

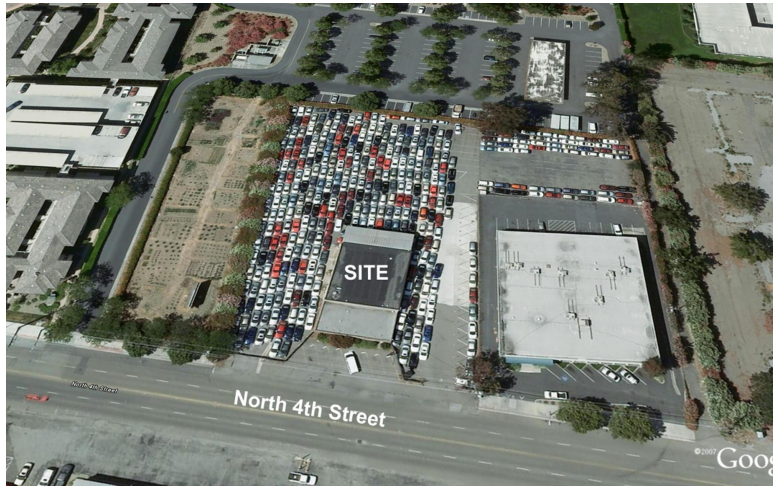
1635 N. 4th Street

1635 North 4th Street
San Jose, CA 95126




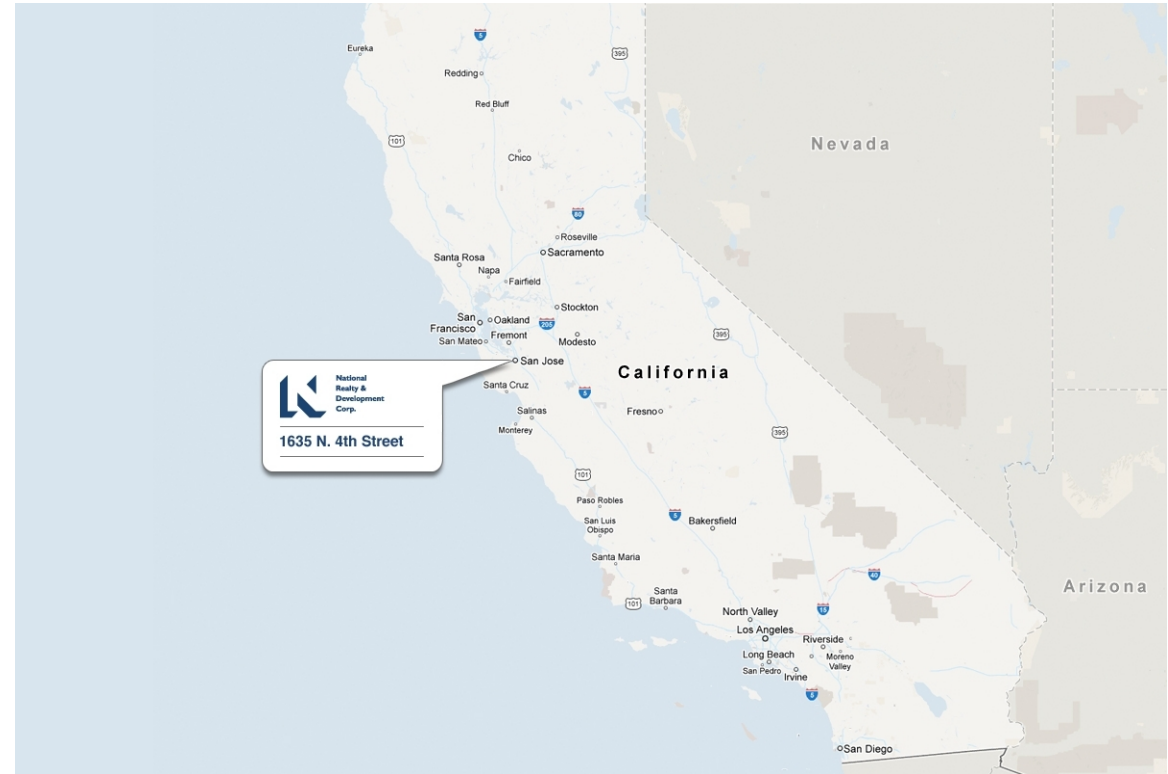
1635 N. 4th Street

1635 North 4th Street
San Jose, CA 95126



GROSS LEASABLE AREA
5,400 sf

 Demographics	3 miles	5 miles	10 miles
Population	195,104	635,923	1,585,146
Households	67,583	210,475	532,406
Avg HH Income	\$141,483	\$135,022	\$157,531
Med HH Income	\$104,982	\$102,990	\$118,159



Details

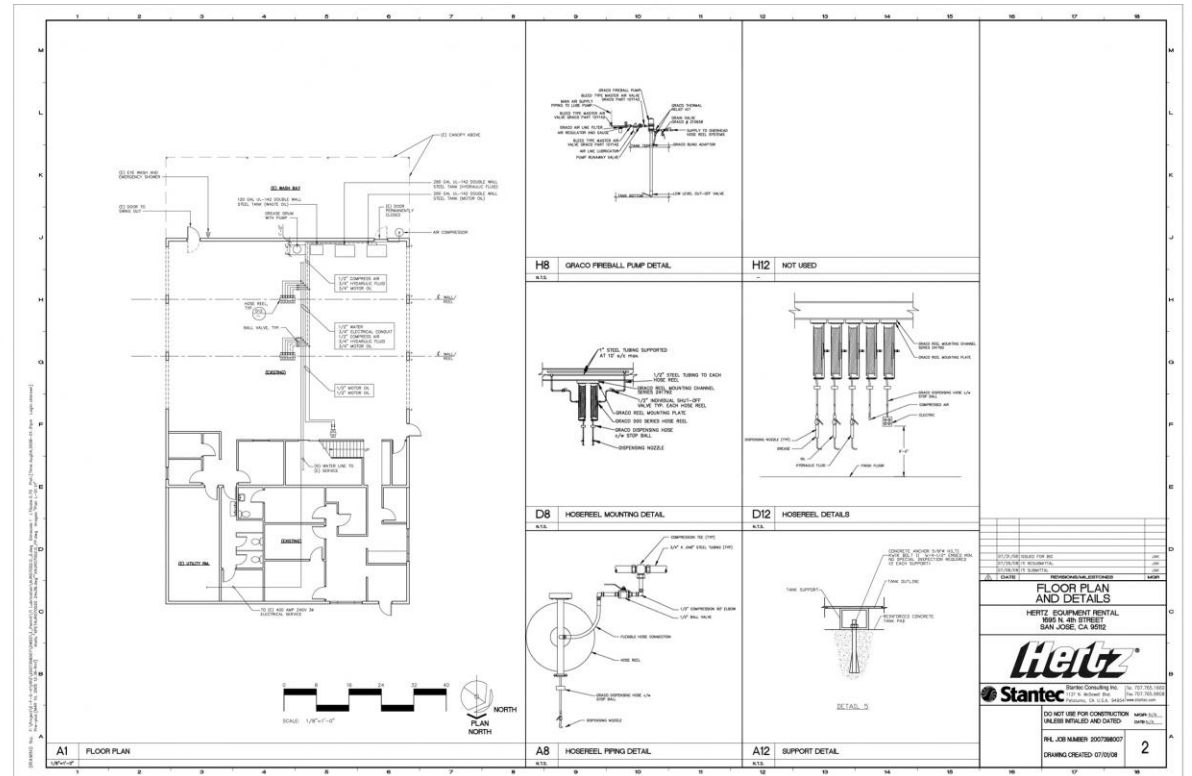
- Freestanding building located in Santa Clara County, CA.
- Former Hertz Car Rental.
- Situated on 1.39 acres.

1635 N. 4th Street

1635 North 4th Street
San Jose, CA 95126

Space Available

1 5,400 sf



1635 N. 4th Street

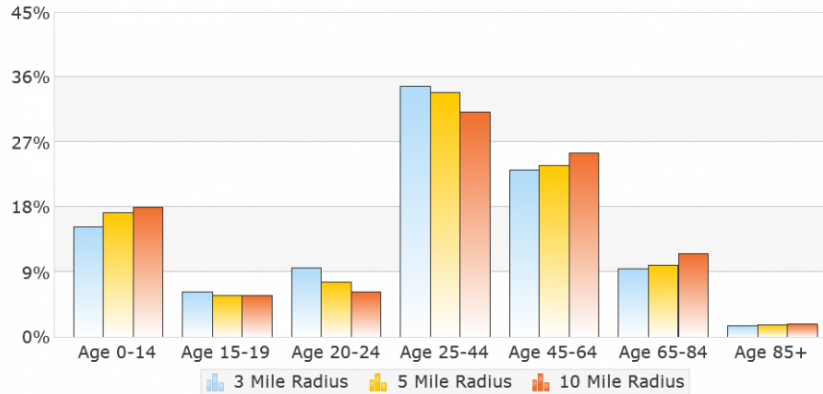
1635 North 4th Street
San Jose, CA 95126

Trade Area



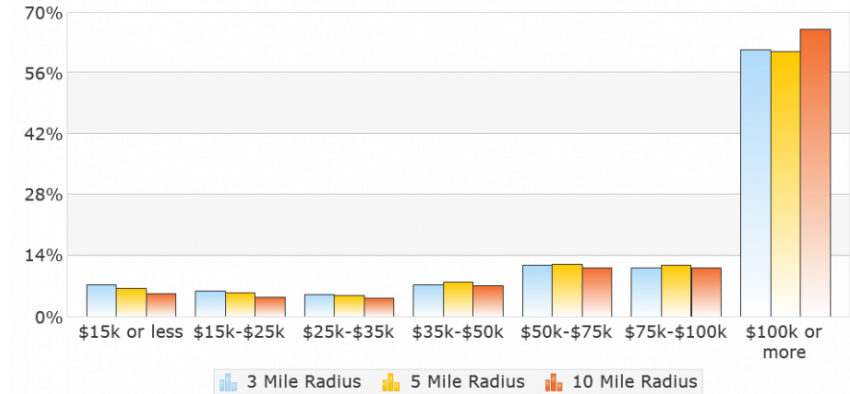
Demographic Summary Report

TOTAL POPULATION (2019)

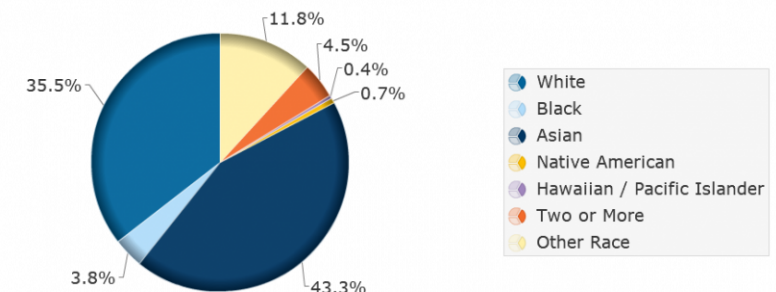


POPULATION	3 MILES	5 MILES	10 MILES
2000 Census	148,232	518,766	1,370,702
2010 Census	162,775	553,517	1,444,190
2019 Projection	195,104	635,923	1,585,146
2024 Projection	195,986	637,177	1,586,736
Growth 2000-2010	9.80%	6.70%	5.40%
INCOME	3 MILES	5 MILES	10 MILES
Average Household Income	\$141,483	\$135,022	\$157,531
Median Household Income	\$104,982	\$102,990	\$118,159
HOUSEHOLDS	3 MILES	5 MILES	10 MILES
2019 Projection	67,583	210,475	532,406
2024 Projection	71,225	221,257	558,838
HOUSEHOLDS BY TENURE (2019)	3 MILES	5 MILES	10 MILES
Owner Occupied	27,104	93,098	288,735
Renter Occupied	40,479	117,377	243,671
Vacant	1,527	4,186	10,030
Total	69,110	214,661	542,436

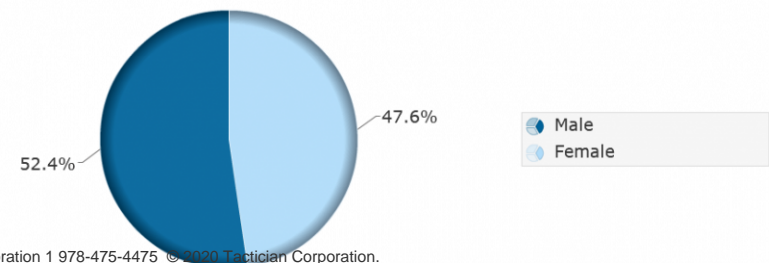
HOUSEHOLDS BY INCOME (2019)



3-MILE POPULATION BY ETHNICITY



3-MILE BREAKDOWN BY GENDER



Tactician Corporation 1 978-475-4475 © 2020 Tactician Corporation.

1635 N. 4th Street

1635 North 4th Street
San Jose, CA 95126



Leasing Contacts



Jack Baker

914.272.8036

jack.baker@nrdc.com

1635 N. 4th Street

1635 North 4th Street
San Jose, CA 95126



About NRDC

Founded more than 50 years ago, NRDC has built a reputation as one of the leading privately-held commercial real estate ownership and development firms in the United States.

Headquartered in Purchase, New York, our team of highly-experienced professionals has a thorough commitment to excellence and a passion for real estate. We possess a sophisticated understanding of the ever-changing landscape of the real estate industry, enabling us to cultivate strong relationships and consistently develop successful projects.

Our Successful Portfolio

Headquartered in Purchase, New York, the NRDC portfolio is comprised 75 projects throughout the Northeast, including large retail power centers, community shopping centers, corporate/ industrial business parks and luxury residential. Our retail centers are among the most successful in their respective trade areas. We understand the vital importance of establishing and maintaining the right merchandising mix needed to maximize sales for our tenants and thus ensure the long-term viability of our retail portfolio.

The Principals of NRDC purchased the Hudson's Bay Company (HBC) located in Canada, which is now a public entity with the Principals of NRDC being the largest non-institutional stockholders with seats on the Board and holding the Office of Chairman.

Hudson's Bay Company (HBC) also purchased Kaufhof, the #1 department store company in Germany, which operates 119 stores in Germany and Belgium. HBC's leading businesses across North America include Saks Fifth Avenue, Hudson's Bay, and Saks OFF 5TH.

