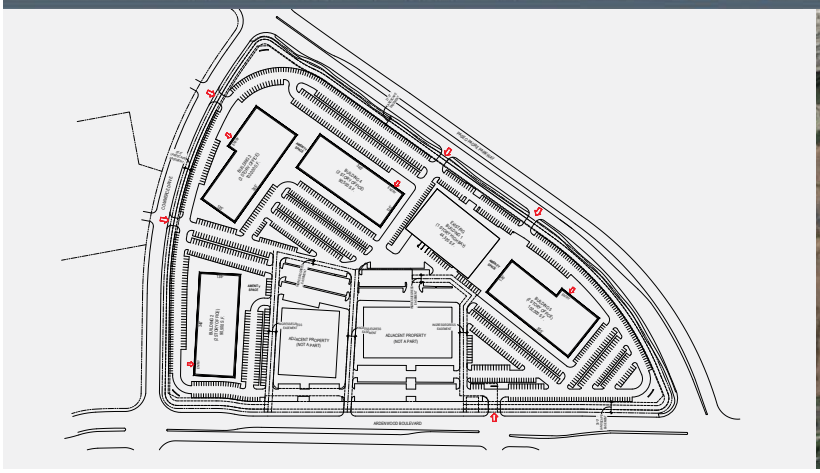
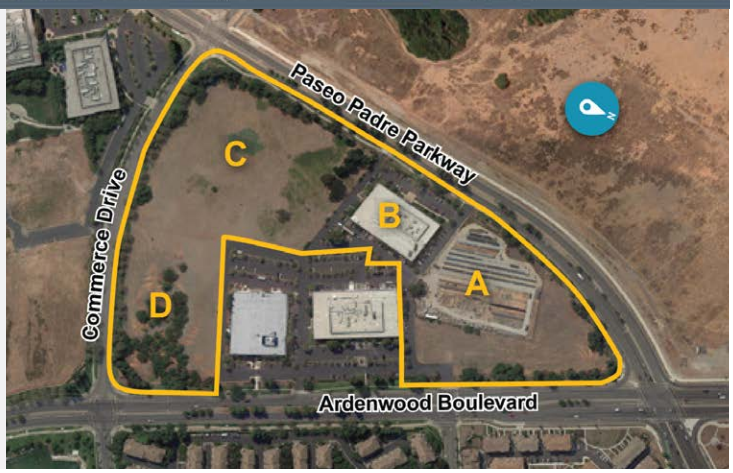
Renault & Handley

FOR LEASE





±75,000 up to ±500,000 sf build-to-suit

Ardenwood @ Paseo Padre, Fremont

- Owner can build-to-suit from ±75,000 to ±500,000 of Class A office/R&D, life science and medical device buildings, advanced manufacturing
- Located on a total of 24.2 acres
- Potential for a campus/headquarters site
- Centrally located to all nine Bay Area counties
- Conveniently located to all Bay Area airports and major freeways
- Reverse commute to SF Peninsula across the Dumbarton Bridge - approximately 10 to 15 minute drive to Menlo Park and Palo Alto areas
- Skilled workforce in Fremont and East Bay area
- Close to amenities and public transportation

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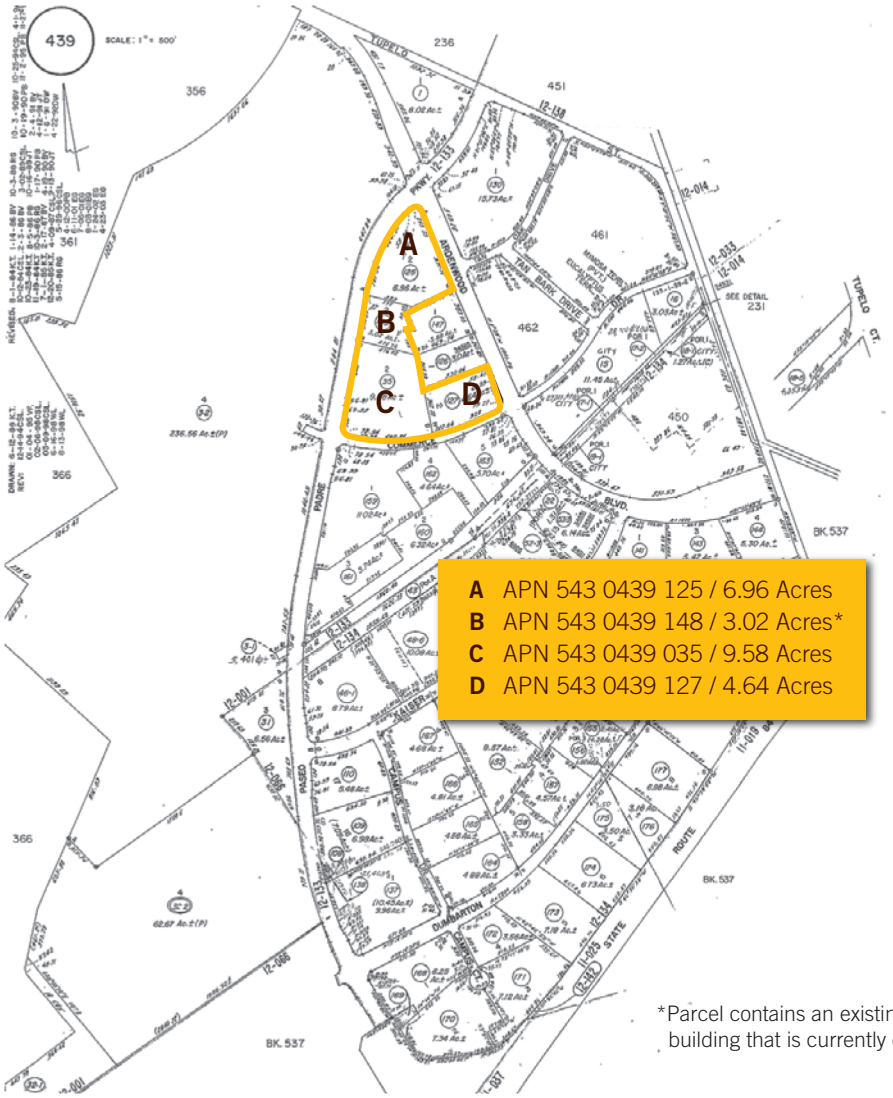
±75,000 up to ±500,000 sf build-to-suit

Ardenwood @ Paseo Padre, Fremont



*Parcel contains an existing ±44,352 sf building that is currently occupied

Floor plans may not be to scale. The information contained herein has been obtained from sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease.

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Amenity Map

FOOD

1. Arbor Vita
2. Pizza Italia
3. Jack In The Box
4. Delicious Donuts & Bagels
5. Baskin Robbins
6. Starbucks
7. Safeway
8. Umi Sushi Boat
9. Simply Thai
10. L&L Hawaiian BBQ
11. Burger King
12. Mi Pueblo Food Center
13. Quiznos Sandwich
14. McDonald's
15. Ann's Chinese Fast Food
16. Taqueria Los Gallos
17. Popeye's Chicken
18. Wendy's

SHOPS

1. Ross Dress for Less
2. Newark Vacuum & Sewing
3. CVS Pharmacy
4. 99 Ranch Market

HOTELS

1. Residence Inn Newark Silicon Valley
2. Courtyard Newark Silicon Valley

BANKS

1. U.S. Bank
2. Citi Bank
3. Bank of the West

PARKS & RECREATION

1. Ardenwood Historic Farm
2. Coyote Hills Regional Park (978 Acres)
3. Don Edwards San Francisco Bay National Wildlife Refuge

RESIDENTIAL

1. KB Homes Patterson Ranch (500 Homes)

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Transportation Information
City of Fremont

AIRPORTS

San Jose International Airport	22 Miles
Oakland International Airport	20 Miles
San Francisco International Airport	26 Miles

DRIVE TIMES

Palo Alto	23 Minutes
San Jose Airport	25 Minutes
San Jose	29 Minutes
Oakland	34 Minutes
Oakland Airport	25 Minutes
San Francisco	48 Minutes
San Francisco Airport	37 Minutes
Livermore	41 Minutes

BART TIMES From Union City BART

Fremont BART	6 Minutes
Castro Valley	19 Minutes
Oakland City Center BART	31 Minutes
Dublin/Pleasanton BART	33 Minutes
Embarcadaro BART (SF)	41 Minutes
San Francisco Airport BART	77 Minutes

MAJOR HIGHWAYS

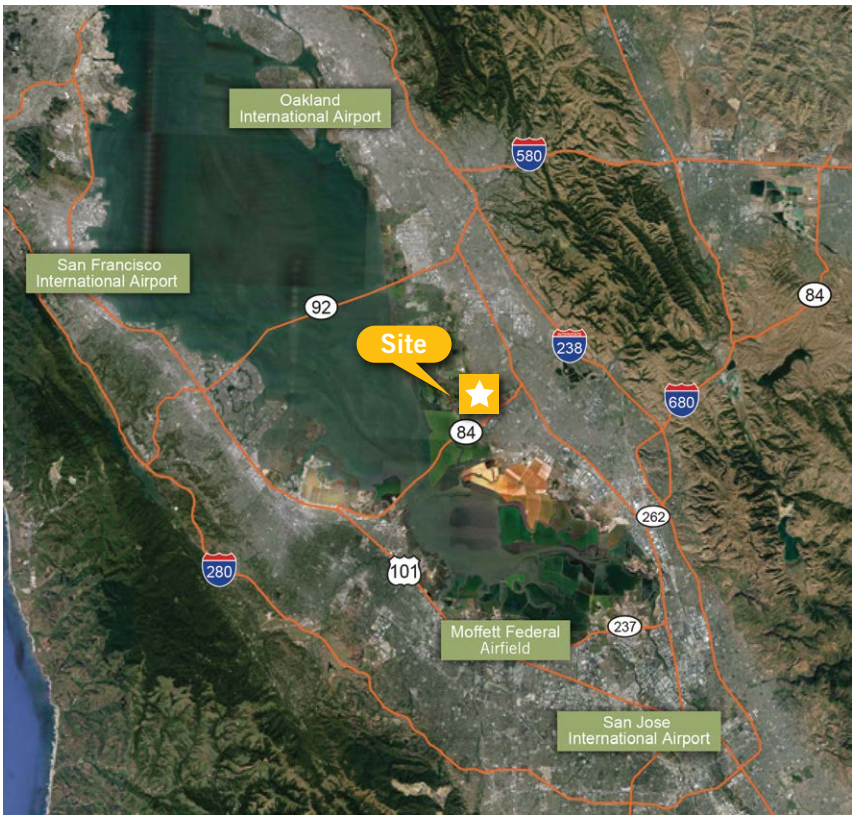
880/17 & 680/280, Routes 84, 238 & 262

PORTS

Redwood City: 13 Miles, Oakland: 25 Miles
Richmond: 38 Miles

PUBLIC TRANSPORTATION

- Bay Area Rapid Transit (BART) System - 2 Stations
- Less than a 10 Minute Shuttle to and from BART Station
- Rail Transport Including Altamont Commuter Express (ACE) and Amtrak Capitol Corridor
- Local Bus Service



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Demographics

POPULATION

Total Population	226,551
Total Household	76,000

INCOME PROFILE

Average Household Income	$114,684
Average Household Size	3.0
Median Age	37 Years

EDUCATION PROFILE

- 49% of adults hold a Bachelor's, Graduate or Professional degree
- Major universities (including Stanford and U.C. Berkley), community colleges and technical schools are located within 30 miles

TAX PROFILE

Property Tax Rate	1.1%
Utility Tax	None
State Sales Tax	9.5%
Transient Occupancy Tax	10%

HOUSING

Median Home Price	$760,000
Average Monthly Rent	$2,760

TOTAL DEVELOPMENT

Land Profile	90 Square Miles
Residential	76,000 Units
Commercial	9.1 Million SF
Industrial/Office	41.3 Million SF

COMPANIES LOCATED IN ARDENWOOD

Austerias Biotherapeutics Inc.
Boehringer Ingelheim
Electronics For Imaging, Inc. (EFI)
Cordis Corporation
Corium International
Crossmatch Technologies
E Touch Systems Inc.
Facebook
Gilliad Sciences Inc.
HID Global Corporation
Johnson & Johnson Company
NEXTracker, Inc. *A Subsidiary of Flextronics Solaria*
Sonus Networks Inc.
Sportvision
TE Connectivity
Zosano Pharma Inc.

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