILE	3 MILE	5 MILE
POPULATION			
2019 Population	9,199	60,287	166,959
2024 Population	9,586	62,366	173,038
2019-2024 Annual Rate	0.83%	0.68%	0.72%
2019 Median Age	38.7	41.0	39.4
Daytime Population	20,431	99,896	208,748
HOUSEHOLDS			
2019 Total Households	3,179	18,691	52,263
2024 Total Households	3,303	19,238	53,939
2019 - 2024 Annual Rate	0.77%	0.58%	0.63%
MEDIAN HH INCOME			
2019 Median HH Income	\$154,374	\$147,909	\$127,716
2024 Median HH Income	\$165,314	\$160,642	\$147,344
2019-2024 Annual Rate	1.38%	1.67%	2.90%
AVERAGE HH INCOME			
2019 Average HH Income	\$184,635	\$187,861	\$164,634
2024 Average HH Income	\$205,523	\$208,409	\$186,236
2019-2024 Annual Rate	2.17%	2.10%	2.50%

Source: Esri

