

RETAIL FOR LEASE

3301
INNOVATION
WAY,
FREMONT

URBAN CONVENIENCE

—

SUBURBAN TRANQUILITY

Leya



CBRE

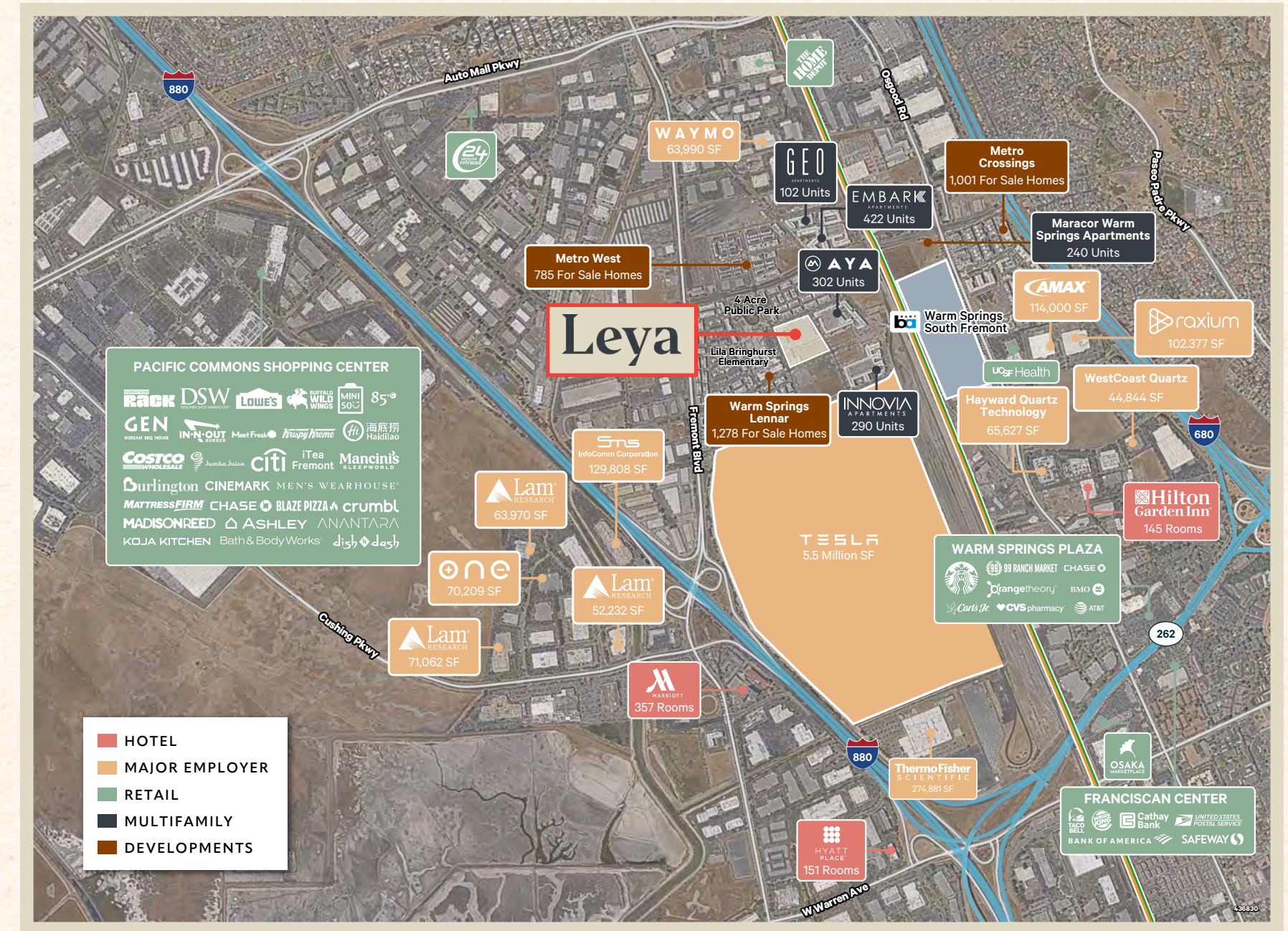




PROPERTY OVERVIEW

Leya

This prime retail opportunity at Leya, a new 328-unit luxury apartment community, is located in the Warm Springs neighborhood of Fremont, known for its well-balanced mix of scenic open spaces, pioneering tech companies and new housing developments. Ideally situated between two major highways and minutes away from the Warm Springs / South Fremont BART station, the property offers unsurpassed accessibility to both locals and visitors alike.



DEMOGRAPHICS

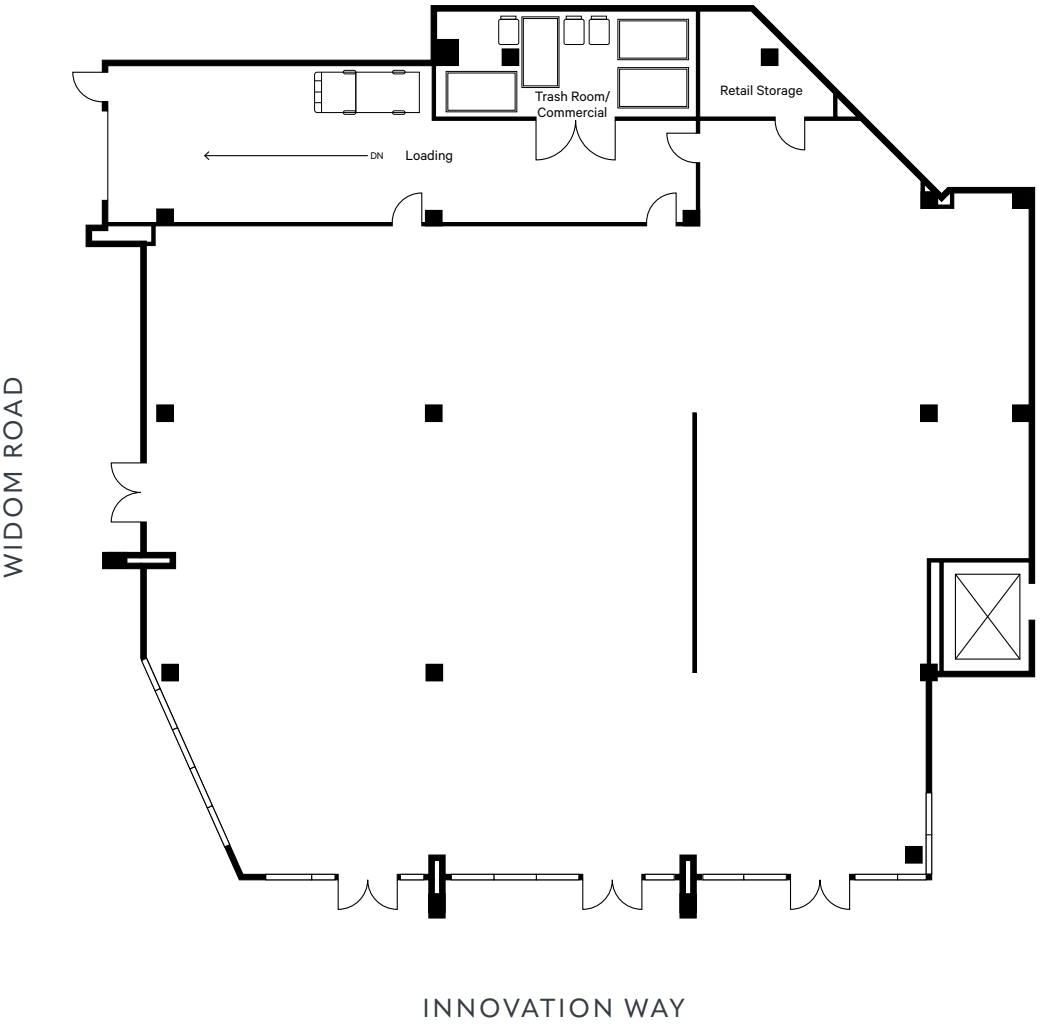
Top Tier: The residents of the wealthiest Tapestry market, Top Tier, earn more than three times the US household income. They have the purchasing power to indulge any choice, but what do their hearts’ desire? Aside from the obvious expense for the upkeep of their lavish homes, consumers select upscale salons, spas, and fitness centers for their personal well-being and shop at high-end retailers for their personal effects.

Whether short or long, domestic or foreign, their frequent vacations spare no expense. Residents fill their weekends and evenings with opera, classical music concerts, charity dinners, and shopping. These highly educated professionals have reached their corporate career goals. With an accumulated average net worth of over 1.5 million dollars and income from a strong investment portfolio, many of these older residents have moved into consulting roles or operate their own businesses.

	.5 Miles	1 Mile	3 Miles
2024 Population	1,398	7,981	86,011
2024 Average Household Income	\$205,932	\$240,531	\$235,421
2024 Employees	13,109	46,394	87,322



FLOOR PLAN



360° VIRTUAL TOUR

FLAGSHIP CORNER OPPORTUNITY

4,700 SF

±122' – 8.5" FRONTAGE

±21'-3 ½" CEILING HEIGHTS

TYPE 1 VENTING POSSIBLE

CAN BE DEMISED

LOADING DOCK

TENANT IMPROVEMENT ALLOWANCE AVAILABLE

RETAIL FOR LEASE

3301 INNOVATION WAY, FREMONT

STATE URBAN CONVENIENCE

SUBURBAN TRANQUILITY



Candace Thurmond
Lic. 02157562
candace.thurmond@cbre.com

Alex Sagues
Lic. 02055525
alex.sagues@cbre.com

Shara Wong
Lic. 02219317
shara.wong@cbre.com

Leya  **CBRE**

For more information, call **+1 415 772 0325**

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.