

RETAIL FOR LEASE

3301
INNOVATION
WAY,
FREMONT

URBAN CONVENIENCE

—

SUBURBAN TRANQUILITY

Leya



CBRE

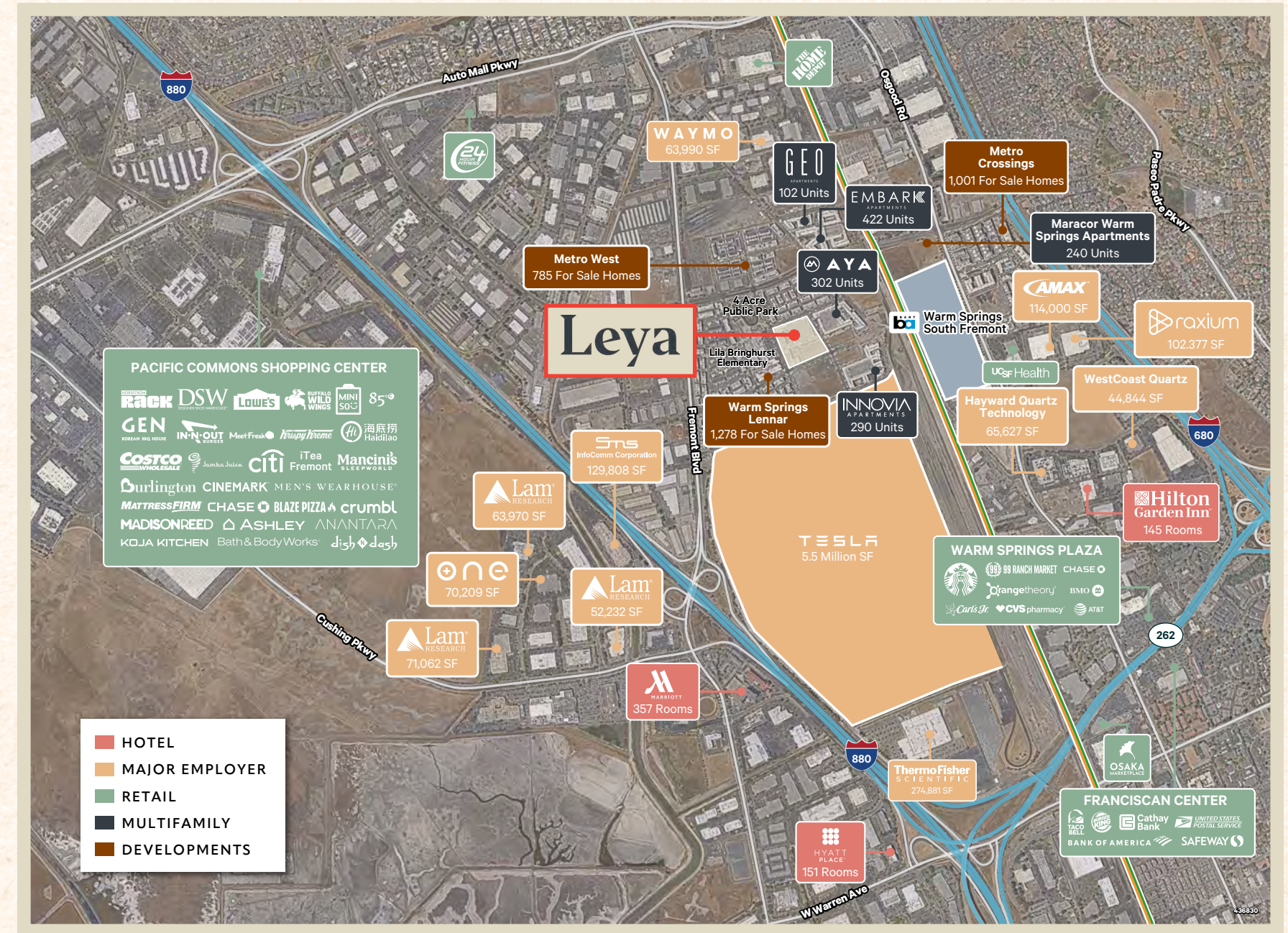




PROPERTY OVERVIEW

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

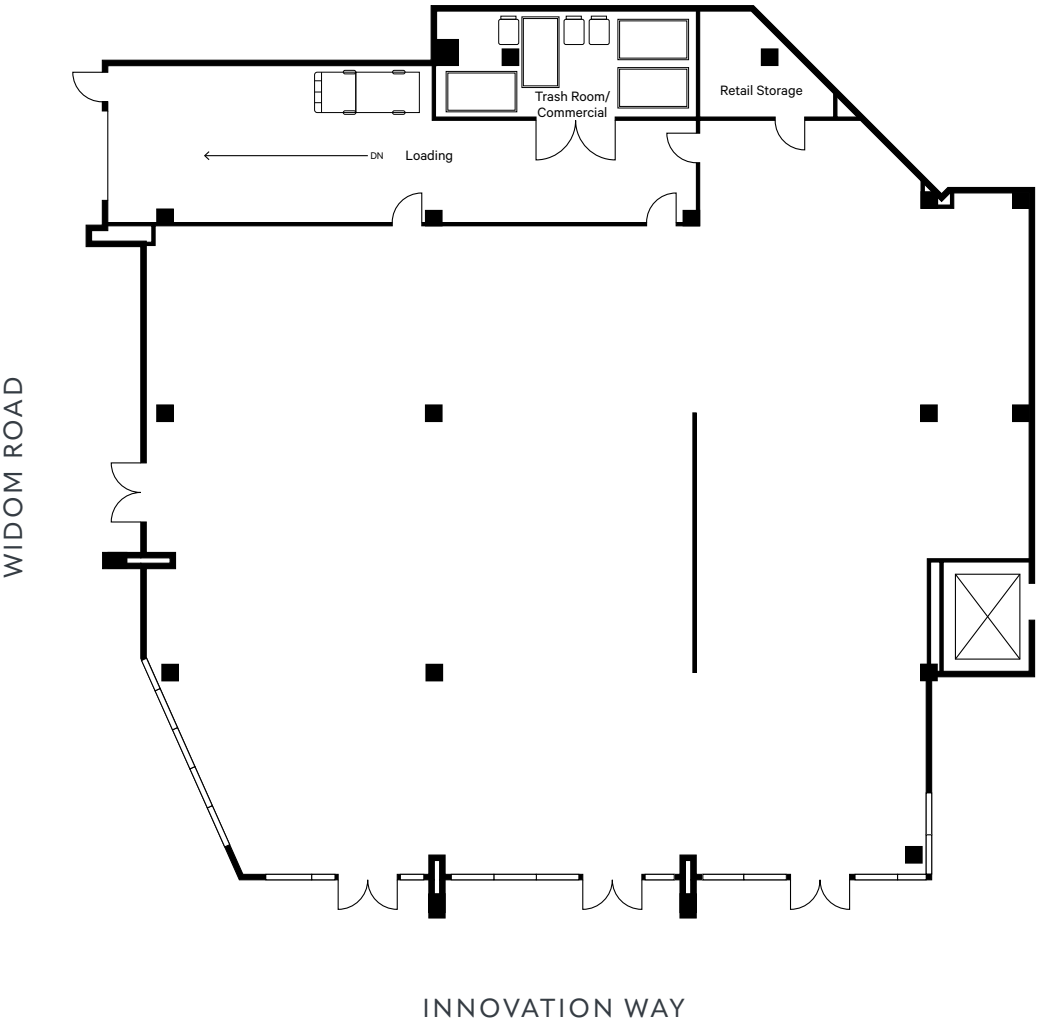
Top Tier: The residents of the wealthiest Tapestry market, Top Tier, earn more than three times the US household income. They have the purchasing power to indulge any choice, but what do their hearts’ desire? Aside from the obvious expense for the upkeep of their lavish homes, consumers select upscale 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
2025 Population	1,461	8,096	85,232
2025 Average Household Income	\$208,145	\$248,765	\$247,769
2025 Employees	11,458	46,873	88,017



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



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