



INNOVATION
PROPERTIES
GROUP

39510 **Paseo Padre**

Fremont, CA

Multi-Tenant Office Suite

Suite 360± 1,349 RSF

Demisable to 3 separate offices of shared suite

ipgsf.com

Property Highlights:

Two blocks (\pm 13 min walk) to Downtown Fremont BART Station

Ample Free Parking

Reputable private ownership with a long history in Fremont

Walking distance to Gateway Plaza retail, shopping, and restaurants

Across the street from Fremont Superior Courthouse

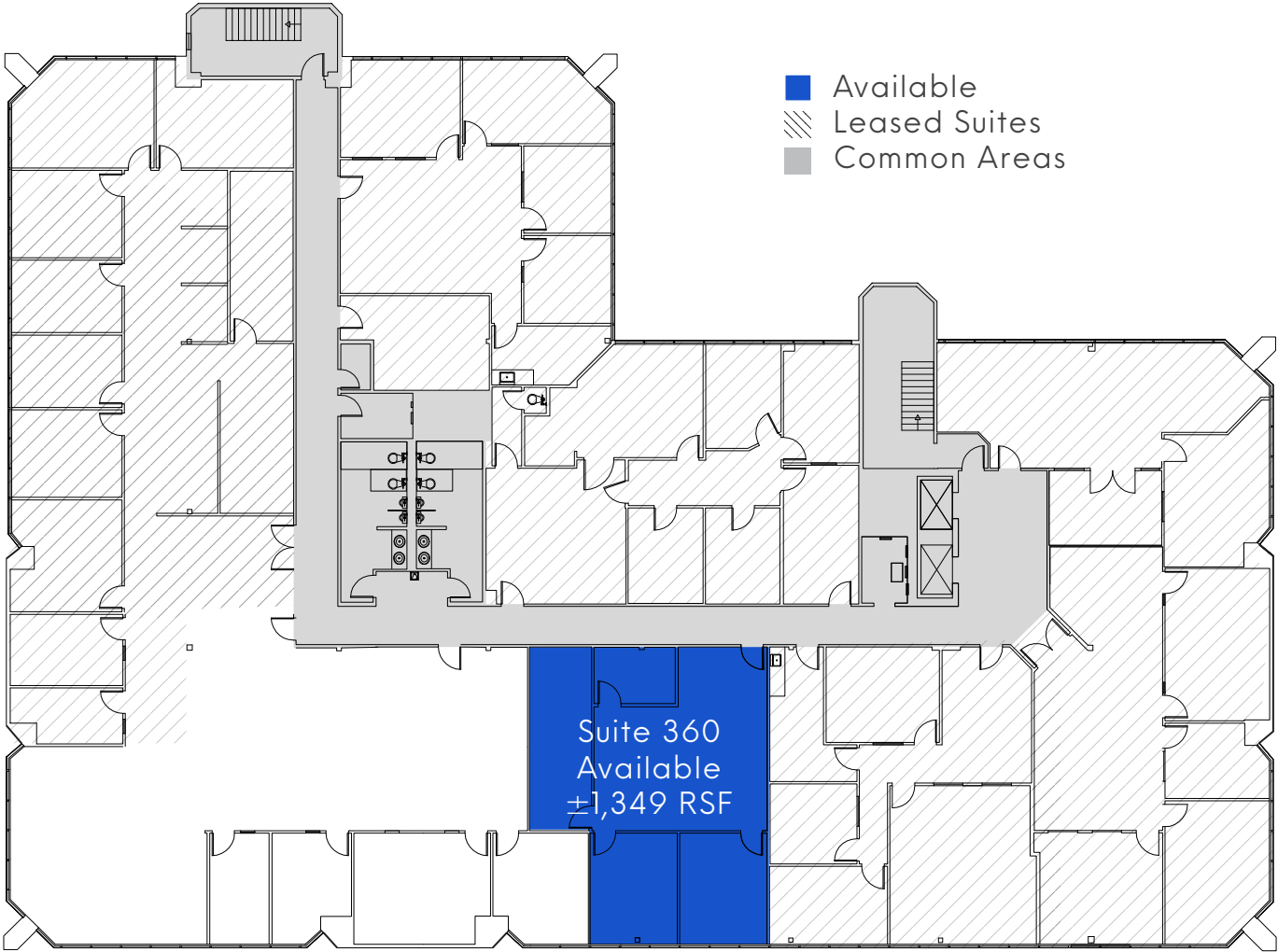
Onsite Management (located in Suite 200)

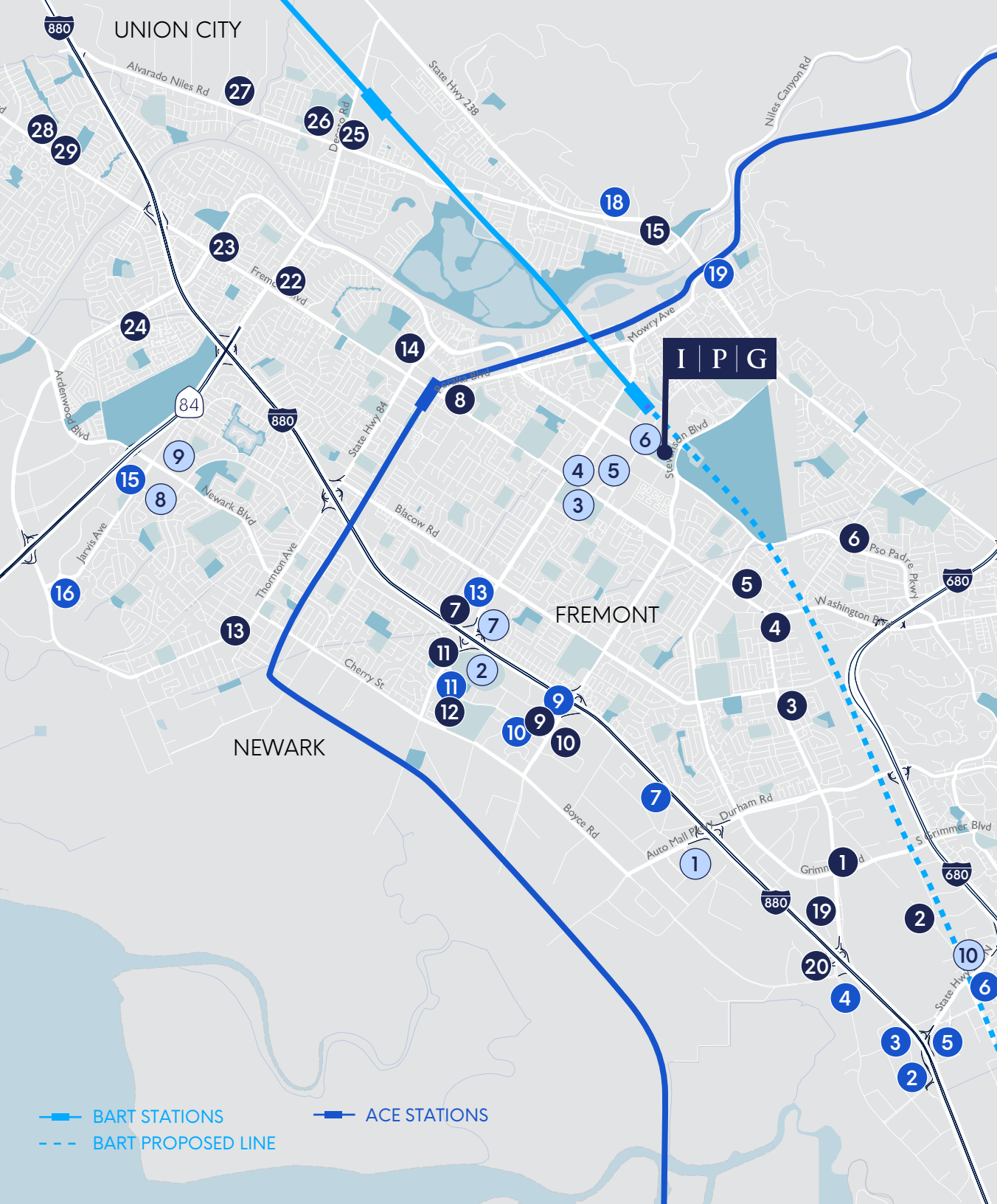
Kitchenette

Large Windows

Premises	Rentable SF	Lease Rate	Available Date
Suite 360	\pm 1,349 RSF	\$2.75/SF/Month Full Service	Now







RESTAURANTS

- 1 Sala Thai 2
- 2 Spin A Yarn
- 3 Green Champa
- 4 La Casita Restaurant
- 5 Pakwan Restaurant
- 6 Biryani Bowl
- 7 Mirchi Cafe
- 8 New Yong Kang
- 9 Tandoori & Curry
- 10 Yuki
- 11 Chaat Bhavan
- 12 Country Way
- 13 Salang Pass Restaurant
- 14 Peach Garden
- 15 Chandni Restaurant
- 16 Isla Restaurant
- 17 Com Tam Thanh
- 18 NiJo Castle
- 19 Fu Lam Moon
- 20 World Gourmet
- 21 PhoAppetit
- 22 BJ's Restaurant
- 23 Ray's Crab Shack
- 24 Swiss Park
- 25 Bombay Garden
- 26 Vung Tau Restaurant
- 27 Ninji Hot Pot
- 28 Happy Kitchen
- 29 Papaya Thai Restaurant
- 30 Beque Korean Grill
- 31 My Tho Restaurant
- 32 Jay Bharat Restaurant
- 33 King of Dumplings
- 34 Sia Fusion Eatery
- 35 Biryani Pot
- 36 Sushi Yoshi
- 37 La Cabana
- 38 All Star Hamburgers
- 39 New Ocean Chinese Restaurant
- 40 La Pinata
- 41 New King Eggroll
- 42 Dino's Family Restaurant
- 43 Satomi Sushi
- 44 Papillon Restaurant
- 45 The Vine
- 46 Mission Pizza
- 47 El Mezcal
- 48 Sushi Mori
- 49 Mission Burgers
- 50 Dohatsuten
- 51 Taqueria Las Vegas
- 52 Elite Restaurant
- 53 Bob Sang
- 54 Sushi Tango
- 55 Teo Chow Noodle Shack
- 56 Qochon
- 57 Aijisen Ramen
- 58 Arka Indian Restaurant
- 59 Mioki Sushi
- 60 Mr Taco
- 61 Tea Six
- 62 Pho 99
- 63 Peacock
- 64 Break Your Fast
- 65 Wingstop
- 66 New Sakura Buffet
- 67 Little Shen Yang
- 68 Pho Tuong Lai
- 69 Mayflower
- 70 Little Sheep
- 71 Rose Garden
- 72 Mr. Pickle's
- 73 Mexico Lindo
- 74 Chowking
- 75 Popeyes
- 76 New Luk Yuen
- 77 Pho Pasteur
- 78 Thai Kitchen
- 79 Lenchon Manila
- 80 S K Donut Shop
- 81 New York Pasta & Pizza
- 82 Yokohama Iekei Ramen

HOTELS

- 1 Residence Inn
- 2 Courtyard
- 3 Hyatt Place
- 4 Hampton Inn
- 5 Fremont Marriott
- 6 La Quinta Inn & Suites
- 7 Good Nite Inn
- 8 Comfort Inn
- 9 Extended Stay America
- 10 Holiday Inn Express
- 11 Mission Peak Lodge
- 12 DoubleTree
- 13 TownePlace Suites
- 14 Homewood Suites
- 15 Chase Suite Hotel
- 16 Comfort Inn & Suites
- 17 Residence Inn
- 18 Extended Stay America
- 19 Best Western Plus
- 20 Courtyard
- 21 Residence Inn
- 22 Aloft
- 23 Crowne Plaza
- 24 Belvoir Springs
- 25 Fremont Frontier Motel

SHOPPING CENTERS

- 1 Pacific Commons
Market Broiler, Five Guys, P.F. Chang's, Panera Bread, Claim Jumper, In-N-Out Burger, Firehouse Subs, Applebee's, Dicky's, Fremont Asian Pearl, Shao Mountain, Krispy Kreme, Buffalo Wild Wings, Sno-Crave Tea House, The Habit Burger Grill, Bennigan's, Bowl of Heaven, Blaze Pizza, Ono Hawaiian BBQ, TKS, Pancheros, Spicy Town, The Little Hot Pot, Kaenyama, Wingstop, Dog Haus, Chipotle, Sunfish Poke Bar, Rubios, Little Madfish
- 2 NewPark Mall
Andersen Bakery, Hibachi-San, Charley's Philly Steaks, Tasty Chinese, Phanithai Kitchen, Hi Seoul
- 3 Fremont Hub
Chilli's Grill & Bar, Elephant Bar, Posh Bagel, Amia Bakery, MOD Pizza, Jack's, King Noodle, Popeyes
- 4 Fremont Plaza
Aniki's Sushi, Noah's Bagel, Boston Market, Jamba Juice, Benh Thai, Miga Kitchen, Gaters, The Original Pancake House, Cherry Garden, Falafel, etc, Munchner Haus
- 5 Walnut Plaza
Din Ding Dumpling House, Los Cabos, Ristorante Il Porcino, Basil Leaf, Indian Chatkhara, Shalimar, Cracker Barrel Deli
- 6 Gateway Plaza
Panera Bread, Strizzi's, Peet's Coffee, La Pinata, Just Falafel, Chinese Cuisine, Go Chaatzz, Dosa Hut, Frodo Joe's Petit Cafe
- 7 Mowry East
Olive Garden, Sakoon, Applebee's, Massimo's, Denny's, Lloyd's Donuts, Sri Ananda Bhavan, Papa Murphy's, Coco Chicken, Semo Sushi
- 8 Lido Faire
Zensen Sushi Express, Little Sichuan, Popeyes, Papa Lin, 85C Bakery Cafe, Newark Buffet, Kioku Sushi, Pho Saigon, booniepepper Islander Grill, Cocurry Thai Cuisine, Vitality Bowls
- 9 Rosemont Square
Harumi Sushi, Good Neighbour, Mumbai Chowk, Taqueria Los Gallos
- 10 Warm Springs Plaza
Hong Kong Chef, Fusion House, Three Guys Pies, Sogo Bakery, Mango Garden, Chaat House, zpizza, Little Dipper, Una Mas, Seoul 2go, Donut House, Denny's



BART Fremont



Kaiser Permanente



Whole Foods



Central Park



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