

FOR SALE

**EXISTING SCHOOL SITE WITH CURRENT C.U.P.
RESIDENTIAL OPPORTUNITY - UP TO 50 UNITS POSSIBLE**

**38891 MISSION BLVD
FREMONT, CA 94536**

**LOCATED NEAR THE CORNER OF MISSION BLVD AND
WALNUT AVE, MINUTES FROM THE 680 AND 880 FREEWAYS**



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REAL ESTATE SERVICES

2020 Main Street, Suite 100
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CURRENT SCHOOL SITE RESIDENTIAL OPPORTUNITY - 50 UNITS

EXECUTIVE SUMMARY

Address:	38891 Mission Blvd Fremont, CA 94536-4446
Property Type:	School
Total Bldg SF:	±20,027 SF
Parcel Size:	1.71 Acres
APN:	507-590-12-2
Zoning:	Medium Density up to 14.6-29.9 DUA
Year Built:	2017 (New Construction)
Power:	1,200 Amps / 3-phase
Parking:	90 Surface
Coditional Use Permit:	CUP on property for a School Enrollment up to 240 Students

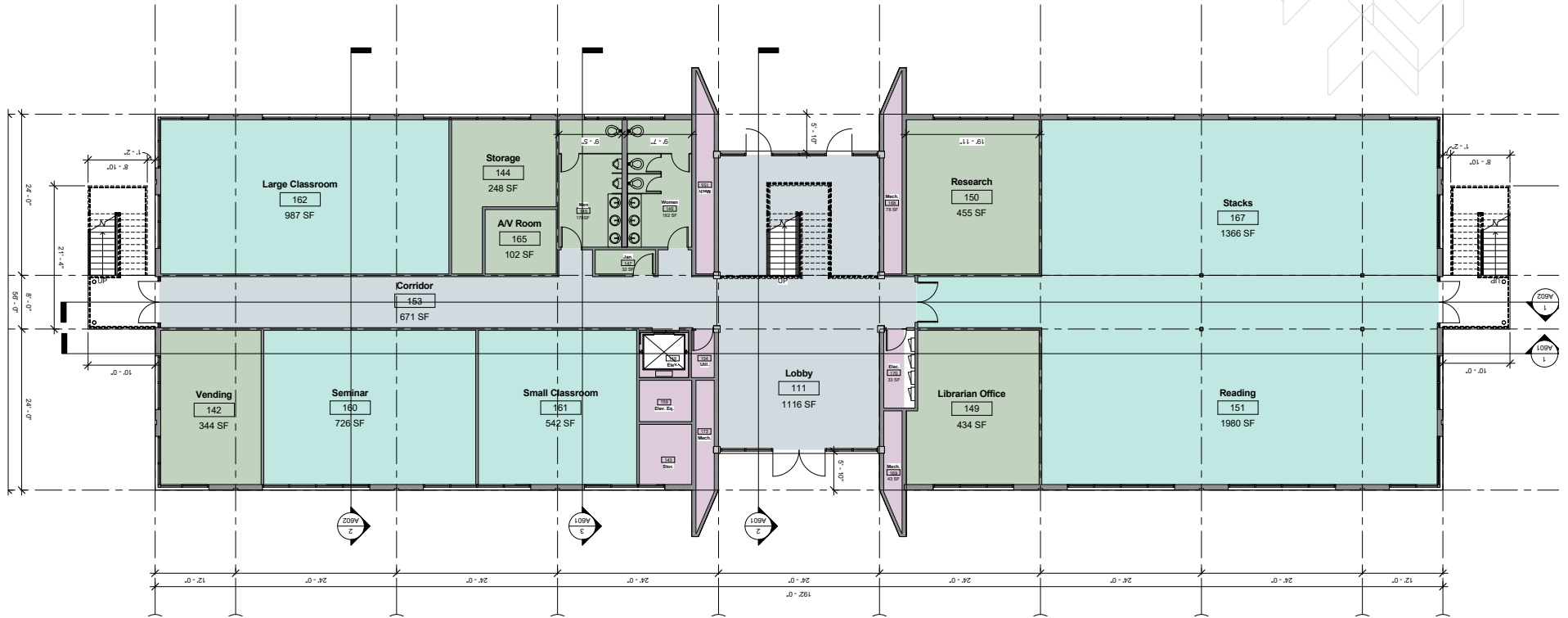


Investment Highlights

- New Construction that is Move-In Ready
- Fully Improved First Floor and Second Floor
- Ideal for a Private School with Conditional Use Permit already in place.
- Currently Zoned Residential with Redevelopment up to ±50 Units with SB 330

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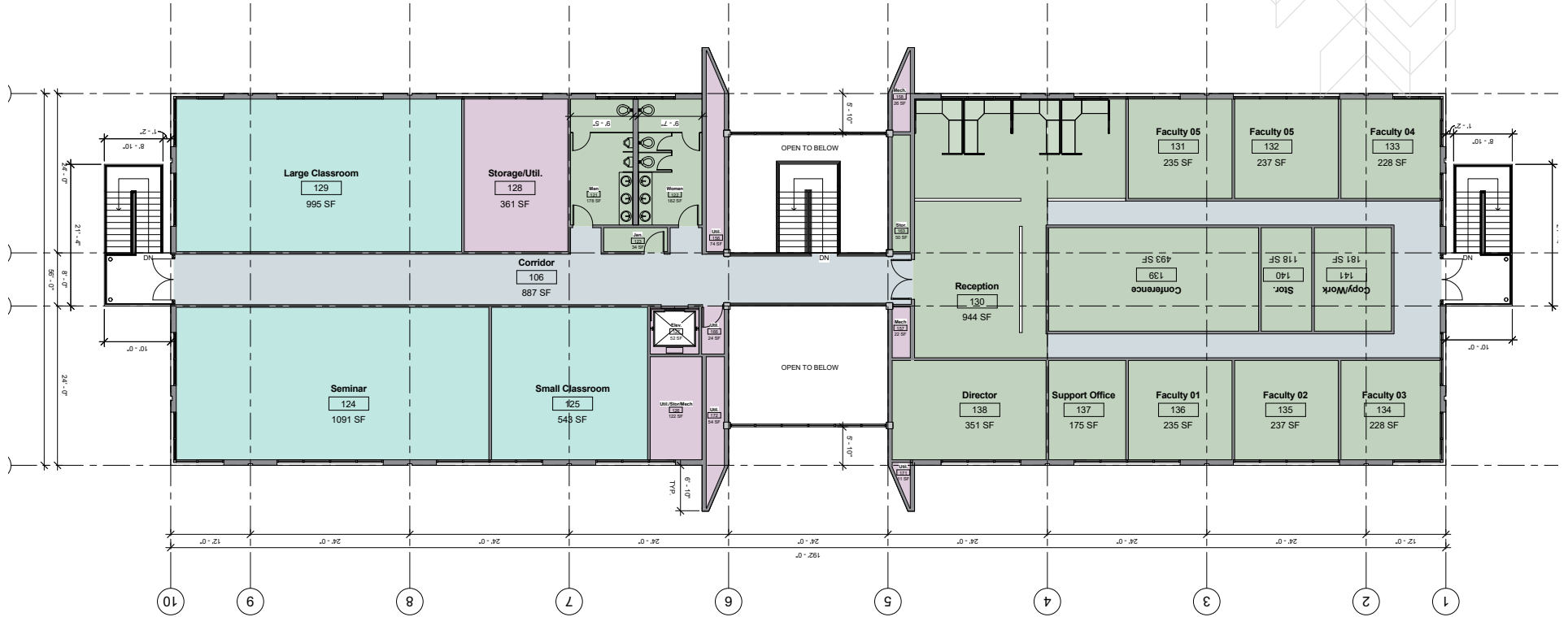
SITE PLAN | 1ST FLOOR



Site Plan Not to Scale

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SITE PLAN | 2ND FLOOR



Site Plan Not to Scale

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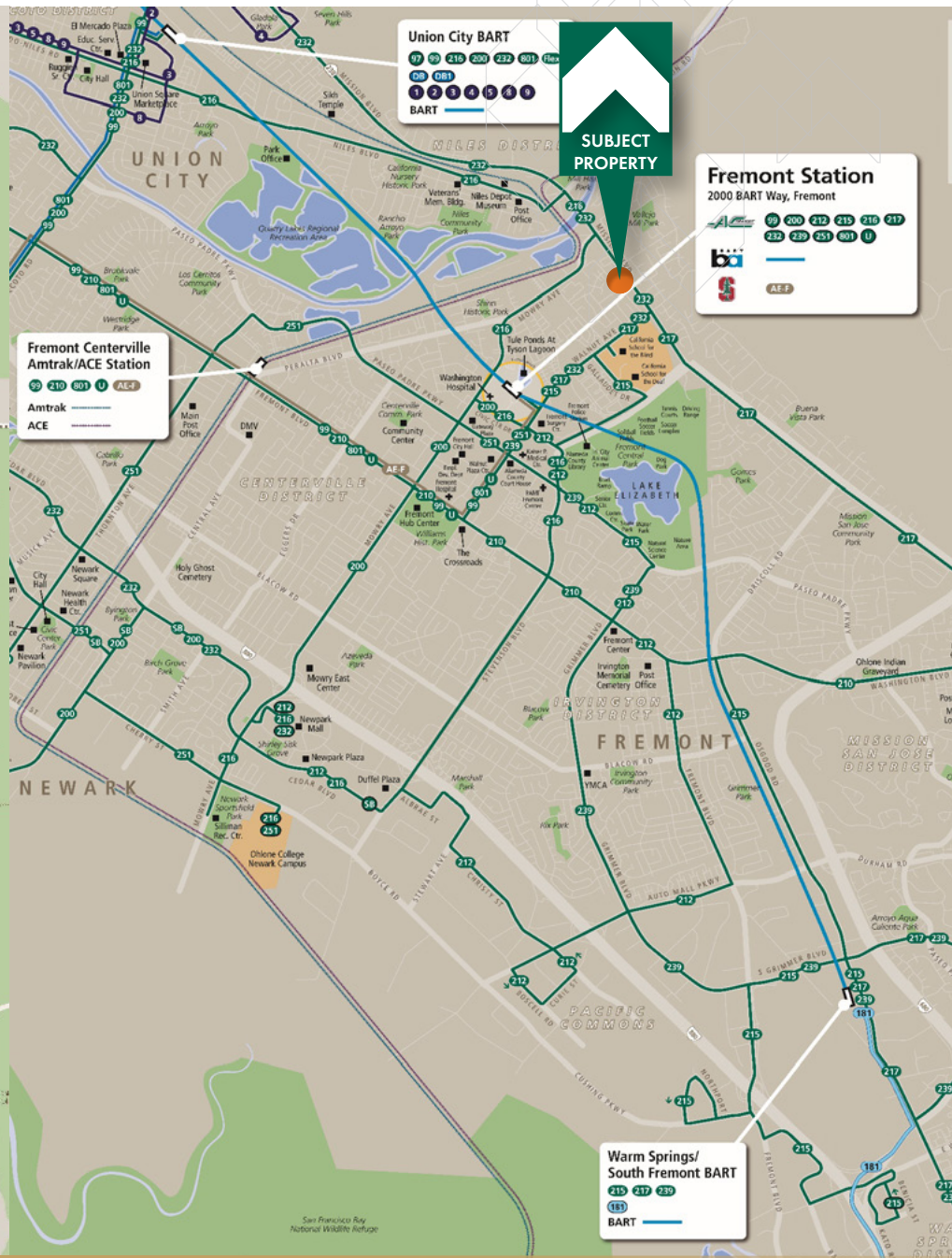
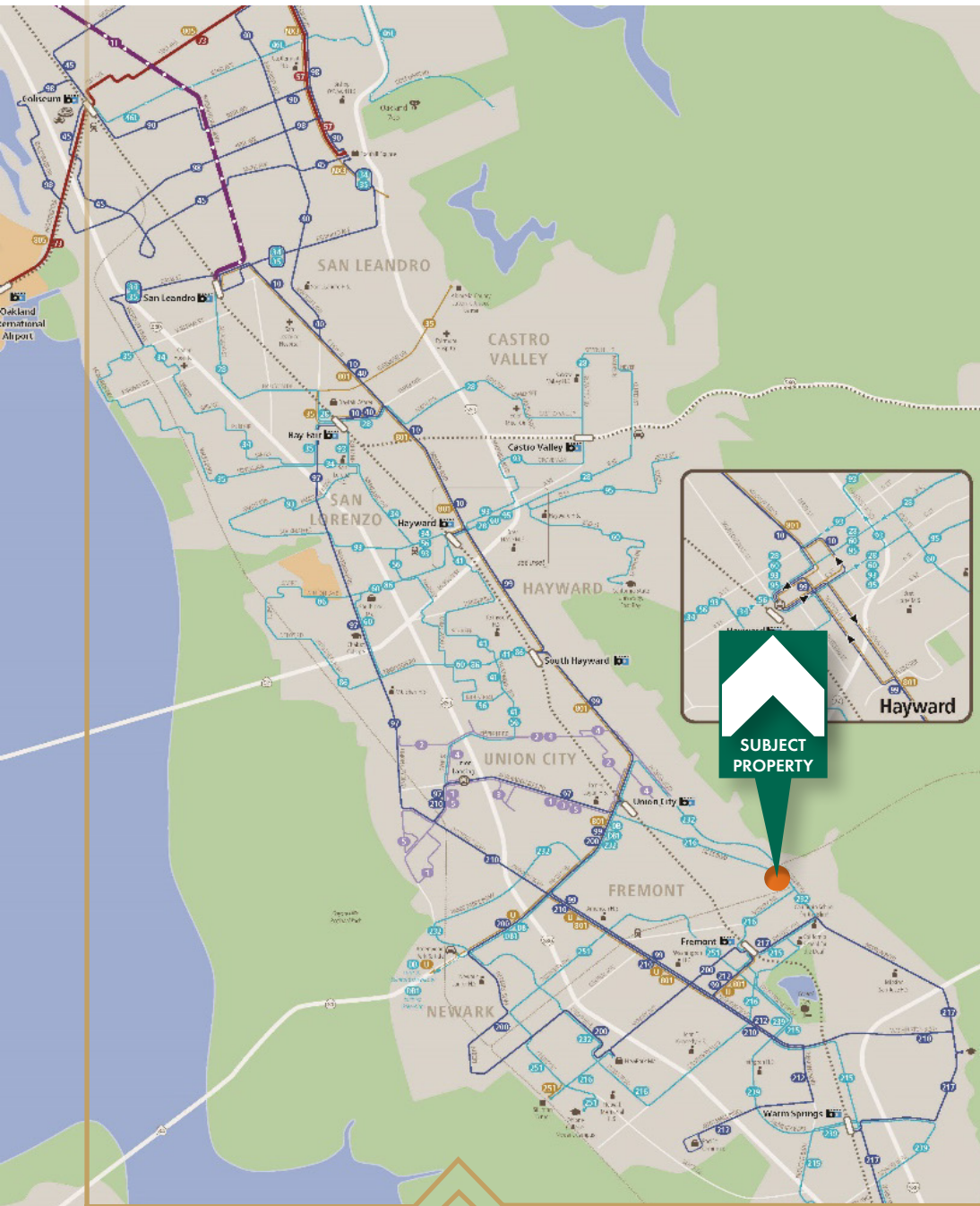
PHOTO OVERVIEW



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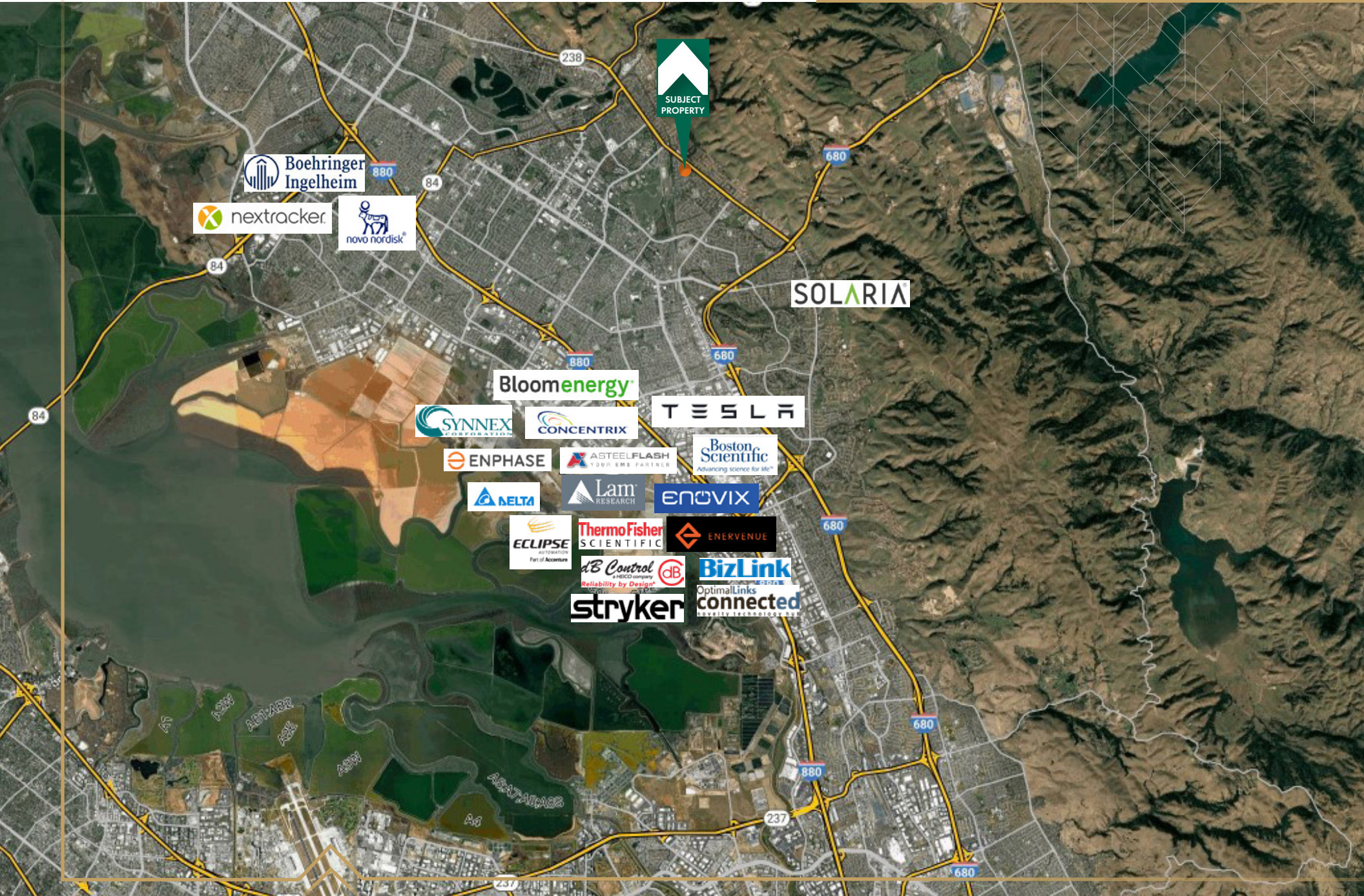
TRANSPORTATION MAP



The information in this document was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein.

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CORPORATE TENANTS



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PROPERTY AERIAL

California School for the Blind
and School for the Deaf

Walnut Ave

Mission Blvd

Property Highlights

- Located Minutes away from the 680 and 880 Freeways
- Surrounded by Dense Residential Neighborhoods
- Close Proximity to Many Amenities along with the California School for the Blind and School for the Deaf

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AMENITIES MAP



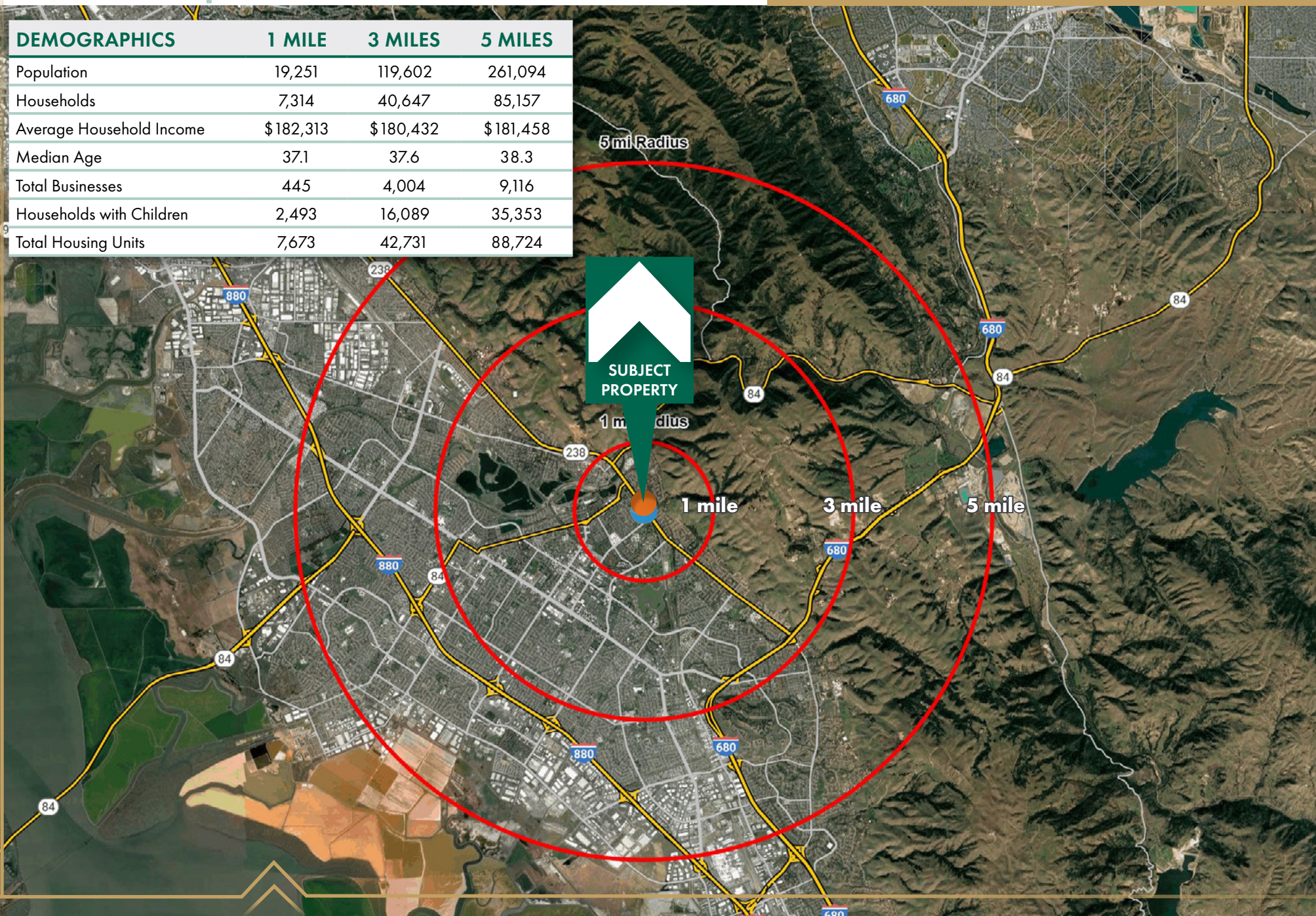
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DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	19,251	119,602	261,094
Households	7,314	40,647	85,157
Average Household Income	\$182,313	\$180,432	\$181,458
Median Age	37.1	37.6	38.3
Total Businesses	445	4,004	9,116
Households with Children	2,493	16,089	35,353
Total Housing Units	7,673	42,731	88,724



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ABOUT TRI COMMERCIAL DRE #00532032

As a full-service brokerage firm, TRI Commercial provides complete tenant/landlord representation in leasing, as well as property acquisition and disposition services. We have a strong presence in San Francisco, Oakland, Walnut Creek, Sacramento, Rocklin and Roseville with direct access to every major office market in Northern California.

Through our affiliation with CORFAC International, we also provide clients with national and international coverage. No matter what your requirements, you'll find a TRI agent who possesses the knowledge, expertise and commitment to fulfill all of your commercial real estate needs.

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