

VACANT LOT
FOR SALE

3740 Peralta Blvd
Fremont, CA



PRICE
\$1,375,000
(\$72/SF)



LOT SIZE
± 19,000 SF
± 0.44 acres



ZONING
General Commercial with Transit-
Oriented Development
Overlay (GC, TOD)



USE
Development
Potential



APN
510-1475-18-2

THE IVY GROUP

Commercial Properties, Above & Beyond

TIM VI TRAN, SIOR, CCIM

tim@theivygroup.com | 510.213.8883
CA DRE #01784630

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 3740 Peralta 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.

RARE FREMONT INFILL DEVELOPMENT OPPORTUNITY

Prime vacant parcel in Fremont's Transit-Oriented Development corridor with approximately 100 feet of Peralta Boulevard frontage and a clean rectangular configuration.

Zoned General Commercial with TOD overlay, the site offers flexible development potential: up to 14 residential units, approximately 23,750 square feet of commercial space, or a mixed-use project combining density and FAR allowances.

Located near the Fremont/Centerville ACE Station with convenient access to I-880 and I-680, schools, retail, transit, and daily amenities, this site is well-positioned for developers seeking a high-visibility, transit-adjacent infill opportunity.

The underground storage tanks formerly on site have been removed. Following site investigation and corrective action, the San Francisco Bay Regional Water Quality Control Board issued No Further Action determinations in letters dated April 27, 2023 (File Nos. 01-2466 LKK and 01-2566 LKK).

Utilities available. Motivated seller. Bring offers.

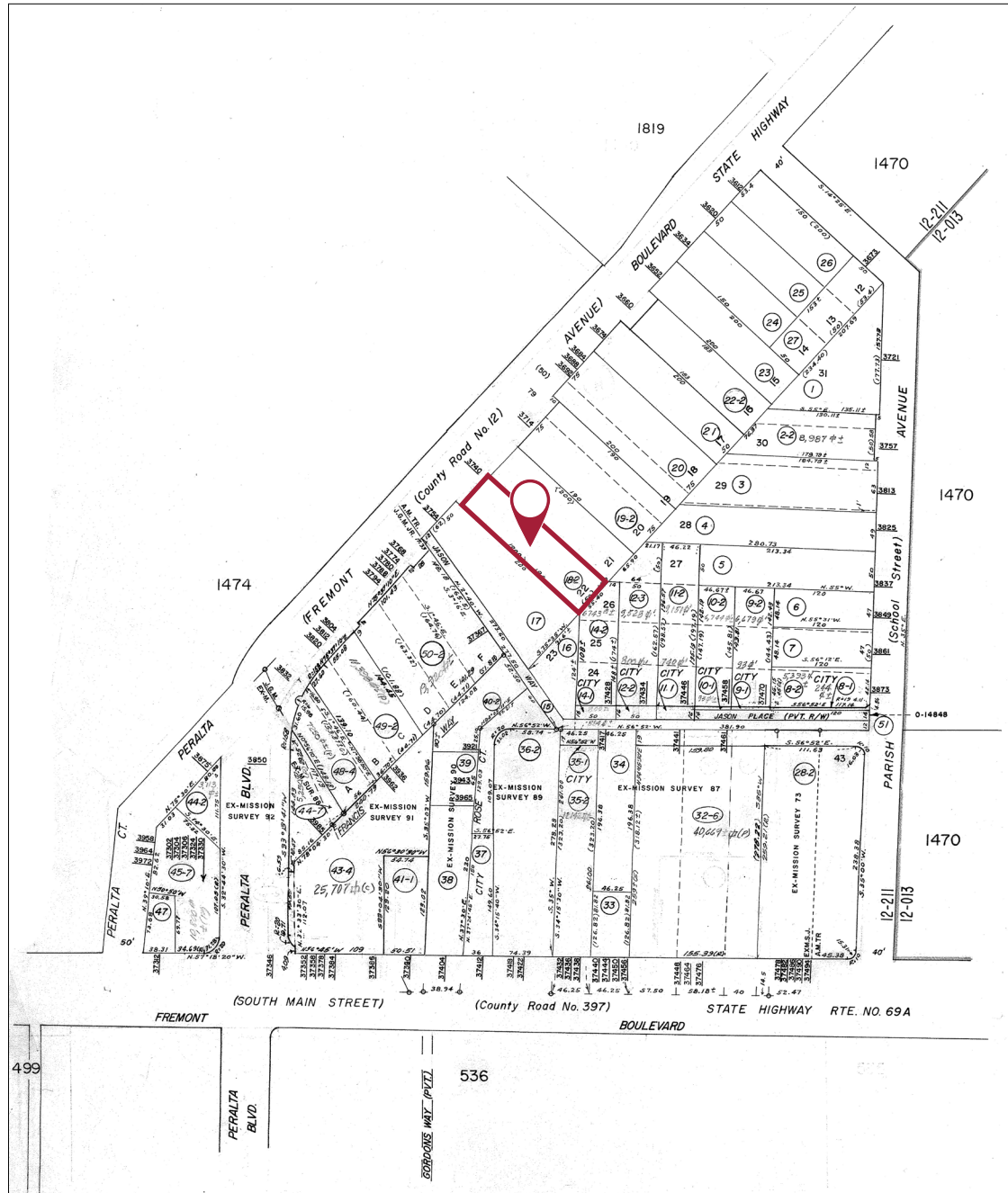
SB 79 JUST CHANGED THE RULES

Effective July 1, 2026, California's SB 79 expands development opportunities for qualifying commercial properties located near major transit corridors by allowing higher-density residential and mixed-use projects through a streamlined by-right approval process. Properties within proximity to transit stations may now support significantly greater residential density, enhancing redevelopment potential and creating additional value for owners, investors, and developers throughout key Bay Area markets, including Alameda, San Francisco, San Mateo, and Santa Clara counties.

Developers are highly suggested to contact the City of Fremont for more information.

Lot Size	± 19,000 SF (± 0.44 acres)
Lot Dimension	± 190 FT x ± 100 FT
Use	development potential for commercial, residential and mixed use
Zoning	Commercial General (GC) with Transit Oriented Development (TOD) Overlay
Utilities	Hookups available
APN	510-1475-18-2







LOCATION OVERVIEW

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FOR SALE

Fremont is a city in Alameda County, California. Located in the East Bay region of the Bay Area, Fremont has a population of 230,504 as of 2020, making it the fourth most populous city in the Bay Area, behind San Jose, San Francisco, and Oakland. It is the closest East Bay city to the high tech Silicon Valley network of businesses, and has a strong tech industry presence. Companies headquartered in Fremont include Antec Inc, Corsair Gaming, Electronics for Imaging, Ikanos Communications, Lam Research, Fremont Bank, Nielsen Norman Group, Oplink Communications, SYNnex, S3 Graphics, Tailored Brands and DCKAP.

Fremont is served by Interstate 880 (Nimitz Freeway) and Interstate 680 (Sinclair Freeway). The two freeways are connected in the Warm Springs district via Mission Boulevard which is SR 262. In addition, Fremont is served by SR 84 and the segment of Mission Boulevard which is SR 238. Regional rail transportation is provided by Fremont BART Station, Warm Springs BART Station, and the Altamont Corridor Express (ACE).



Source: Wikipedia

LARGEST EMPLOYERS

#	Employer	# of Employees
1	Tesla, Inc.	22,000
2	Lam Research	3,000
3	Washington Hospital	2,400
4	Kaiser Permanente	1,600
5	Synnex	1,350
6	Western Digital	1,100
7	City of Fremont	1,100
8	Fremont Unified School District	800
9	Boehringer Ingelheim	800
10	Sutter Health	775

CONTACT EXCLUSIVE AGENT
FOR DETAILS AND TOUR

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Acquisition | Disposition | Leasing