

# FOR SALE

1550 Washington Blvd

**FREMONT CALIFORNIA**

1.17 acre retail site w/  
drive thru potential



EXCLUSIVELY LISTED BY

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# OFFERING SUMMARY

Borelli Investment Company is pleased to present the exclusive opportunity to acquire the fee simple interest in 1550 Washington Blvd., 1.17 acres of vacant land located within the prestigious Mission San Jose High School boundary in Fremont, California. This commercially designated site is primely located, on Washington Blvd., across from the I-680 interchange, which has an average daily traffic count of **126,000 cars**.

Offering Price	Unpriced
Address	1550 Washington Blvd., Fremont, CA 94539
APN	513-620-65
Lot Size (acres)	1.17
Lot Size (sq. ft.)	50,965
Improvements	Partially graded site
Traffic Count	126,000 Avg. Daily Trips - Washington Blvd. & I-680
Zoning	Commercial Neighborhood (C-N)
Overlay Districts	Hillside Combining District (H-I); Historical Overlay District (HOD)



# PROPERTY AERIAL

Cantaritos  
Restaurant & Bar  
Mexican \$ \$

# SUBJECT PROPERTY

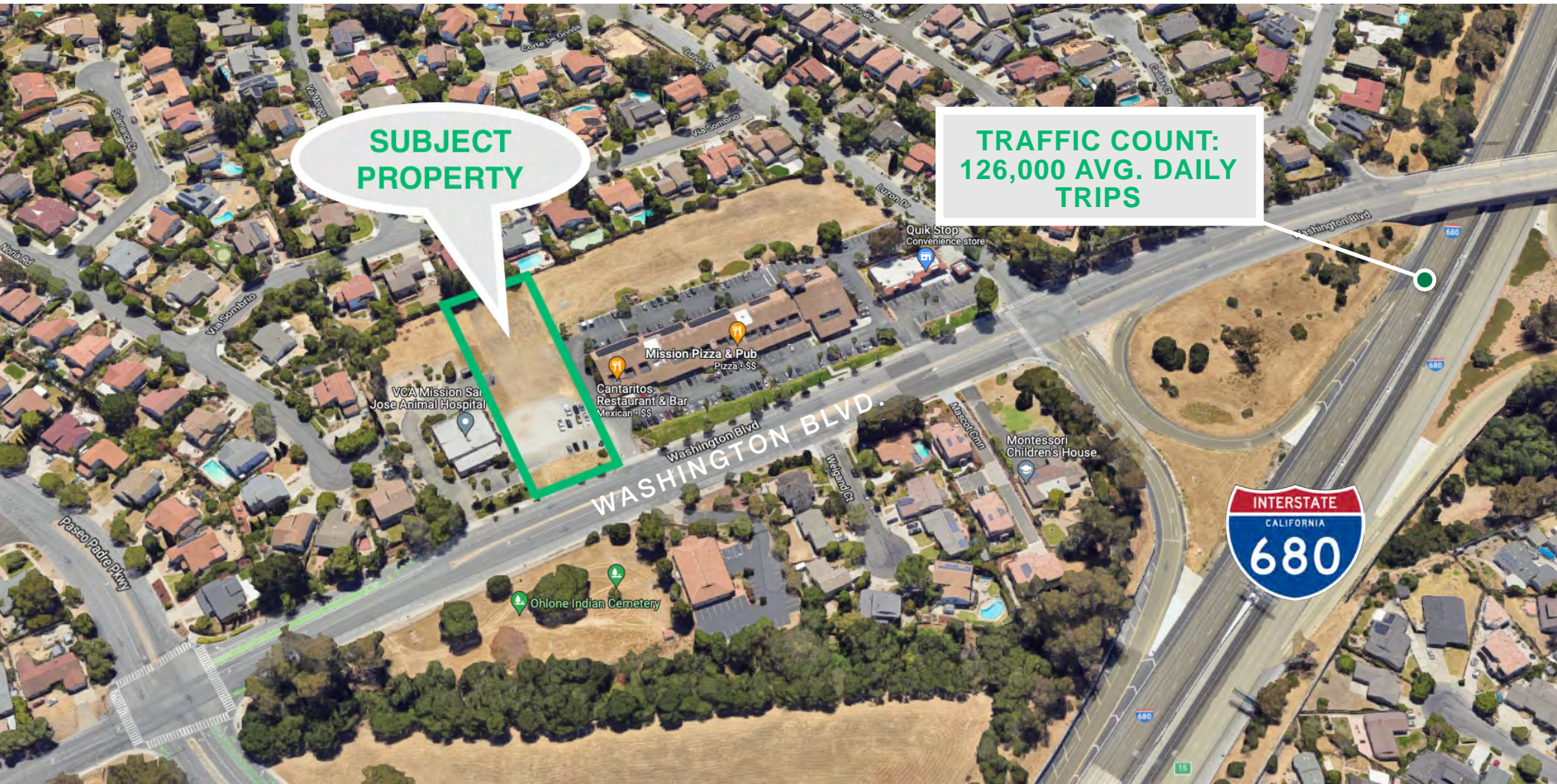
Note: Cars are parked illegally on graded portion of the site

VCA Mission San  
Jose Animal Hospital

Rosato Jeanne DVM

Washington Blvd

# PROPERTY AERIAL



**SUBJECT  
PROPERTY**

**TRAFFIC COUNT:  
126,000 AVG. DAILY  
TRIPS**

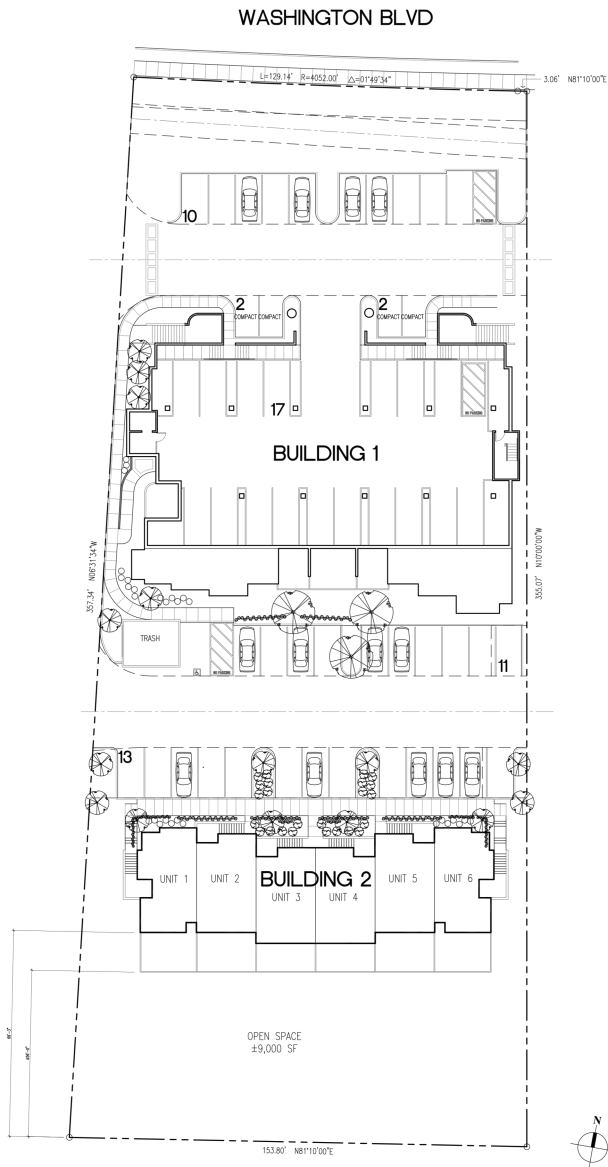
# PROPERTY PHOTOS



# PROPERTY PHOTOS



# CONCEPTUAL MIXED USE LAYOUT



## Conceptual layout includes two buildings:

- **Building 1 (27 Units):** Fronting on Washington Blvd. - approx. 45,300 SF, including 3,600 SF of commercial.
- **Building 2 (6 Units):** Approximately 7,500 SF.

**Disclaimer:** This layout is merely conceptual, providing a vision of what residential development might look like on the property, and has not been submitted to the City of Fremont for a formal review. The property is zoned Commercial Neighborhood (C-N) and would likely require a General Plan Amendment to accommodate residential/mixed-use development.

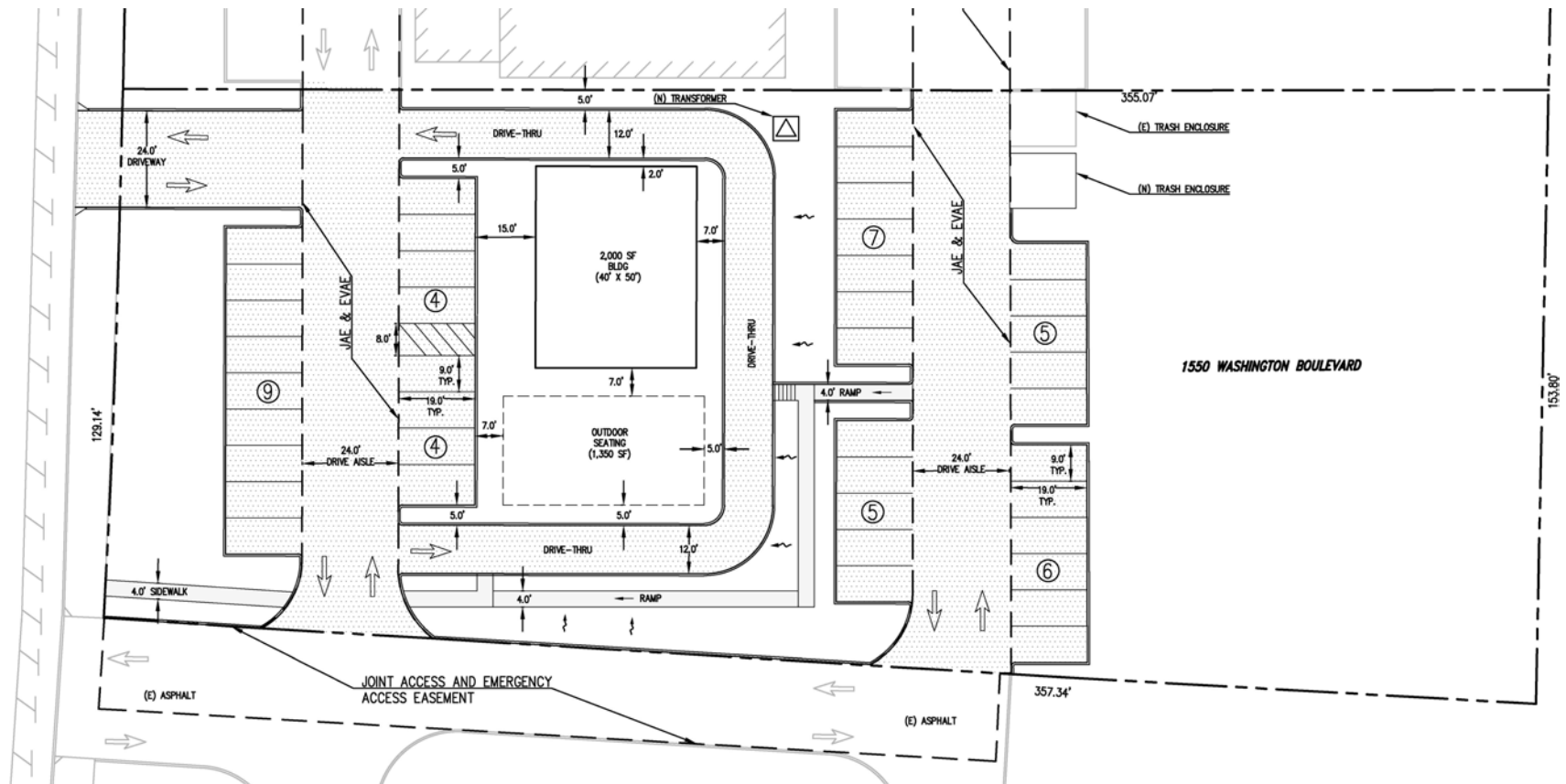


WEST ELEVATION - BUILDING 1 and BUILDING 2

# CONCEPTUAL DRIVE THRU LAYOUT A

1 TENANT\* | 2,000 SF BUILDING | 1,350 SF OUTDOOR SEATING | 40 PARKING STALLS

\*More than one tenant possible with reduction of outdoor seating area

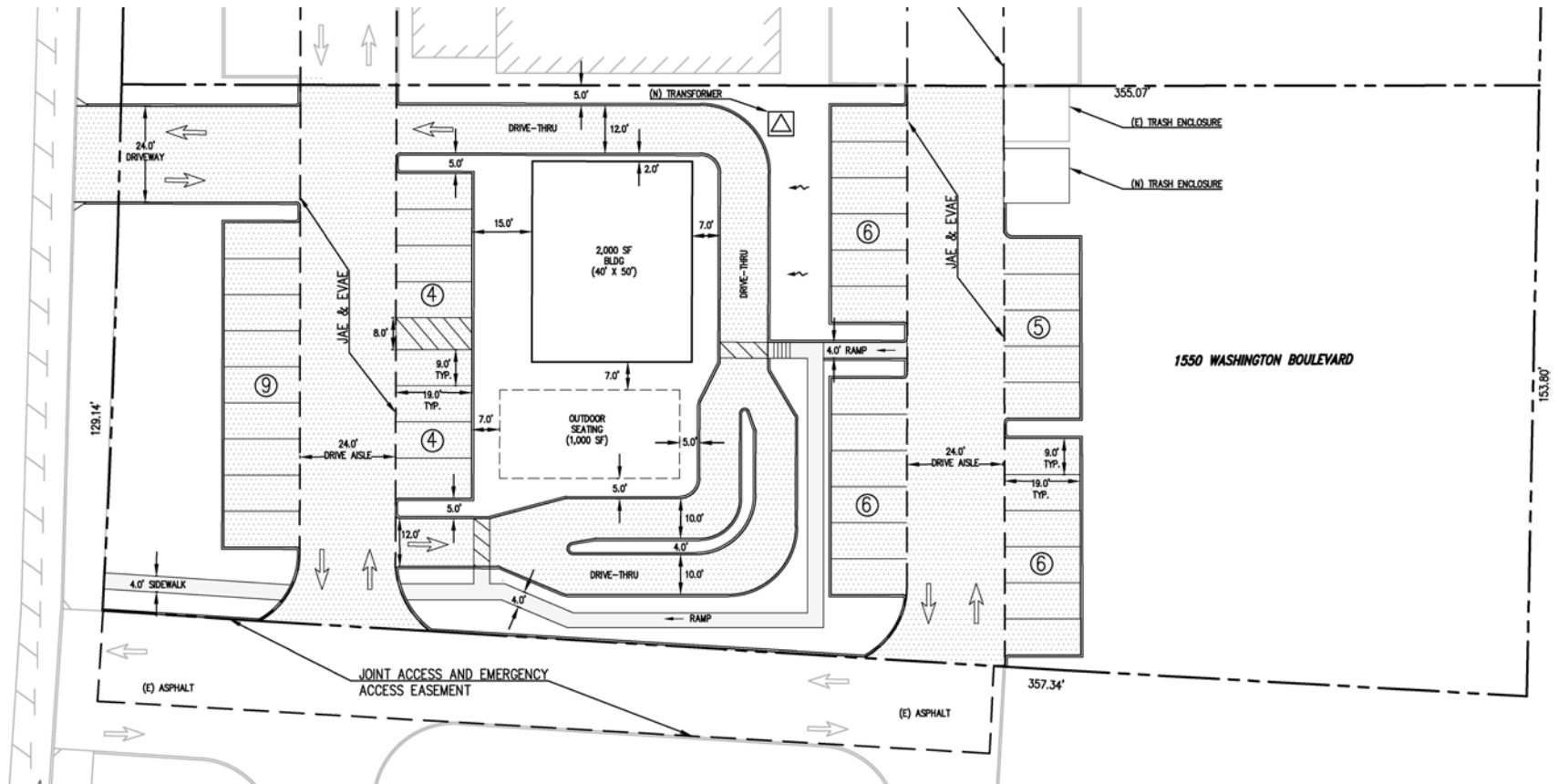


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# CONCEPTUAL DOUBLE DRIVE THRU LAYOUT B

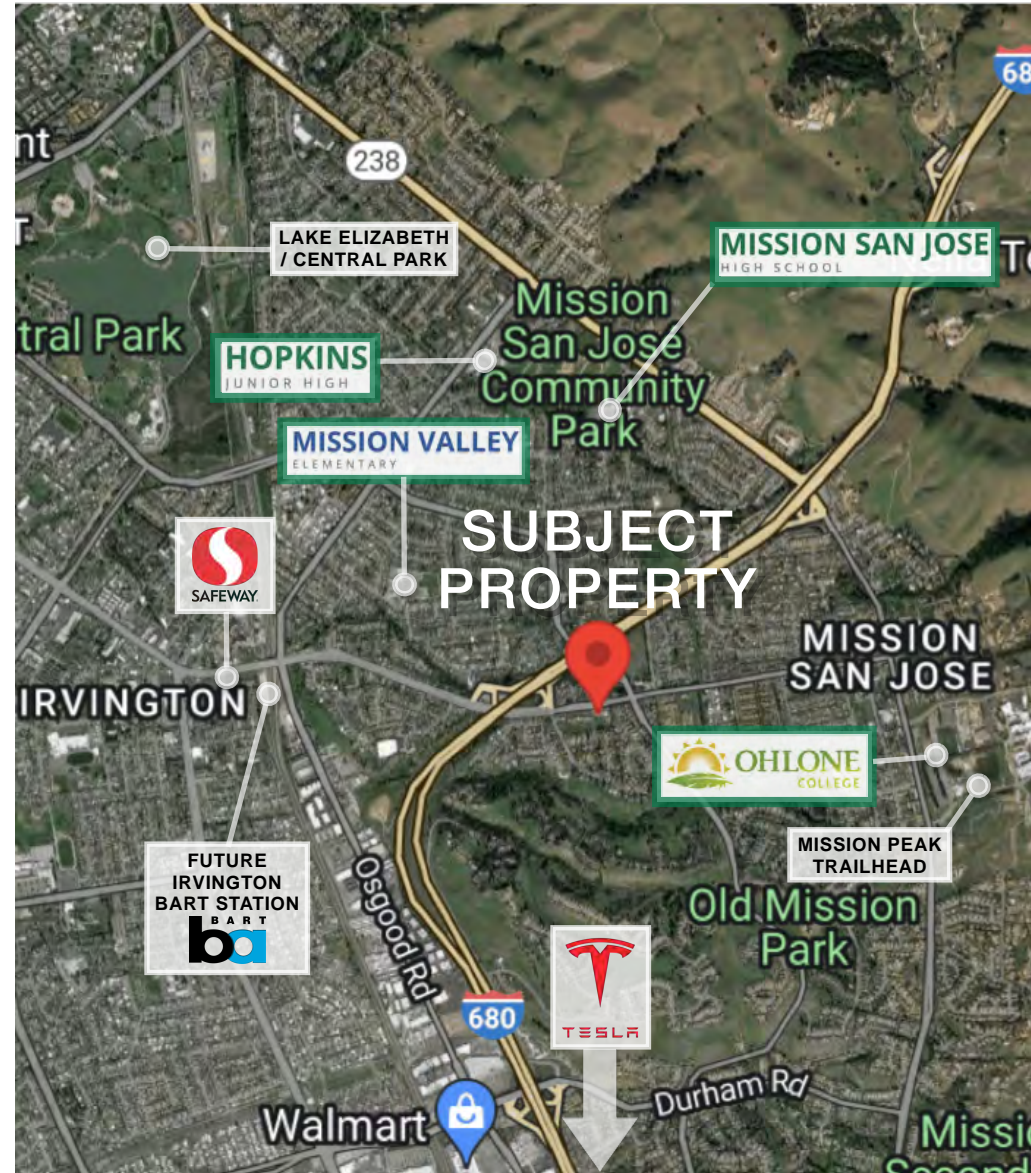
1 TENANT | 2,000 SF BUILDING | 1,000 SF OUTDOOR SEATING | 40 PARKING STALLS



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# LOCATION

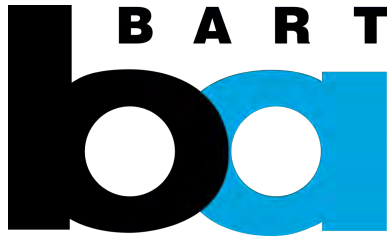
- Adjacent to the Ohlone Village Shopping Center and existing residential.
- Located within the prestigious Mission San Jose High School boundary.
- Approximately 1 mile from the future Irvington BART Station.
- Less than 5 minutes to award winning Mission Valley Elementary, Hopkins Junior High, Mission San Jose High School and Ohlone College.
- Immediate access to Interstate 680.
- Minutes to the Sabercat Creek Trail.



# LOCATION

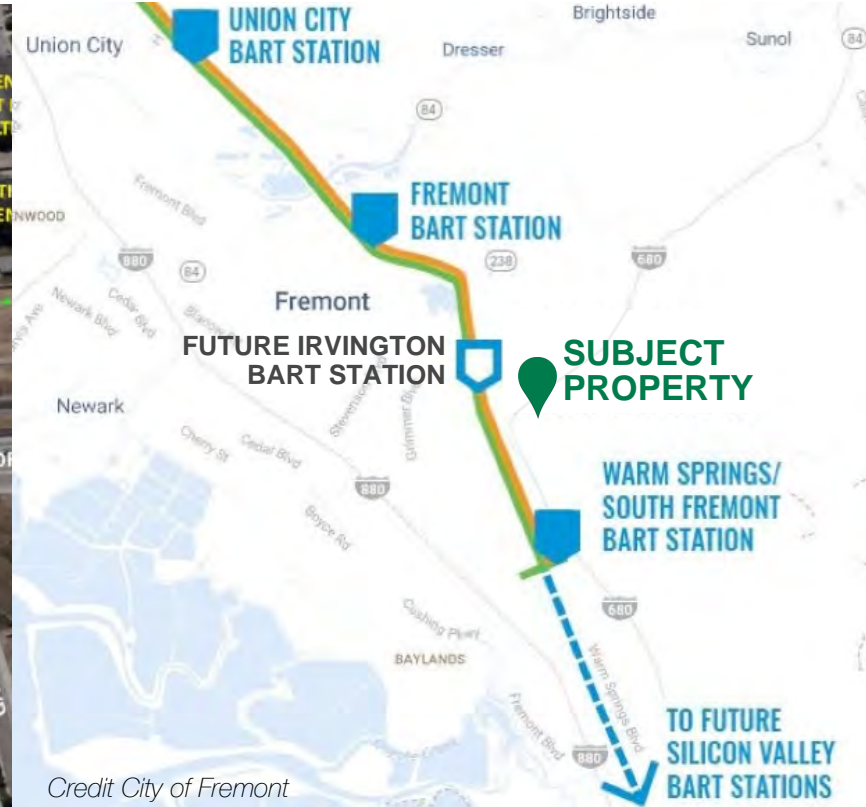


# FUTURE IRVINGTON BART STATION



The future Irvington BART Station will be located in the Irvington District at the intersection of Washington Boulevard and Osgood Road, approximately halfway between the existing Fremont BART Station and the Warm Springs/South Fremont BART Station.

Led by BART, the Design of the Irvington Station is advancing and approaching 90% completion. Construction documents are anticipated to be complete in Summer 2025. Subject to funding availability, and the acquisition of all necessary property, construction could start as early as mid-2026 with the station opening in 2031.



# CITY OF FREMONT



- **Population: 230,504**
- **Number of Households: 74,479**
- **Median Household Income: \$142,374**
- **Education: 58.7% of residents have a bachelor's degree or higher**

Fremont, California was named the happiest place to live and the best city to raise a family in the United States, according to a recent study conducted by WalletHub. The study analyzed divorce rates, commute times, job opportunities, emotional and physical well-being, education and child care, environment and other categories.

Fremont is the fourth largest city in Silicon Valley. Back in 1956, five individual towns came together to form the City of Fremont - now recognized as districts: Centerville, Niles, Irvington, Warm Springs and Mission San Jose.

Fremont is conveniently located with easy access to many transportation options to take residents across the Bay Area and beyond from Interstates 680 and 880; to rail transport lines, including Altamont Commuter Express (ACE), Amtrak Capitol Corridor, and the Bay Area Rapid Transit (BART) system; to airports and ports including San Jose Airport, Oakland Airport, San Francisco Airport and the Port of Oakland.

## WE ARE CENTRALLY LOCATED TO ACCESS THE REST OF SILICON VALLEY, THE GREATER EAST BAY, AND THE ENTIRE GLOBE.



Fremont's location benefits from the **880** and **680** Freeways, Capitol Corridor, and ACE trains.



Drive times to San Jose and Oakland **international airports** are under 30 minutes, making travel a breeze.



The nearby **Port of Oakland** allows goods and materials to easily be transported internationally.



With two **BART** stops, and a third planned, public transit is a great option for many trips.

*Credit City of Fremont*

# CITY OF FREMONT



Residents are attracted to Fremont's nationally-recognized high-ranking public schools, along with stunning parks and hiking vistas - including Lake Elizabeth, Central Park, Ardenwood Historic Farm, Niles Canyon Railway, Mission San Jose (California's 14th mission) and Mission Peak.

Fremont is home to a broad variety of innovative companies including over 1,700 high tech, life science, and clean technology firms. In fact, advanced manufacturing represents one in every four jobs in Fremont.

But that's not all. Fremont also has over 300 eateries and restaurants and is home to over 3,600 small businesses.

Fremont's broad range of quality, affordable commercial real estate as well as its access to a superior workforce make it an attractive home for any industry, including some household names such as Seagate, Tesla and Meta.

Fremont is one of the most ethnically and culturally diverse cities in the Bay Area, with 49% of its residents being born outside of the United States and 63.2% speaking a language other than English at home. With a reputation for being ambitious, many of Fremont's residents are highly educated with high-paying jobs in a variety of business sectors. In addition to being ambitious, they are also inventive; 1.4 in every 100 Fremont residents holds a patent.

**WE ARE HOME TO EVERY SIZE OF BUSINESS, FROM STARTUPS TO FORTUNE 500™ COMPANIES.**

**INNOVATION IS IN OUR DNA**

- 1.4 in every 100** Fremont residents holds a patent.
- 600+** venture-backed startups.
- \$7 billion** funding received by Fremont startups.

*Credit City of Fremont*

# ELEMENTARY AND JUNIOR HIGH SCHOOLS



## Mission Valley Elementary 2021 Rankings

The student population of Mission Valley Elementary is 559 and the school serves K-6. At Mission Valley Elementary, 87% of students scored at or above the proficient level for math, and 88% scored at or above that level for reading.

Mission Valley Elementary is ranked #69 in California Elementary Schools.

### All Rankings

- 69 in California Elementary Schools
- 5 in Fremont Unified School District Elementary Schools

*Credit U.S. News*

## William Hopkins Junior High 2021 Rankings

The student population of William Hopkins Junior High is 978 and the school currently serves 7-8. There is currently major construction occurring to incorporate 6th grade and transition to a middle school. At William Hopkins Junior High, 91% of students scored at or above the proficient level for math, and 92% scored at or above that level for reading.

William Hopkins Junior High is ranked #10 in California Middle Schools.

### All Rankings

- 10 in California Middle Schools
- 1 in Fremont Unified School District Middle Schools

*Credit U.S. News*



# MISSION SAN JOSE HIGH SCHOOL

## Overview of Mission San Jose High School

Mission San Jose High School is ranked eighth within California. Students have the opportunity to take Advanced Placement® coursework and exams. The AP® participation rate at Mission San Jose High School is 89%. The total minority enrollment is 96%, and 7% of students are economically disadvantaged. Mission San Jose High School is 1 of 9 high schools in the [Fremont Unified School District](#).

## Mission San Jose High School 2022 Rankings

Mission San Jose High School is ranked #94 in the [National Rankings](#). Schools are ranked on their performance on state-required tests, graduation and how well they prepare students for college. Read more about [how we rank the Best High Schools](#).

### All Rankings

- #94 in National Rankings
- #8 in California High Schools
- #2 in San Francisco, CA Metro Area High Schools
- #1 in Fremont Unified School District High Schools
- #26 in STEM High Schools

SCORECARD	99.47
Took at Least One AP® Exam	89%
Passed at Least One AP® Exam	84%
Mathematics Proficiency	93%
Reading Proficiency	95%
Science Proficiency	80%
Graduation Rate	96%

*Credit U.S. News*



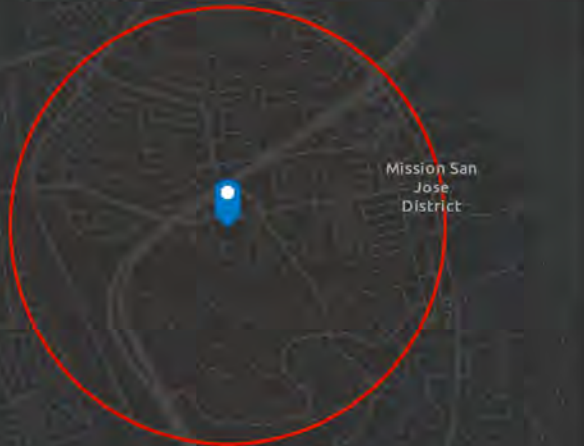


# Area Demographics: 1 Mile

## DEMOGRAPHIC PROFILE

1550 Washington Blvd, Fremont, California, 94539

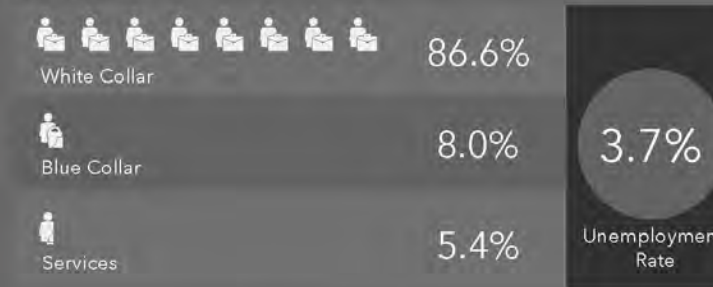
Ring of 1 mile



### EDUCATION



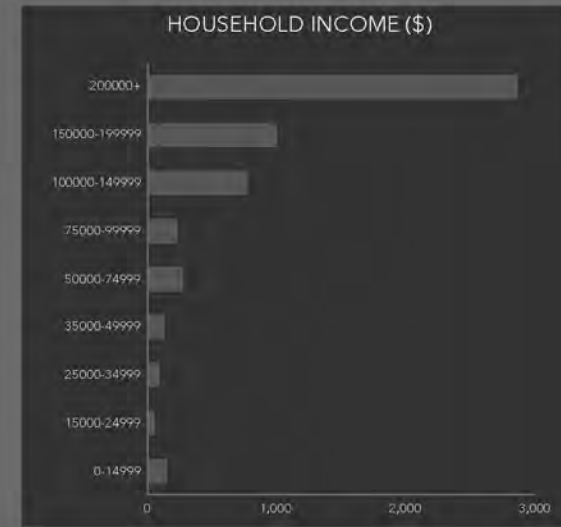
### EMPLOYMENT



### INCOME



### KEY FACTS



This infographic contains data provided by Esri. The vintage of the data is 2022, 2027. © 2023 Esri.



# Area Demographics: 3 Mile

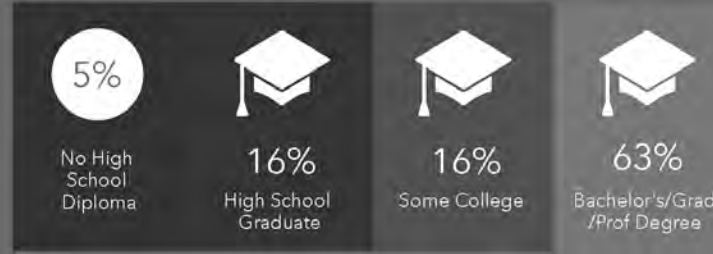
## DEMOGRAPHIC PROFILE

1550 Washington Blvd, Fremont, California, 94539

Ring of 3 miles



### EDUCATION



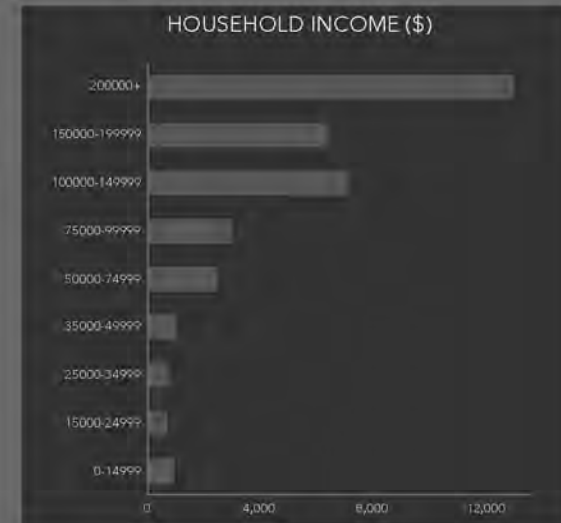
### EMPLOYMENT



### INCOME



### KEY FACTS



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—Est. 1955—

**BORELLI**  
INVESTMENT COMPANY

**BORELLI INVESTMENT COMPANY**

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