



# Property Highlights

34793

ARDENTECH COURT

<b>ADDRESS</b> 34793 Ardentech Court Fremont, CA 94555	<b>CURRENT USE</b> Student Housing	<b>PARCEL SIZE</b> 5.19 Acres	<b>NUMBER OF BUILDINGS</b> 1 Building	<b>NUMBER OF STORIES</b> 3 Stories
<b>YEAR BUILT</b> 2005	<b>NUMBER OF UNITS</b> 163 Units	<b>GROSS BUILDING AREA</b> 83,996 SF	<b>ZONING</b> P-81-15NN Ardenwood Planned District	<b>PARKING SPACES</b> 295 Spaces including 8 disabled spaces

Existing Building



# Medical Clinic Conversion

34793

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## POTENTIAL USES:

- Medical Office
- Pediatric Hospital
- Outpatient Clinic
- Inpatient Rehab
- Behavioral Health Facility
- Skilled Nursing
- Assisted Living/Medical Care

# Medical Clinic Conversion



## MEDICAL CLINIC INFO

Parcel Size [Acres]:	<b>5.19</b>
Parcel Size [SF]	<b>226,076</b>
Year built:	<b>2005</b>
Number of Stories:	<b>3</b>
Gross Building Area:	<b>83,996 SF</b>

Number of Units/Rooms:	<b>163</b>
Room Sizes [SF]	<b>TBD</b>
Current Use:	<b>Student Housing</b>
Zoning Designation:	<b>P-81-15NN Ardenwood Planned District</b>
Parking:	<b>295 (Including 8 Handicapped Spaces)</b>



MEDICAL CLINIC CONVERSION

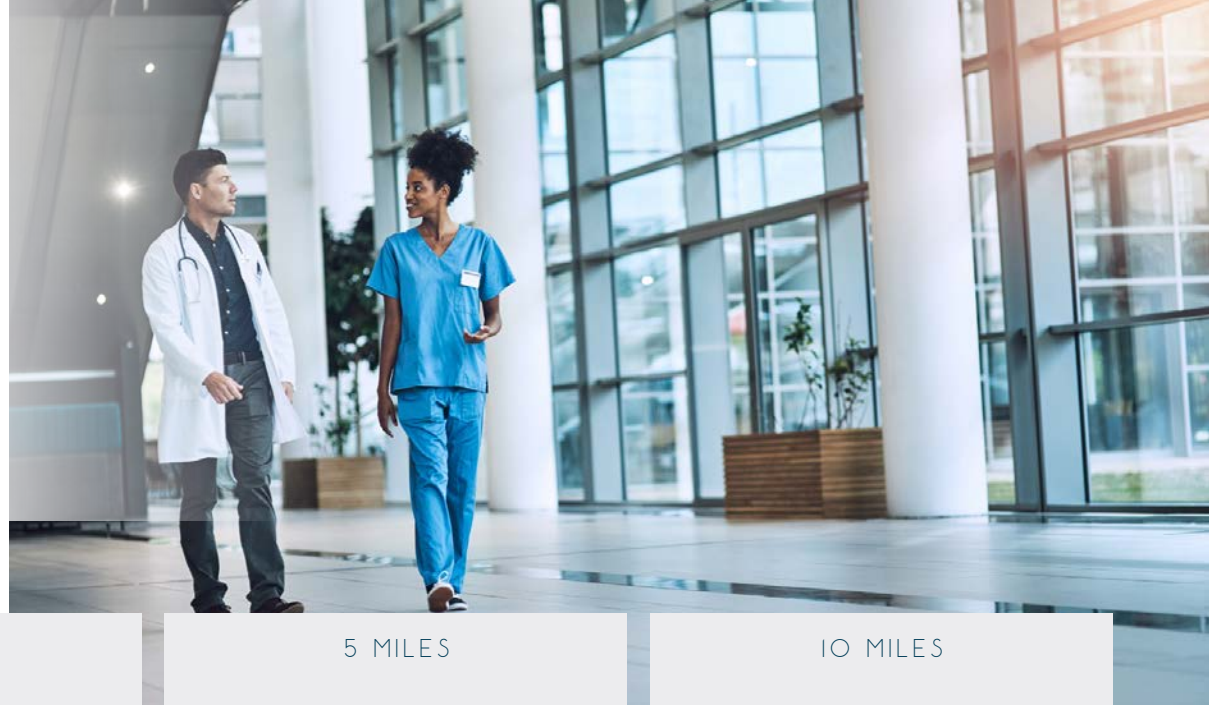
# Proximity to Major Hospitals

IDEAL FOR EAST BAY EXPANSION





# Key Demographics



POPULATION

3 MILES

142,819

5 MILES

274,869

10 MILES

736,781

MEDIAN HOUSEHOLD INCOME

3 MILES

\$153,881

5 MILES

\$148,285

10 MILES

\$133,452

AVERAGE HOUSEHOLD INCOME

3 MILES

\$186,7161

5 MILES

\$180,724

10 MILES

\$179,237



# Hotel Conversion

## UNIT MIX

	UNIT AREA	UNIT COUNT
<b>Guest Room - Standard</b>	<b>338 SF</b>	<b>143</b>
Unit A2 King	346 SF	116
Unit A3 King	390 SF	7
Unit A1 Queen	271 SF	20
<b>Guest Room - King Suite</b>	<b>713 SF</b>	<b>13</b>
Unit B1 Suite	693 SF	8
Unit B1 Suite	693 SF	3
Unit B1 Suite	820 SF	2
<b>Total / Average</b>	<b>369 SF</b>	<b>156 Units</b>





# Hotel Conversion



## AREA BREAKDOWN

	AMENITY	CIRCULATION	KEYS	BOH	TOTAL
<b>Building Area</b>	<b>6,978 SF</b>	<b>16,029 SF</b>	<b>57,601 SF</b>	<b>3,084 SF</b>	<b>83,691 SF</b>
Level 1	6,978 SF	5,400 SF	15,961 SF	1,786 SF	30,124 SF
Level 2	-	5,314 SF	20,820 SF	649 SF	26,784 SF
Level 3	-	5,314 SF	20,820 SF	649 SF	26,784 SF
<b>Total</b>	<b>6,978 SF</b>	<b>16,029 SF</b>	<b>57,601 SF</b>	<b>3,084 SF</b>	<b>83,691 SF</b>



# Hotel Conversion



STANDARD KING ROOM

STANDARD KING ROOM



KING SUITE





# Key Demographics



554,500  
POPULATION GROWTH

Since 2012, the largest increase in history



116,959  
NEW HOUSING UNITS

Since 2012, 1 per 4 people



242,300  
NET JOB GAINS

Since 2011



97,767  
NEW RESIDENTIAL STARTS

Since 2012

## TOP TEN TECH EMPLOYERS



40,000  
Silicon Valley Employees



25,000  
Silicon Valley Employees



17,000  
Silicon Valley Employees



13,000  
Silicon Valley Employees



12,740  
Silicon Valley Employees



7,143  
Silicon Valley Employees



6,500  
Silicon Valley Employees



5,870  
Silicon Valley Employees



5,542  
Silicon Valley Employees



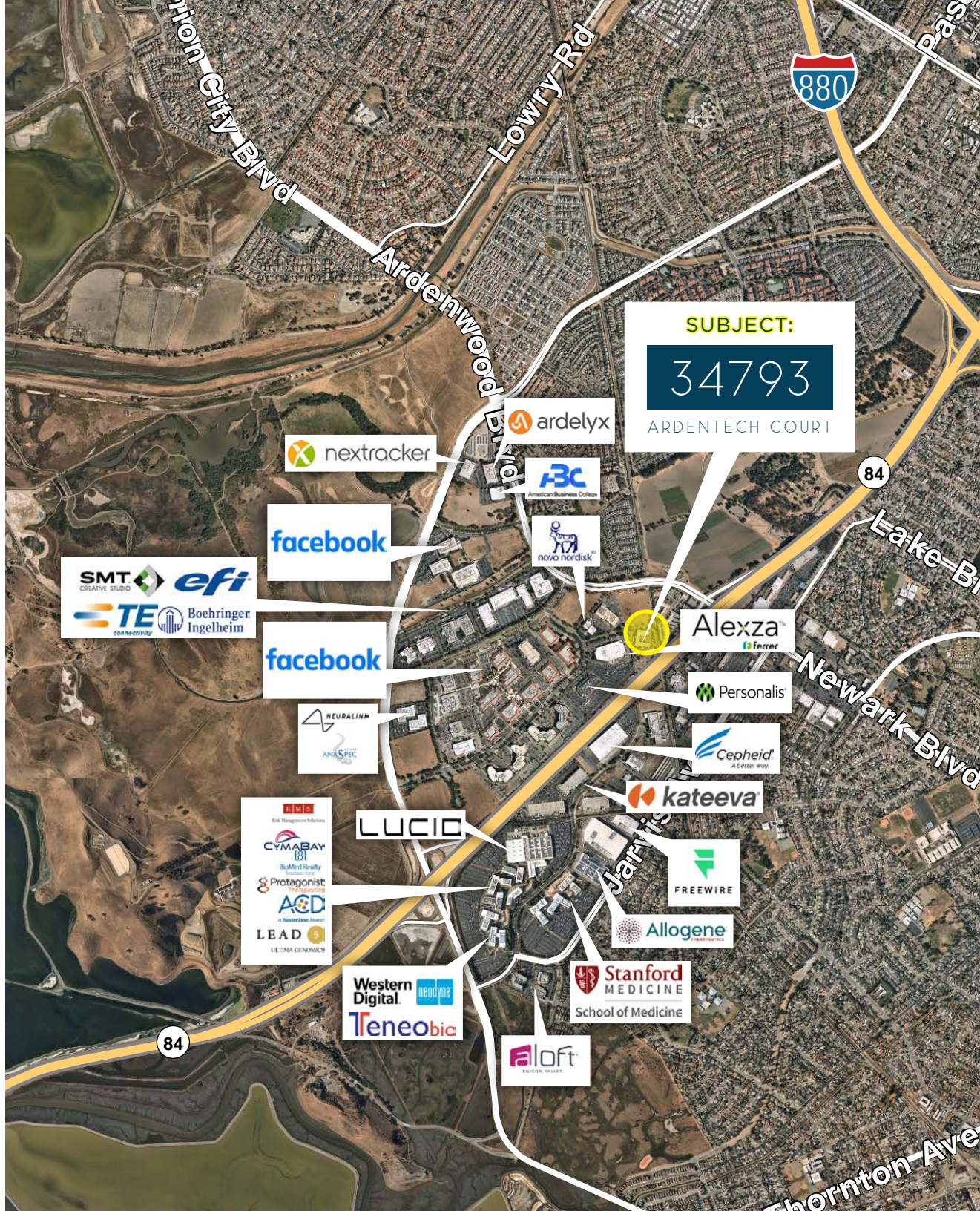
5,000  
Silicon Valley Employees

## TRANSPORTATION

- Convenient to 3 International Airports - Less than 30 min to all 3 main Bay Area International Airports
- 4.3 Miles to Centerville/ Fremont Amtrack Station

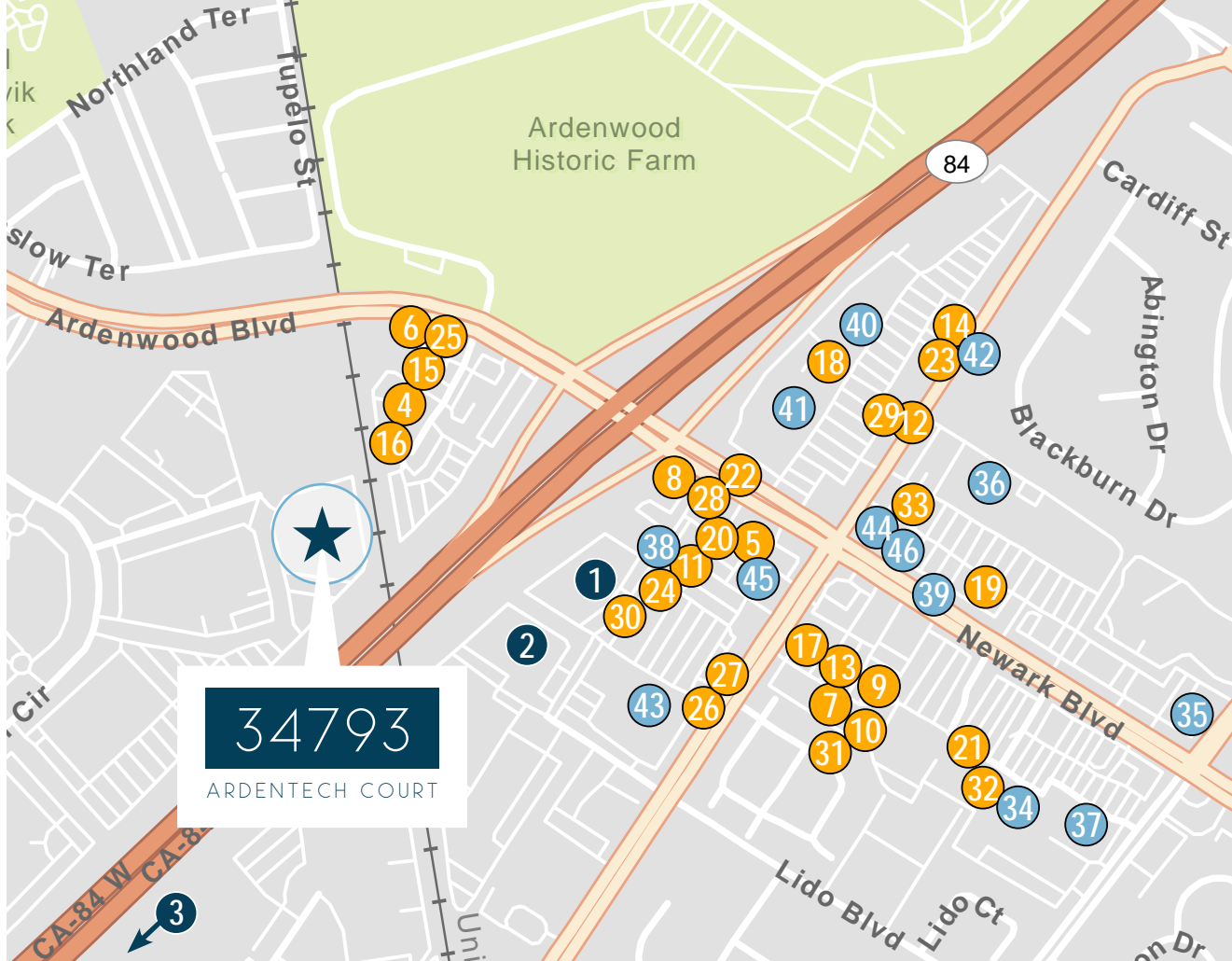


# Corporate Neighbors





# Nearby Amenities



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## HOTELS

- 1 Courtyard Newark Silicon Valley
- 2 Residence Inn Newark Silicon Valley
- 3 Aloft Silicon Valley

## RESTAURANTS

- 4 BunBao
- 5 Burger King
- 6 Chatpatta Corner
- 7 Chef Cho
- 8 Chipotle
- 9 Chopsticks Pho & Grill
- 10 CoCurry Thai Cuisine
- 11 Crabby Crabby
- 12 Dino's Grill
- 13 Himalayan Chef Events & Catering
- 14 IHOP
- 15 Jack in the Box

- 16 King of Thai Noodles House
- 17 Los Gallos Taqueria
- 18 Mr. Pickle's Sandwich Shop
- 19 Mumbai Chowk
- 20 Naan Pizza
- 21 Newark Buffet
- 22 O' Sushi
- 23 Panda Express
- 24 Pho Nation
- 25 Pizza Italia
- 26 Samraat Curry Hut
- 27 Subway
- 28 Tasty Pot
- 29 Urban Kitchen
- 30 Venus Cafe
- 31 Vons Chicken Newark
- 32 Wakatobi
- 33 Wingstop

## SHOPPING

- 34 99 Ranch
- 35 O'reilly Auto
- 36 CVS Pharmacy
- 37 Dollar Tree
- 38 Masako's Music Studio
- 39 Newark Smoke Shop & Metro PCS
- 40 Ross Dress for Less
- 41 Safeway
- 42 Soccerkraze
- 43 Sprouts
- 44 T-Mobile
- 45 UPS Store
- 46 Autozone



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ARDETECH COURT

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ardentech MEDICAL CLINIC



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