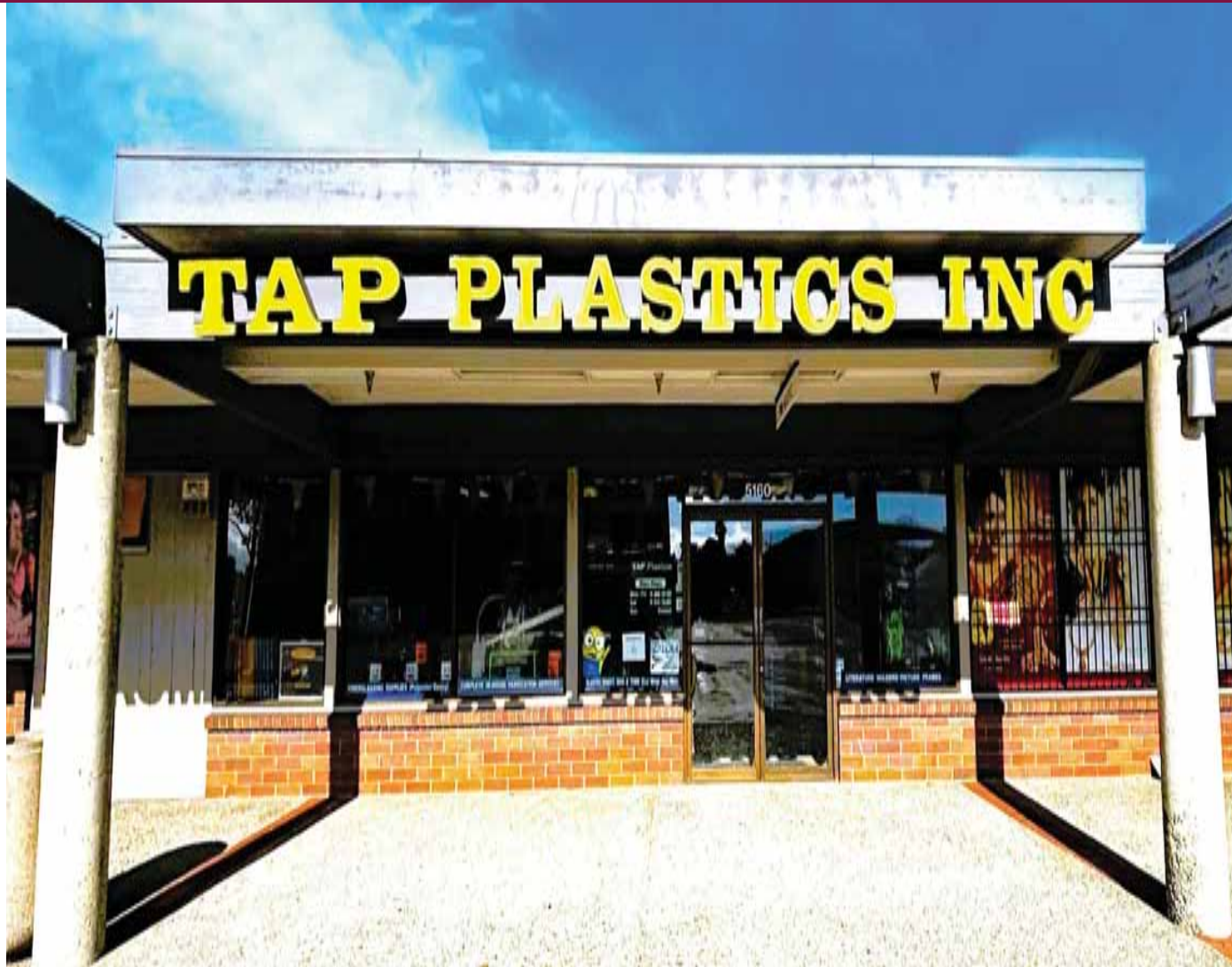




Mowry East Shopping Center

5040-5200 Mowry Avenue
Fremont, CA 94538



For Additional information, contact Exclusive Agent:

408.331.2308

Mark@BiaginiProperties.com

Vice President

Mark Biagini DRE#00847403

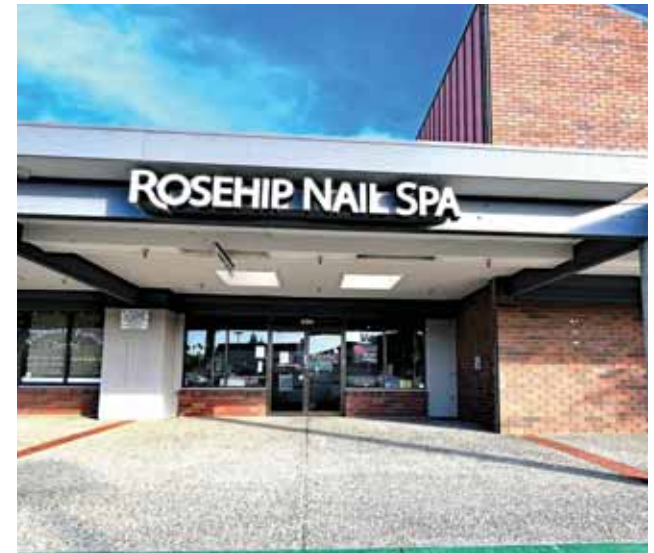
Biagini Properties, Inc.

333 W. El Camino Real, Suite 240

Sunnyvale, CA 94087

Rev. August 20, 2026

www.biaginiproperties.com



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

Vice President

Mark@BiaginiProperties.com

408.331.2308



Property Description

Introducing a prime leasing opportunity at Mowry East Shopping Center. This iconic property is home to a Luckys Supermarket Anchored Center. Boasting a strategic location directly off Mowry Avenue & I-880, the property offers high visibility and accessibility. With ample parking and superb branding opportunities via excellent building signage, it's the ideal setting for businesses looking to make a statement. This property provides a gateway to central Fremont, with proximity to Fremont Bart, Washington Hospital, and Kaiser Hospital. Don't miss out on this exceptional commercial space for lease.

Offering Summary

Lease Rate:	Negotiable
Estimated NNN Charges	.90 SF/month - 2026
Available SF:	3,696 SF
Lot Size:	7.77 Acres

Property Highlights

- Grocery Anchored Center - Luckys Supermarket & India Metro Hypermarket
- Directly Off I-880 Offramps at Mowry Avenue & I-880
- Across from New Park Mall (Costco, Lazy Dog, 24 Hour Fitness, AMC Theaters, H&M)
- Gateway to Central Fremont, Fremont Bart, Washington Hospital and Kaiser Hospital
- Ample Parking
- Superb Branding Opportunity via Excellent Building Signage

Major Nearby Tenants

- Planet Fitness, Patelco Credit Union, My Mother's Hug Learning Center, Massimo's, Denny's, Starbucks, Fremont Surgical Center, Olive Garden, City Sports, Applebee's



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

Vice President

Mark@BiaginiProperties.com

408.331.2308



Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,696 SF	Lease Rate:	Negotiable

Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description
■ 5160 Mowry Avenue	3,696 SF	NNN	Negotiable	± 48' W x 77' D. Currently Tap Plastics o Double glass entrance doors o Storefront display window o 2' x 4' Drop t-bar ceiling 10' AFF (Above Finish Floor) with 2' x 4' fluorescent lights o 1 Restroom o Rear door access for deliveries o Separate HVAC o Separate electrical panel Available September 1, 2026. Please DO NOT Disturb the occupant or its employees.



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

Vice President

Mark@BiaginiProperties.com

408.331.2308

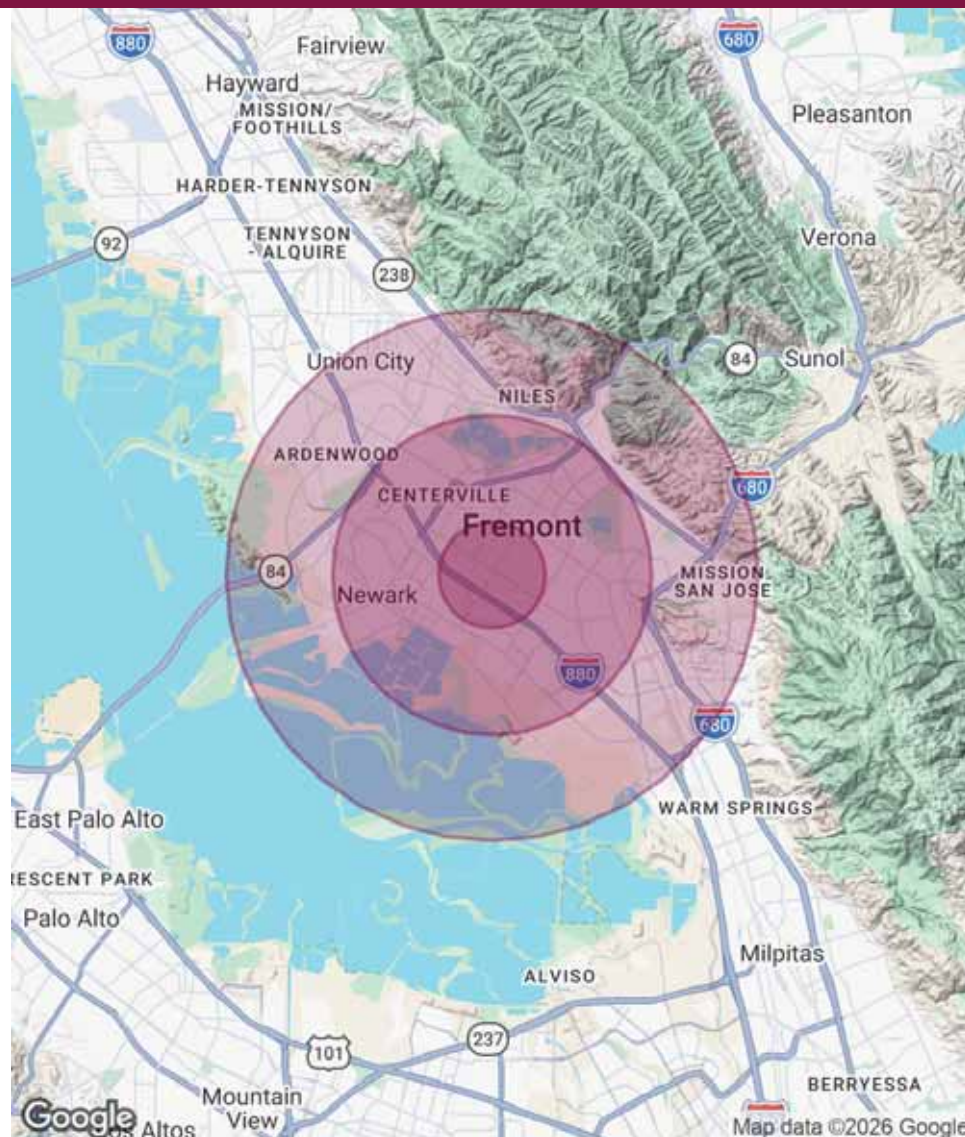
Population	1 Mile	3 Miles	5 Miles
Total Population	22,686	175,969	291,347
Average Age	40.4	38.4	39.8
Average Age (Male)	38.0	37.3	39.1
Average Age (Female)	41.6	39.3	40.3

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	7,516	59,644	96,992
# of Persons per HH	3.0	3.0	3.0
Average HH Income	\$202,375	\$188,659	\$204,411
Average House Value	\$1,194,004	\$1,214,005	\$1,322,577

* Demographic data derived from 2020 ACS - US Census

Traffic Counts - 24 Hour ADT 2018

Farwell Drive at Mowry Avenue	5,492
Blacow Road at Royal Palm Drive	13,617
Mowry Avenue at Blacow Road	46,900
Mowry Avenue at Farwell Drive	62,100
I-880 at Mowry Avenue SE	218,700



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

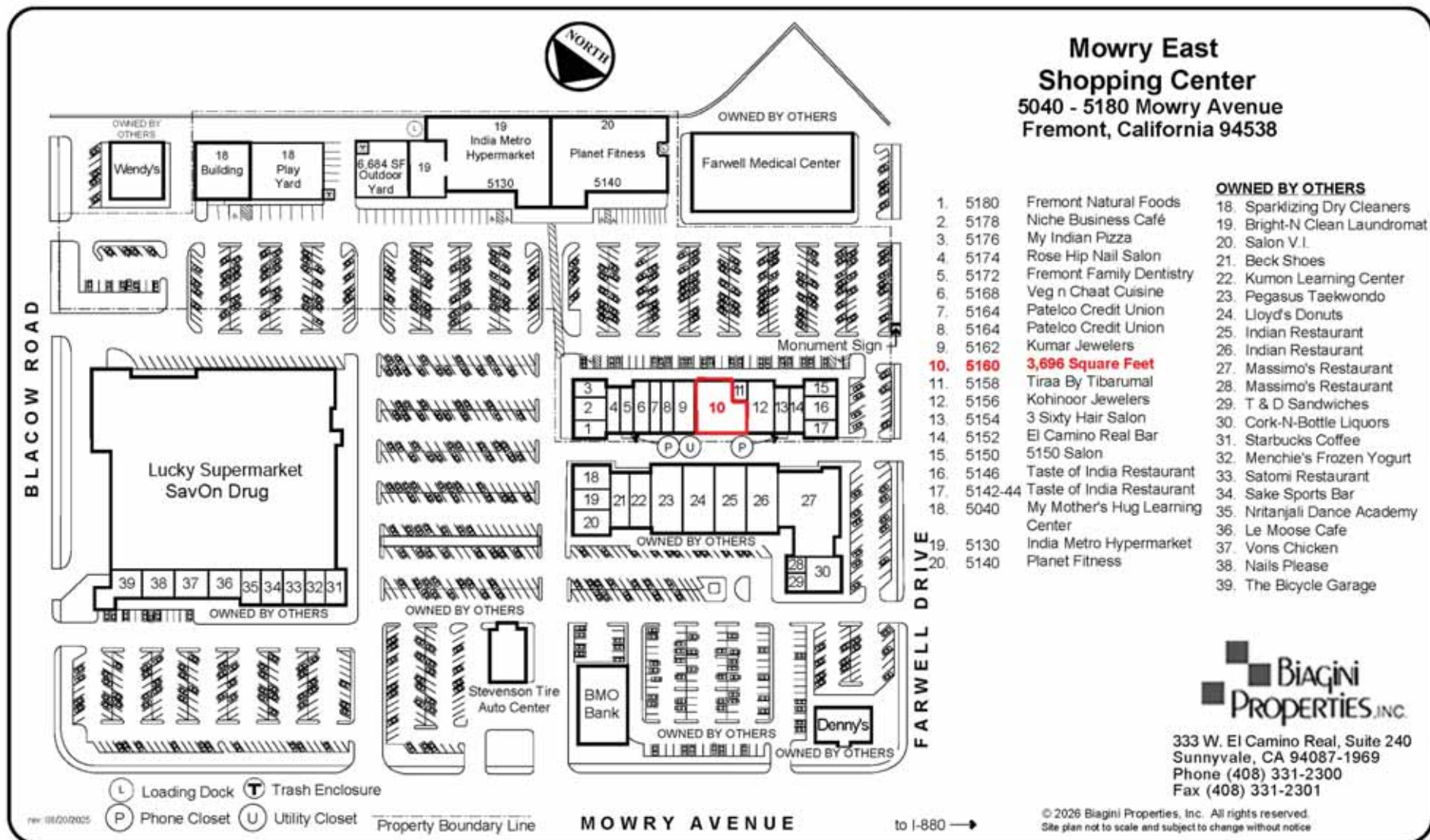
For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

Vice President

Mark@BiaginiProperties.com

408.331.2308



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

Vice President

Mark@BiaginiProperties.com

408.331.2308



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

Vice President

Mark@BiaginiProperties.com

408.331.2308



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

Vice President

Mark@BiaginiProperties.com

408.331.2308