

# Walgreens P L A Z A

**3860-3954 Decoto Road**  
Fremont, CA

**Available For Lease**

**1,345 SF Retail**

**PC** INC PRIME COMMERCIAL  
INCORPORATED

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# Property Highlights

- ADDRESS** 3860 – 3954 Decoto Road, Fremont, CA 94555
- 
- PRICING** \$3.30 / SF + NNN \$1.13 (2026 NNN Estimates)
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- AVAILABLE** • 1,345 SF  
(Available 9/1/26)



**Retail spaces available in busy neighborhood plaza** anchored by Walgreens and KidStrong (coming soon). Tenant mix includes local family-friendly services



Located at the **signalized intersection** of busy Decoto Road and Fremont Boulevard.



**Ample on-site surface parking** for customers with back loading zone/parking for employees



**Strong demographics** and **high traffic counts**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	29,691	200,548	338,035
Average Household Income	\$210,317	\$188,501	\$183,088
Daytime Population	19,833	157,722	287,957

TRAFFIC COUNTS	
Decoto Road	31,318 – Cars per Day
Alvarado Boulevard	24,881 – Cars per Day

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# Site Plan

Suite	Tenant
3860	Walgreen's #2366
3864	Best Brains
3872	Hair Salon
3880	Rameshwaram Cafe
3884	Coco Nail Salon
3900	Mountain Mike's Pizza
3906	Fremont Dental Care
3912	Sekhri Mart
3918	<b>AVAILABLE RETAIL - 1,345 SF</b> (Available 9/1/26)
3924	Mioki Sushi
3930	Mr. Taco
3940	Creatif (Coming Soon)
3950	KidStrong (Coming Soon)



**DO NOT DISTURB CURRENT TENANTS**

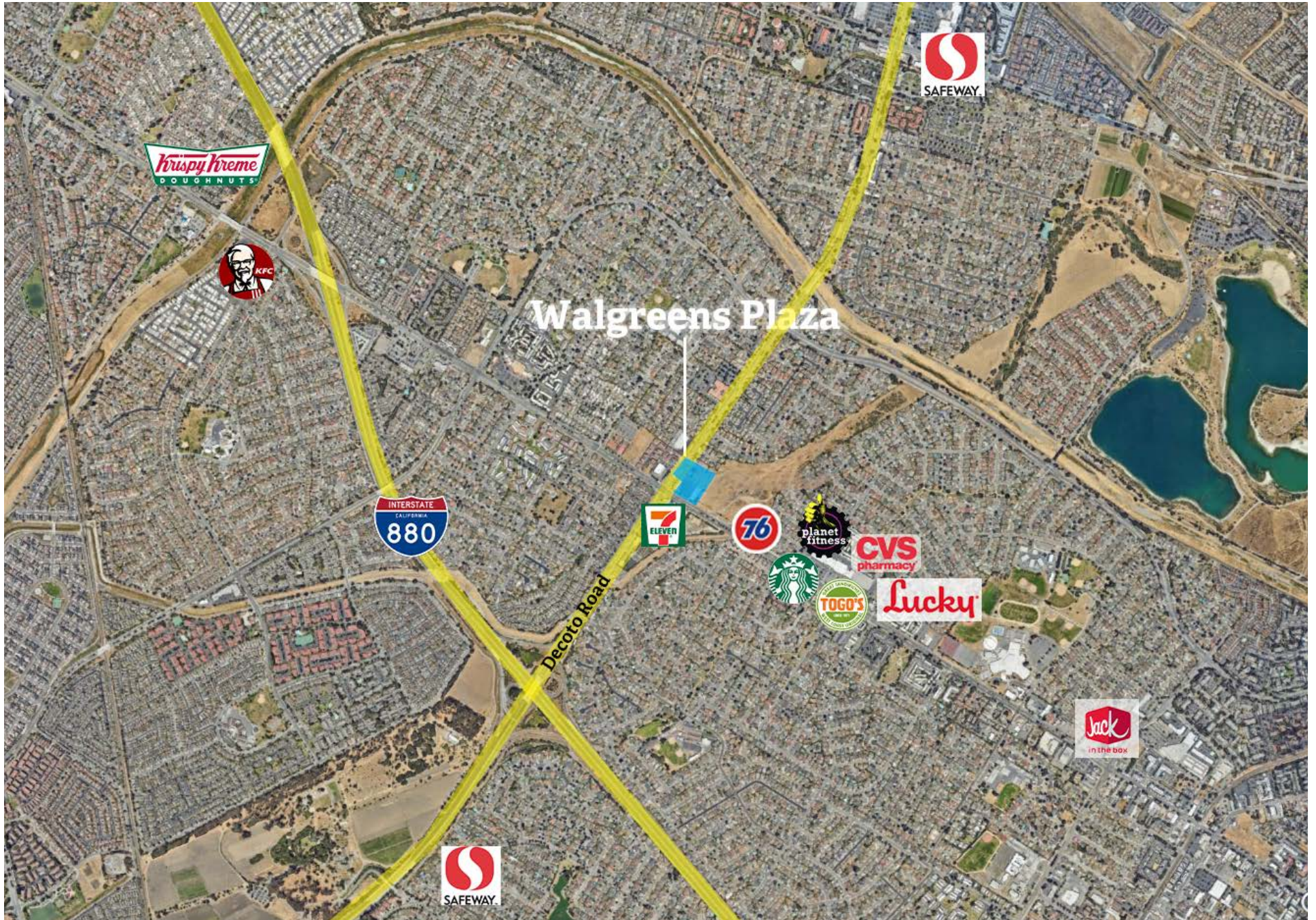
870 SF

852 SF

# Aerial Map

*Walgreens*  
PLAZA

3860-3954 Decoto Road, Fremont, CA





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## Leasing Contact

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