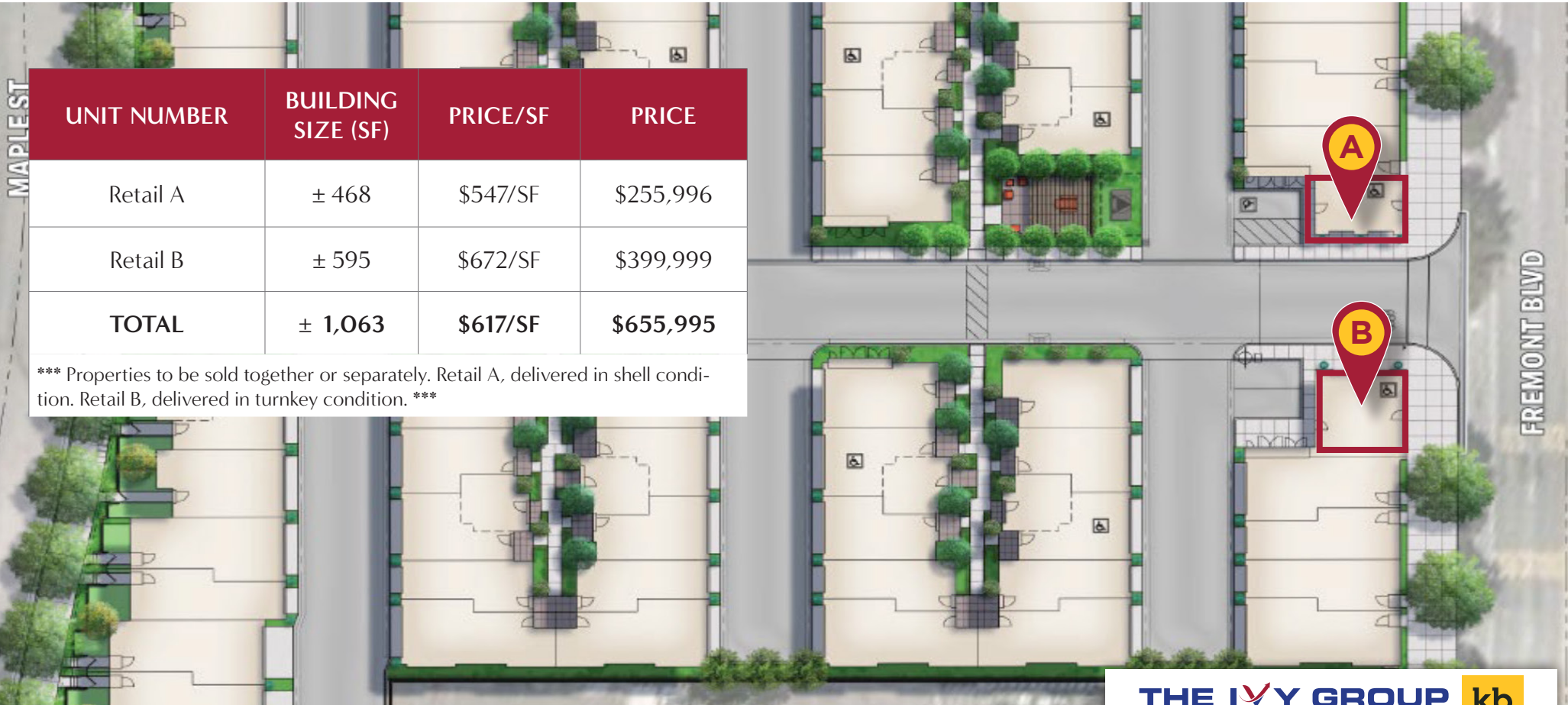


PORTFOLIO OF SMALL COMMERCIAL CONDOS

FOR SALE

37447 Fremont Blvd.
Fremont, CA



UNIT NUMBER	BUILDING SIZE (SF)	PRICE/SF	PRICE
Retail A	± 468	\$547/SF	\$255,996
Retail B	± 595	\$672/SF	\$399,999
TOTAL	± 1,063	\$617/SF	\$655,995

*** Properties to be sold together or separately. Retail A, delivered in shell condition. Retail B, delivered in turnkey condition. ***



PRICE
\$655,995
(\$617/SF)



SIZE RANGE
± 468 to 595 SF



TYPE
Retail / Office
Condo



YEAR BUILT
Estimated
4Q2026



VISIBILITY
Fremont Blvd.



CONSTRUCTION
New

THE IVY GROUP
Commercial Properties, Above & Beyond



TIM VI TRAN, SIOR, CCIM
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CA DRE #01341045

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 37447 Fremont Blvd, 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 YOUR FUTURE: TWO PRIME COMMERCIAL CONDOS FOR SALE

The Ivy Group proudly offers an exceptional opportunity to own one or more commercial condominiums in the vibrant and growing community of Fremont. Located within the newly constructed “Veranda” townhomes, these properties are perfect for business owners looking to secure their real estate future.

KEY HIGHLIGHTS:

- **Flexibility:** Choose from two units ranging from ± 468 to 595 square feet, available individually or as a complete portfolio.
- **Location, Location, Location:** Positioned along Fremont Blvd, these condos provide unmatched convenience and high visibility—ideal for businesses looking to attract customers and grow.
- **Customizable Space:** Retail A delivered in shell condition, offering a blank canvas to tailor your workspace to your personal needs.
- **Turnkey Space:** Retail B delivered in turnkey condition, great for retail or office space.
- **Built for Success:** Constructed by KB Home, a trusted name in quality building.
- **Accessibility:** Walking distance to Fremont-Centerville train station; convenient to I-880

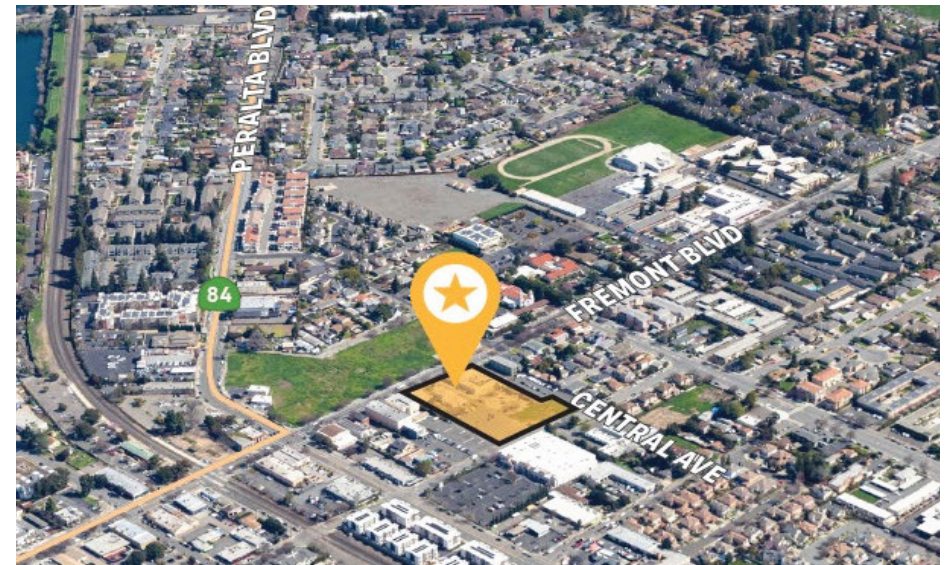
WHY BUY?

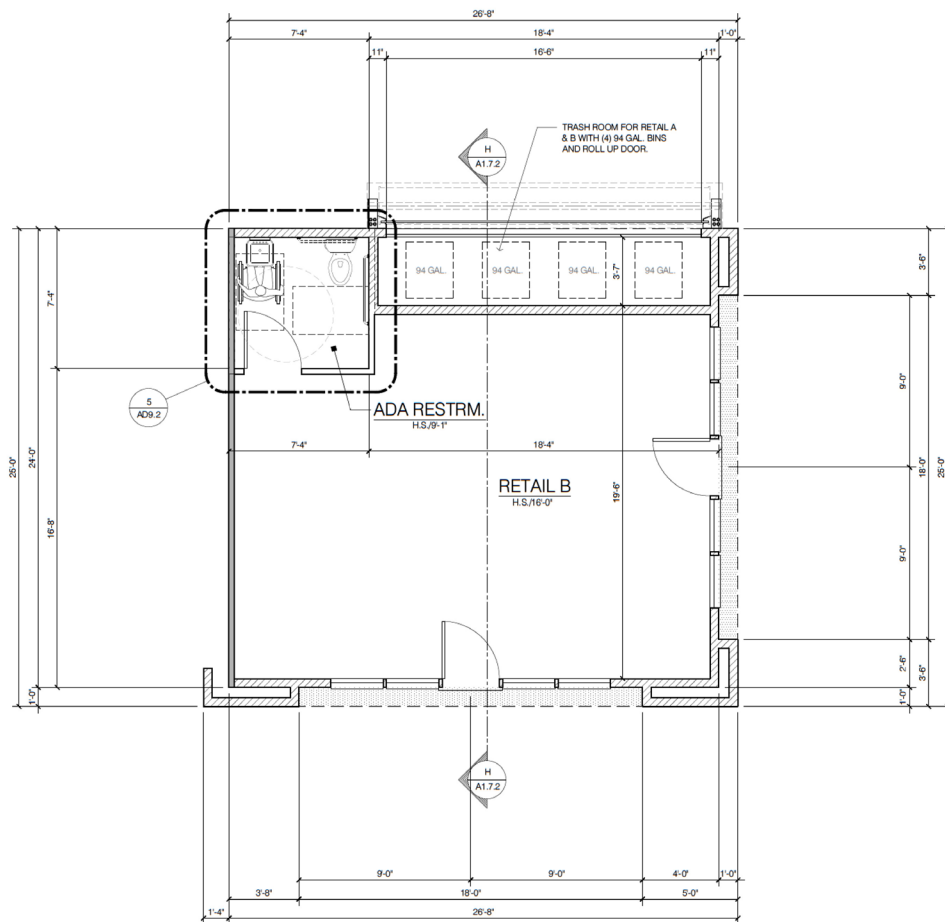
Control Your Destiny: Say goodbye to unpredictable rent hikes and secure ownership of your business location.

Attractive Financing Options: Potential buyers may qualify for an SBA loan with as little as 10% down, making ownership more accessible than ever.

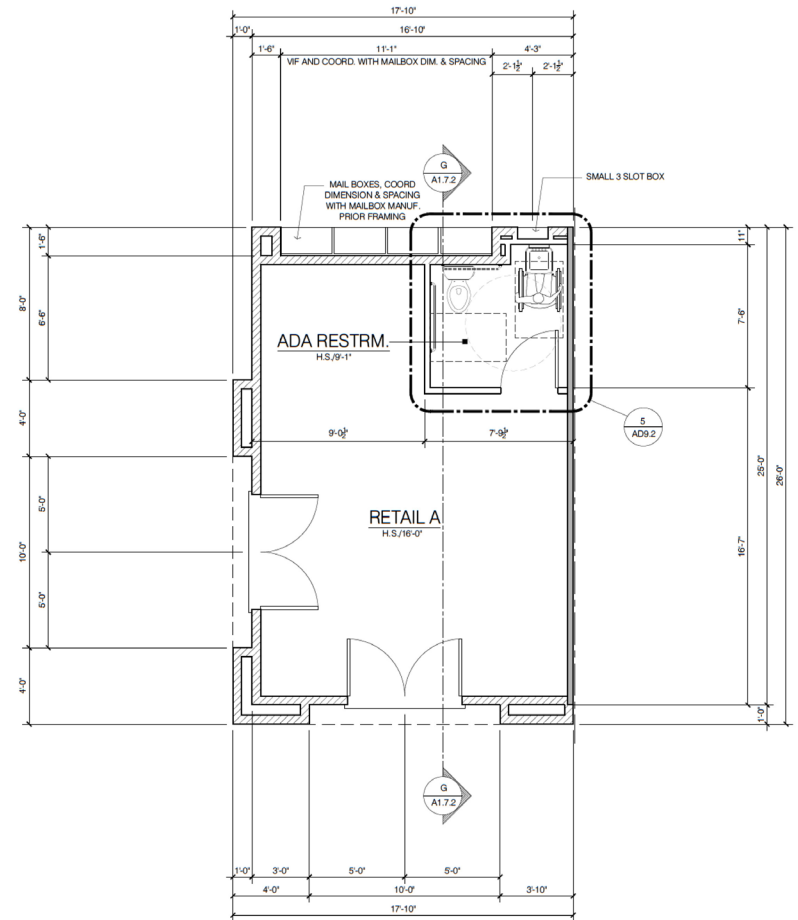
Take advantage of this rare chance to own a piece of Fremont’s premier commercial development. Contact us today to learn more and explore your options!

Size Range	Retail A: ± 468 SF Retail B: ± 595 SF
Use	Retail / Office Condo
Year Built	Estimated 4Q2026
Visibility	Fremont Blvd
Delivery Condition	Retail A in shell condition. Retail B in turnkey condition
Ceiling Height	± 16 FT

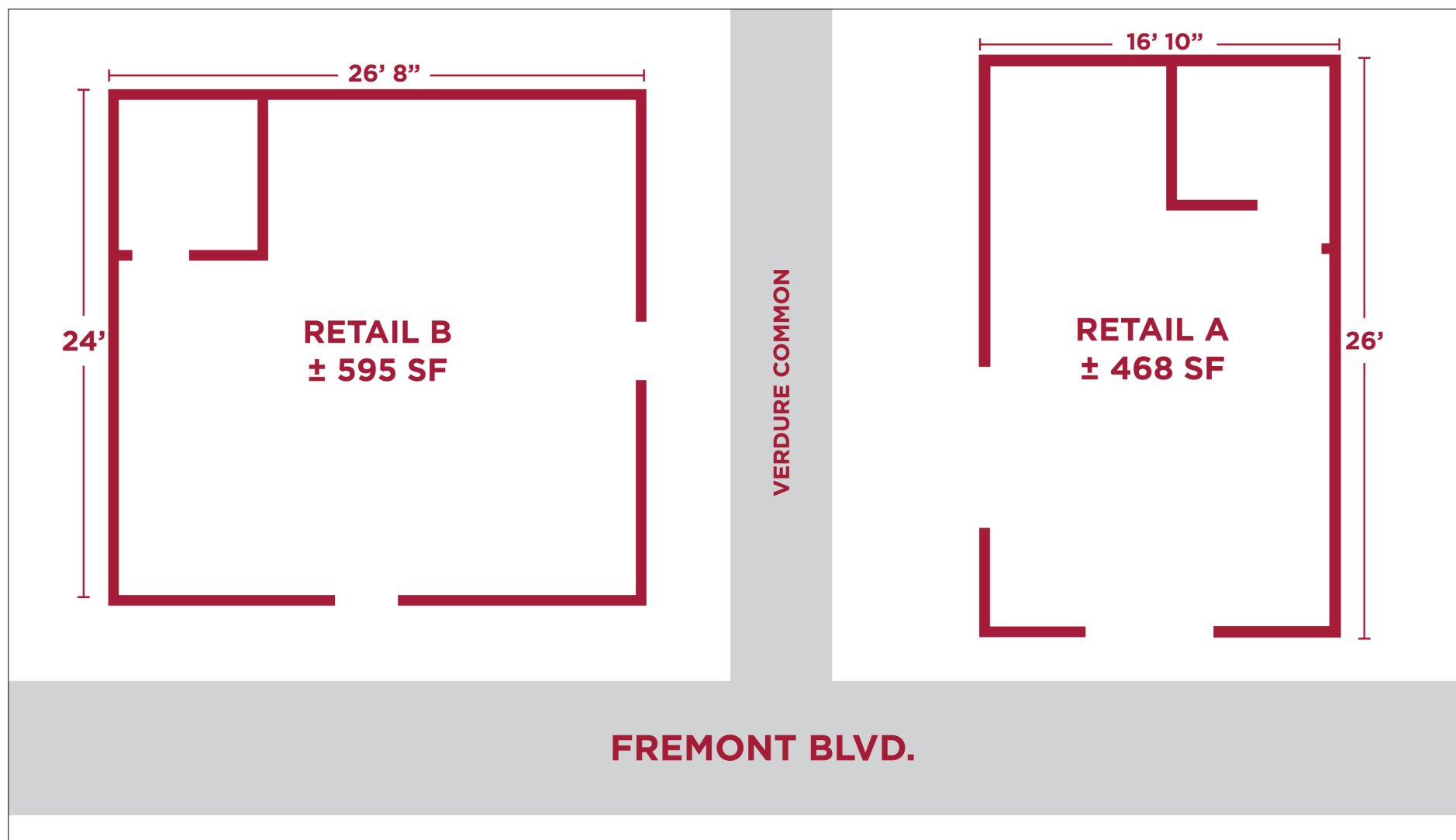


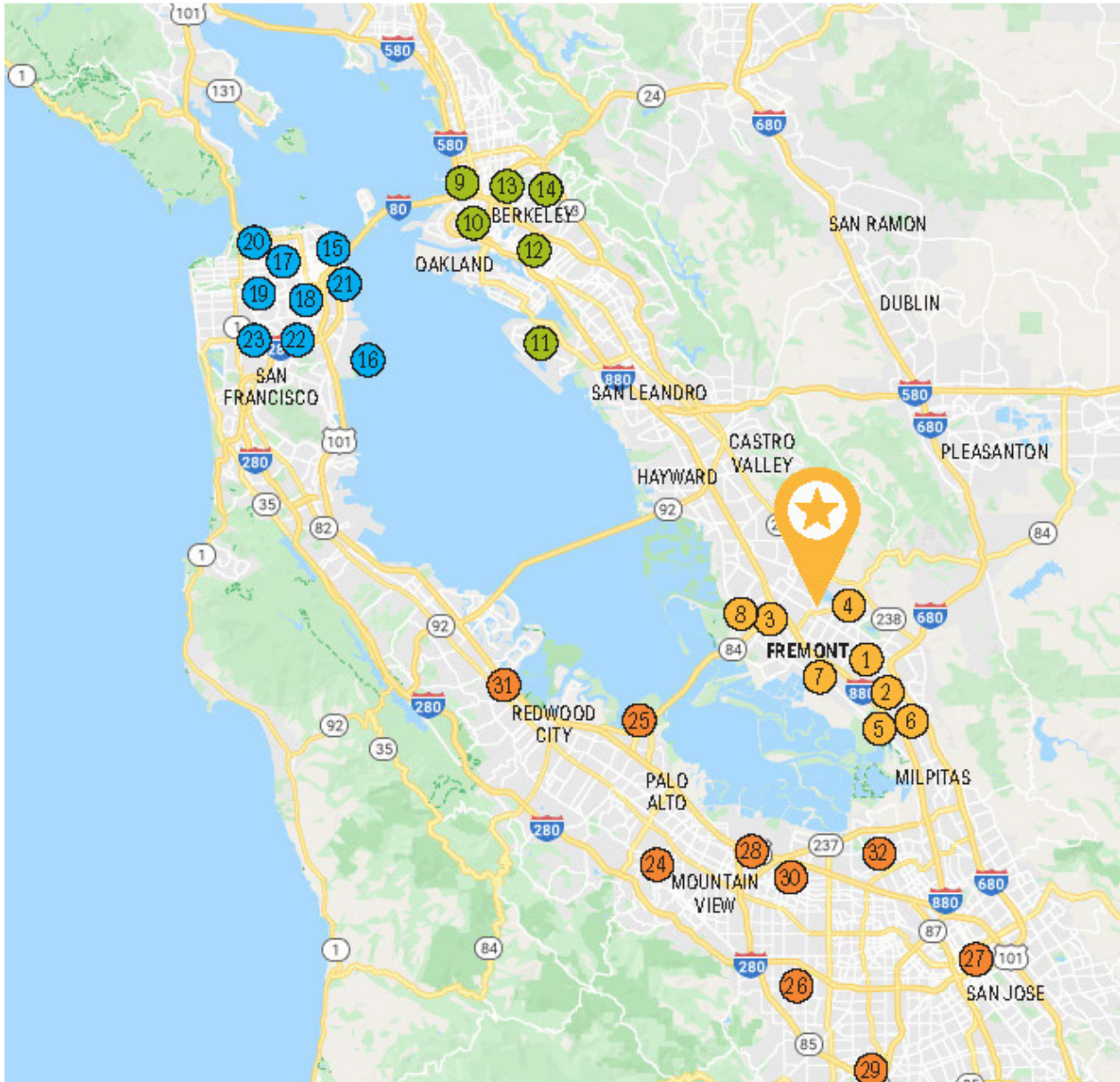


RETAIL B



RETAIL A





FREMONT

1. Tesla
2. Western Digital Corp
3. Meta - Fremont Campus
4. Washington Hospital Healthcare
5. Lam Research
6. ThermoFisher
7. Boston Scientific
8. Boehringer Ingelheim

OAKLAND

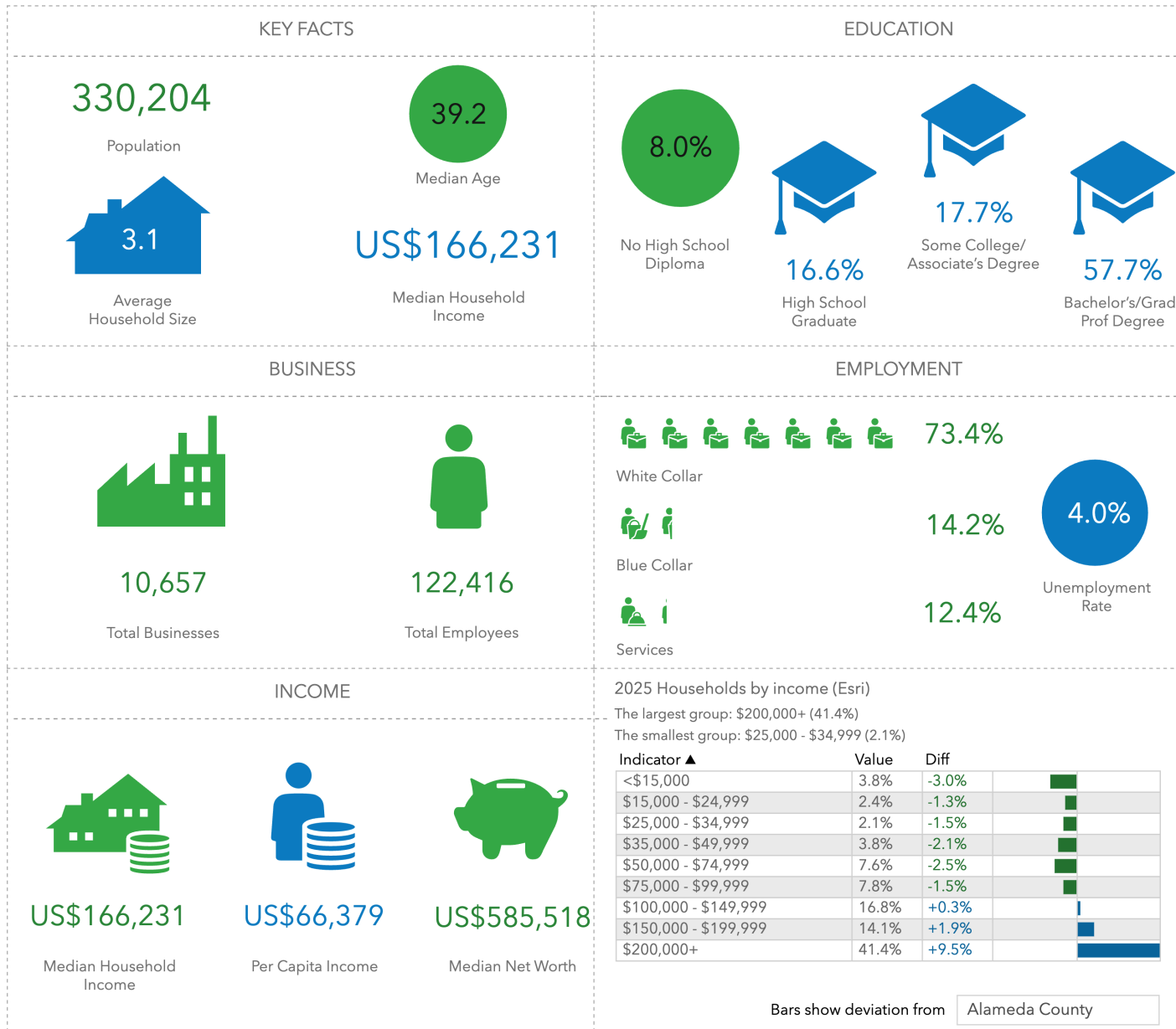
9. Pixar Studios | Animation
10. Pandora | Software & Technology
11. VF Corporation | Apparel Management
12. Jamba Juice | Health
13. Kaiser Permanente | Medical
14. BART | Transportation Services

SAN FRANCISCO

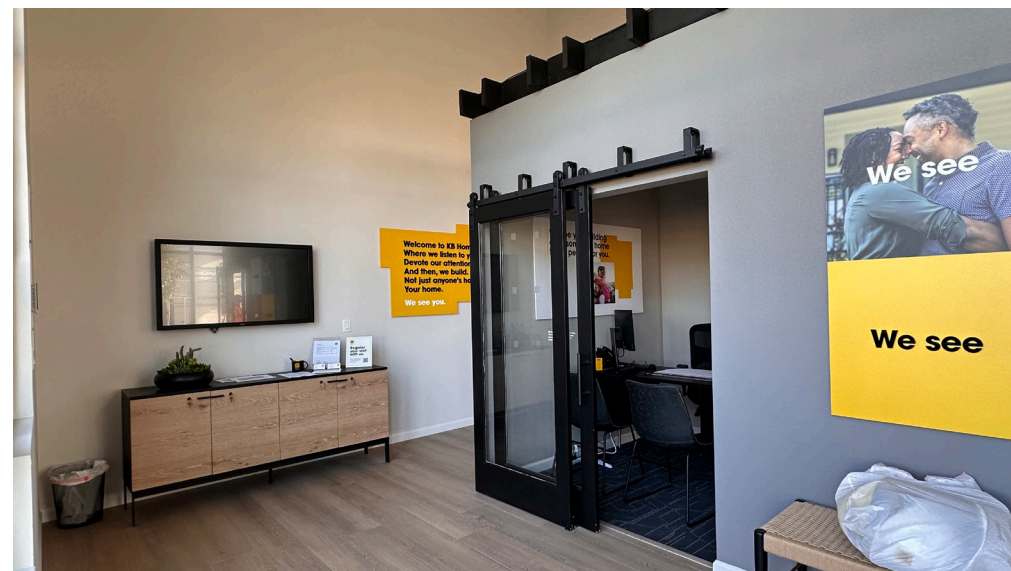
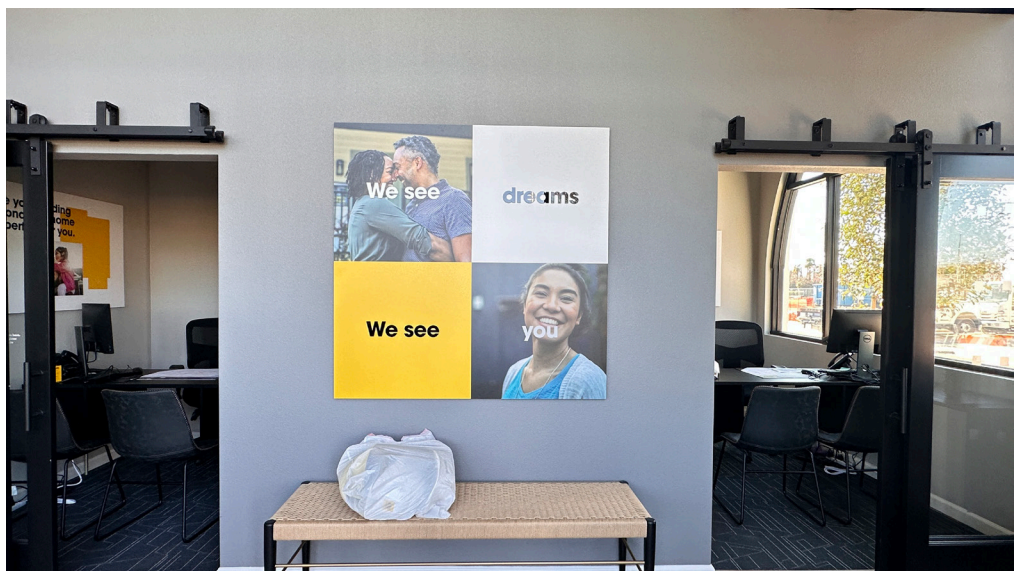
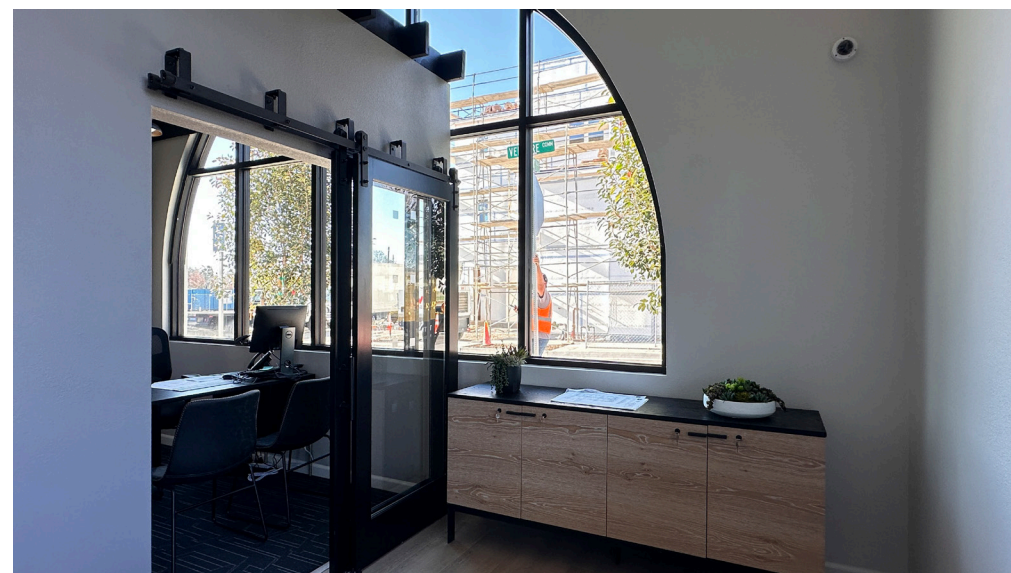
15. Google | Software & Technology
16. Genetech | BioTech
17. Kimpton Hotels and Restaurants | Business Hospitality
18. Twitter | Technology & Social Media
19. Asana | Software & Technology
20. Microsoft | Software & Technology
21. Airbnb | Hospitality
22. Salesforce | Software & Technology
23. Williams Sonoma | Retail

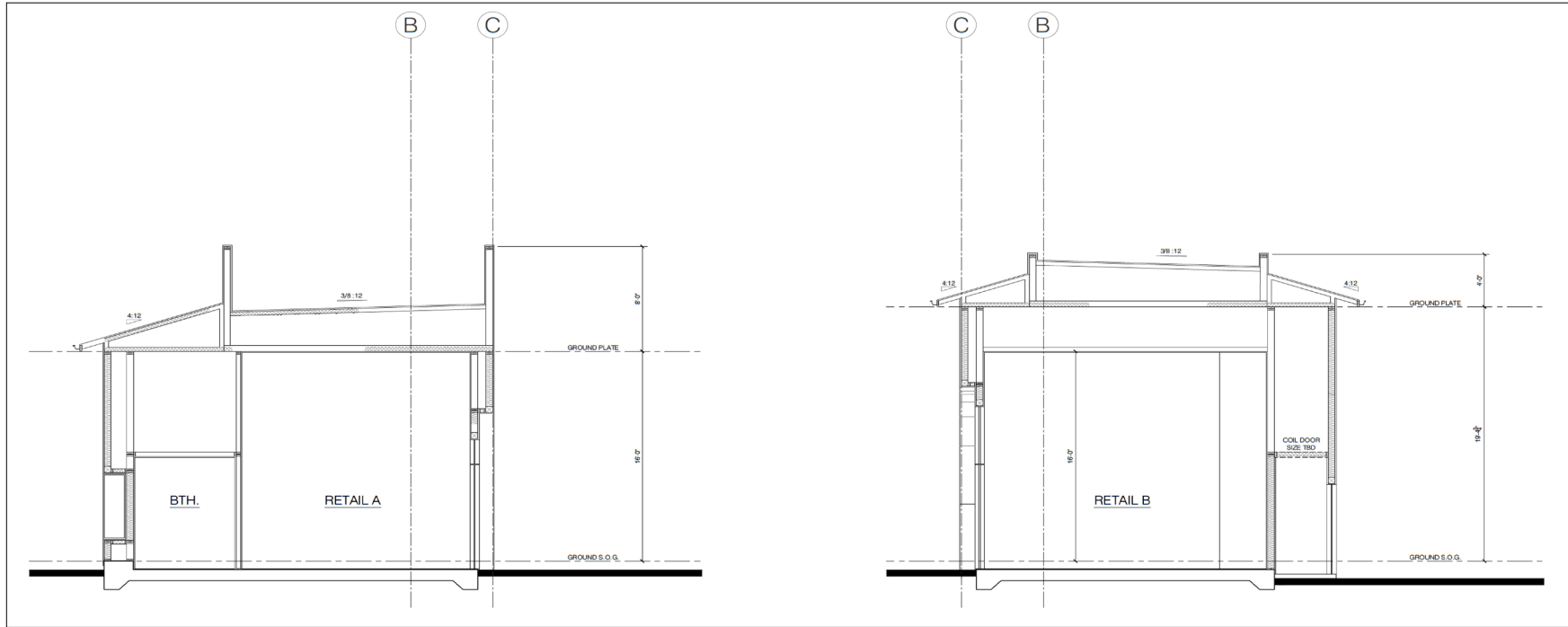
SILICON VALLEY

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



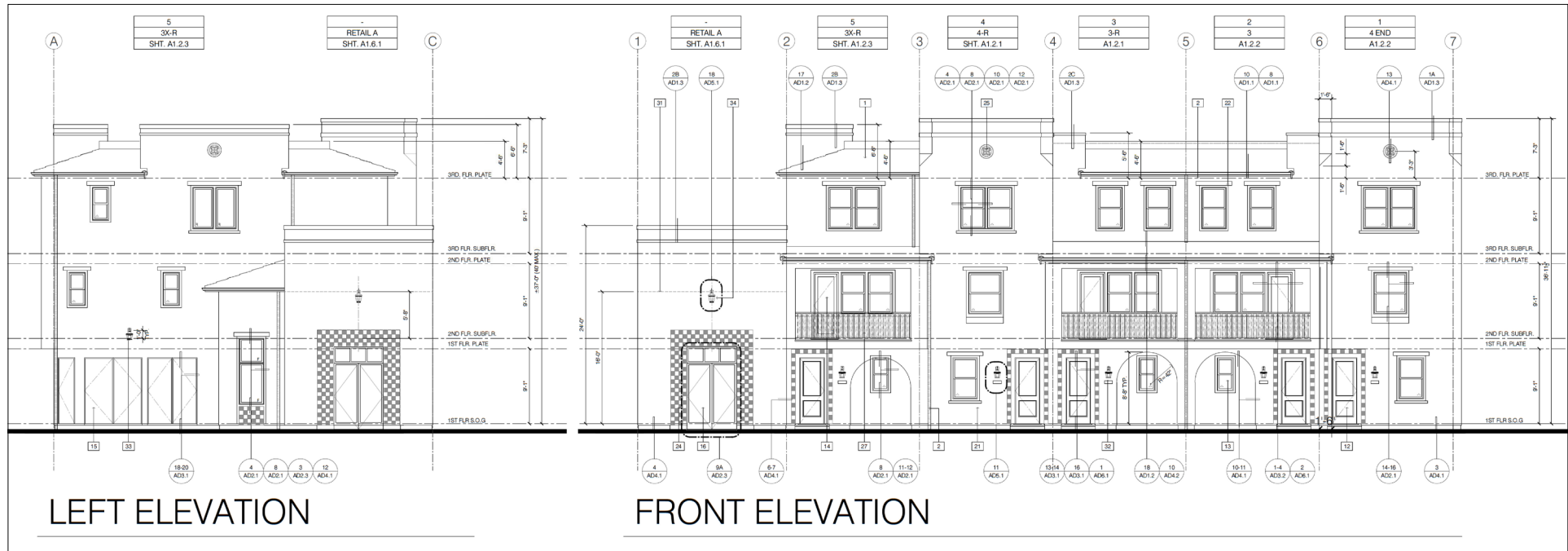
Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025). © 2026 Esri





RETAIL A

RETAIL B



RETAIL B

RETAIL A



CONTACT EXCLUSIVE AGENTS
FOR DETAILS AND TOUR

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tim@theivygroup.com | 510.213.8883

CA DRE #01784630

JOSEPH CERVANTES

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CA DRE #01341045



THE IVY GROUP

Commercial Properties, Above & Beyond

975 Corporate Way, Fremont | CA 94539

Acquisition | Disposition | Leasing

FREMONT BLVD

