

As the fourth largest city in the San Francisco Bay Area, Fremont's Silicon Valley location is the ideal place to live, work and visit. The city takes pride in its diversified, globally connected economy where businesses can be successful and residents and visitors can enjoy high-quality programs and services.

Population

Fremont is the 4th largest city in the San Francisco Bay Area; 15th in California

- Total Population 226,551
- Total Households 76,000

Distribution by Ethnicity & Race

- Asian 50%
- White 33%
- Hispanic 14%
- Black/African American 3%

Income Profile

- Average Household Income \$114,684
- Average Household Size 3.0
- Median Age 37 years

Employment Profile

Top Employers (250 - 1,000+ Employees)

Fremont Unified School District	Tesla
Lam Research Corporation	Thermo Fisher Scientific
Palo Alto Medical Foundation	Washington Hospital
Seagate	Western Digital
Synnex	

Education Profile

- 49% of adults hold a Bachelors, Graduate or Professional degree
- Major universities (including Stanford and U.C. Berkeley), 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 and Real Estate



Artist Walk (located in Centerville)

Housing

- Median Home Price (2015) \$760,000
- Average Monthly Rent (2 Br. Unit) \$2,760

Development (Total Developed)

- Land Profile 90 square miles
- Residential 76,000 Units
- Commercial 9.1 million s.f.
- Industrial/Office 41.3 million s.f.

Transportation

Air

- San Jose International Airport 13 miles
- Oakland International Airport 18 miles
- San Francisco International Airport 22 miles

Highways

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

Ports

Redwood City: 18 miles, Oakland: 27 miles, San Francisco: 37 miles, Richmond: 38 miles

Public Transportation

- Bay Area Rapid Transit (BART) system - 2 Stations
- Rail transport including Altamont Commuter Express (ACE) and Amtrak Capitol Corridor
- Local Bus Service

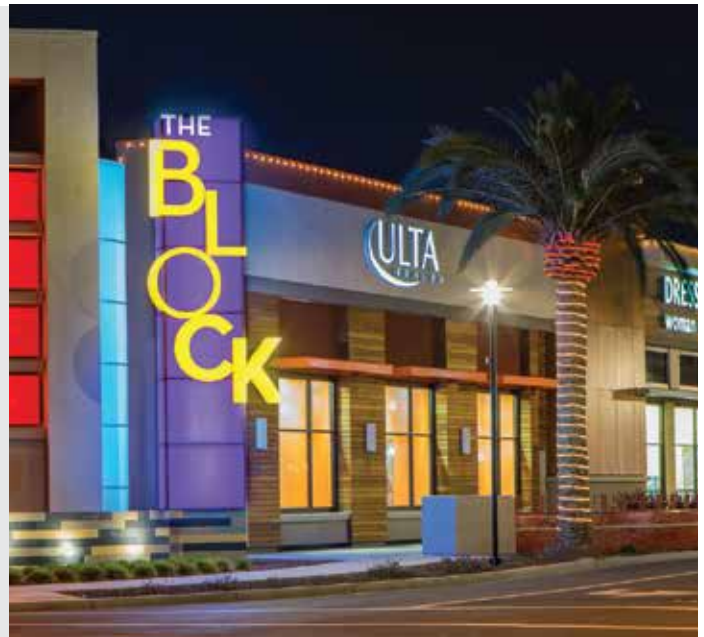
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Retail Profile

- Daytime Population – 241,504; Trade Area Population – 393,000
- Top psychographic consumer segments are affluent, tech-savvy and highly educated with urban mentality
- Over 350 eateries including popular restaurant brands and a diverse range of ethnic cuisines
- 18 Hotels including full service, 4 star
- Wide variety of shopping options in centers such as Pacific Commons, The Hub and Washington West as well as business districts such as Irvington and Niles
- New Opportunities:
 - Pacific Commons “The Block” (300K pedestrian-oriented retail)
 - Downtown (110 acres, mixed-use development planned in the City Center)
- Notable Additions – Whole Foods, The Counter, Pieology, Ulta, Men’s Wearhouse, Cream



“The Block” at Pacific Commons

Innovation Profile

- Known as a Bay Area leader in advanced manufacturing
- Home to growing cluster of over 40 clean tech companies such as Tesla, Imergy, Sora, and Solar City
- Other major companies include: Lam Research, Delta, Seagate, Western Digital, and Thermo Fisher Scientific
- Growing industries and employment sectors include:
 - Power Storage, Building Systems
 - Electric Vehicles
 - Biotechnology and Life Sciences
 - High-Tech and Information Technology
 - Logistics, Warehousing, Goods Movement
 - Healthcare
- Ranked No. 1 in U.S. for technology start-up businesses per-capita (21 for every 100,000 residents) according to SizeUp.com
- Received over \$1 billion of venture capital funding in recent years
- 40 million square feet of industrial space; 63% of all R&D inventory in the East Bay



Thermo Fisher Scientific

City Contacts

Development Services Center.....494-4443
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Business License 494-4790
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Environmental Services..... 494-4570
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Resources

Chamber of Commerce..... 795-2244
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Workforce Investment Board..... 259-3842
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Sources: Claritas 2014, HDL 2015