

FOR LEASE

Nakamura Plaza

33131 Alvarado-Niles Road | Union City, CA



Overview

AVAILABLE	2,580 SF
GLA	7,350 SF
NNN LEASE RATE	\$1.65 PSF



Description

- Attractive architecture
- Co-tenants include dental offices, a medical clinic, and Mexico Tipico Restaurant
- Build-out includes 4 private offices, kitchen area and 2 restrooms
- Easy access to I-880 and located at signalized intersection
- Dense daytime population and residential base
- Excellent signage and convenient surface parking

Demographics

	1 MILE	2 MILE	3 MILE
Total Population	19,076	96,103	166,091
Total Households	5,934	28,817	51,106
Average HH Income	\$105,134	\$108,780	\$111,435
Daytime Population	7,381	28,050	41,008

Year: 2016 | Source: Esri

Traffic Counts

Alvarado-Niles Road	31,404 VPD
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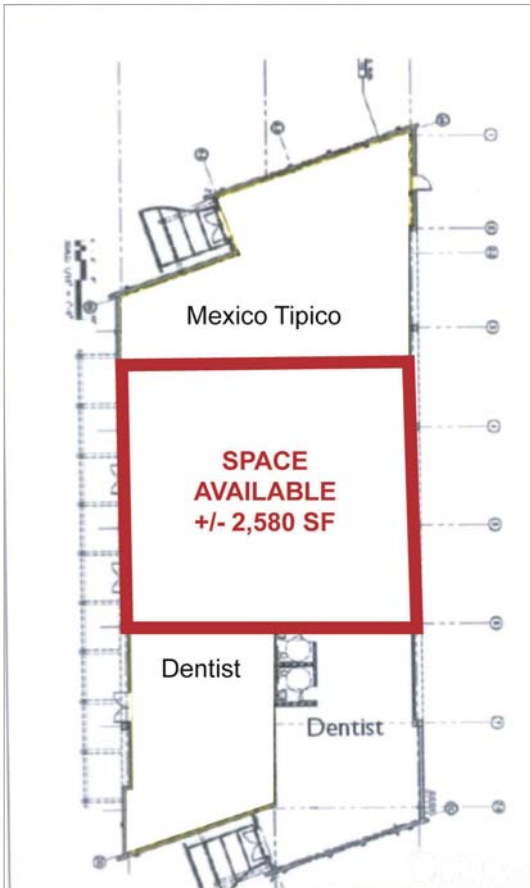
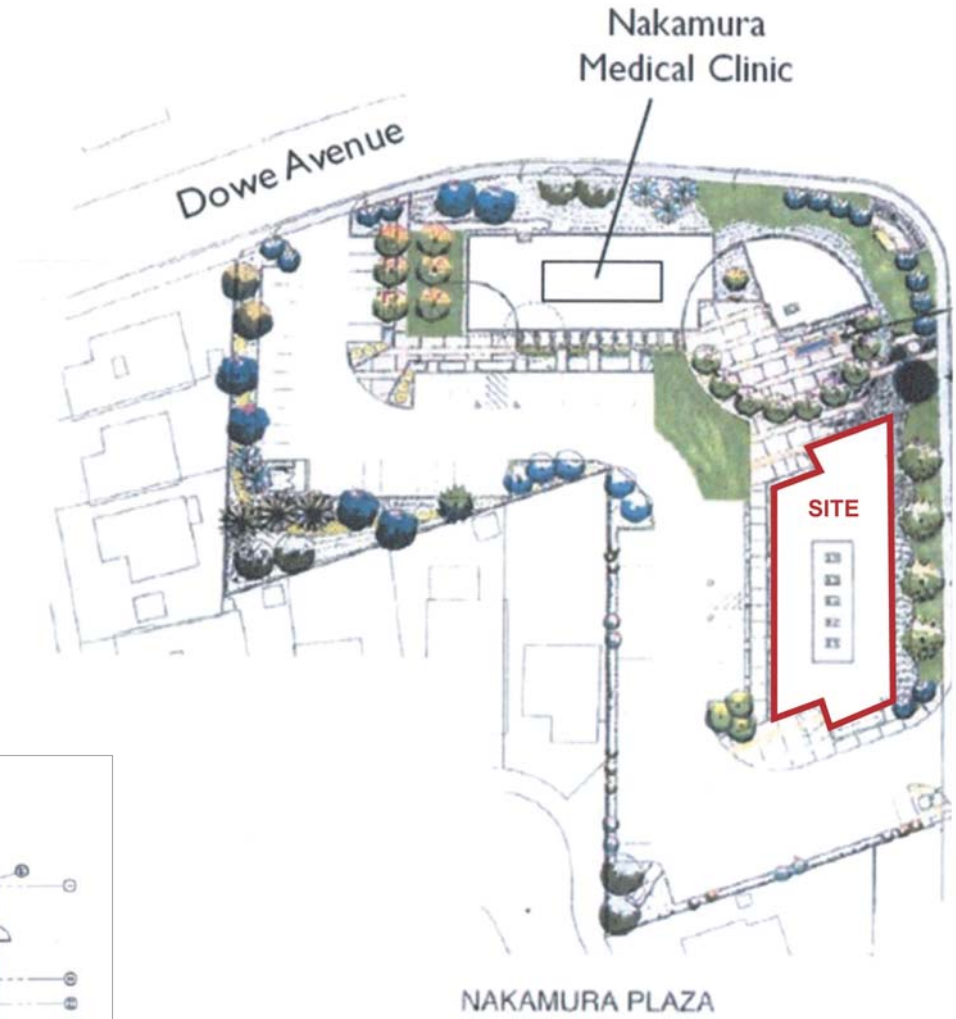
Year: 2012 | Source: Google Earth Pro

Contact

BOB QUIGLEY
408.216.2317 | bob.quigley@srsre.com

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AERIAL

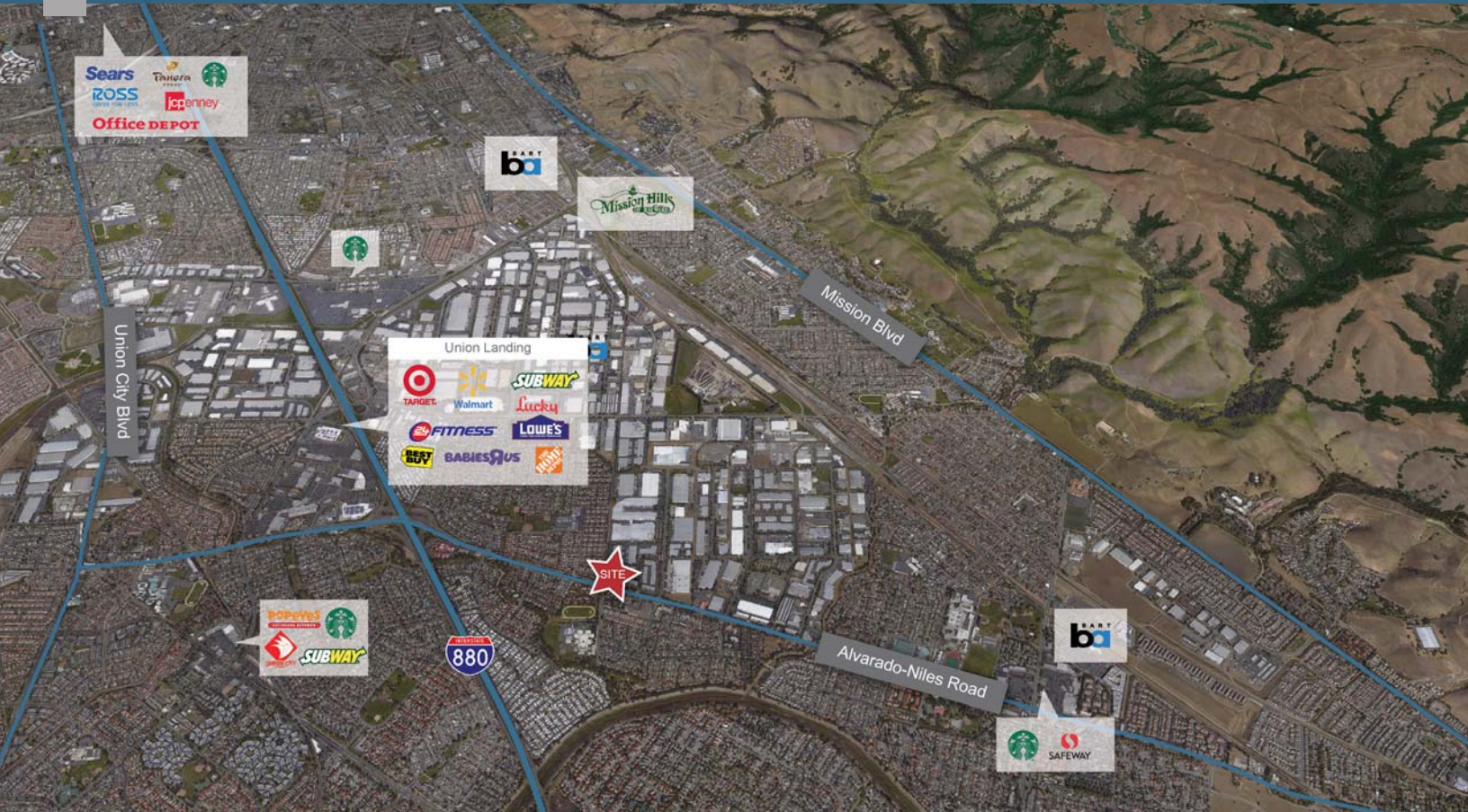
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SRS REAL ESTATE PARTNERS | 1871 The Alameda, Suite 250 | San Jose, CA 95126 | 408.553.6135
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33131 Alvarado–Niles Road | Nakamura Plaza Union City, CA



Executive Summary

33131 Alvarado-Niles Road | Union City, CA



	1 mile	2 miles	3 miles
Population			
2000 Population	18,690	89,215	152,651
2010 Population	18,532	92,056	158,503
2016 Population	19,076	96,103	166,091
2021 Population	19,897	101,186	175,056
2000-2010 Annual Rate	-0.08%	0.31%	0.38%
2010-2016 Annual Rate	0.46%	0.69%	0.75%
2016-2021 Annual Rate	0.85%	1.04%	1.06%
2016 Male Population	49.0%	49.5%	49.4%
2016 Female Population	51.0%	50.5%	50.6%
2016 Median Age	41.1	37.2	37.6
2016 Total Daytime Population	18,014	80,272	129,267
Workers	7,441	28,734	40,822
Residents	10,573	51,538	88,445

In the identified area, the current year population is 19,076. In 2010, the Census count in the area was 18,532. The rate of change since 2010 was 0.46% annually. The five-year projection for the population in the area is 19,897 representing a change of 0.85% annually from 2015 to 2020. Currently, the population is 49.0% male and 51.0% female.

Data for all businesses in area			
Total Businesses:	583	2,231	3,538
Total Employees:	7,381	28,050	41,008
Total Residential Population:	19,076	96,103	166,091
Employee/Residential Population Ratio:	0.39:1	0.29:1	0.25:1

Median Age

The median age in this area is 41.1, compared to U.S. median age of 37.9.

Race and Ethnicity

2016 White Alone	27.8%	24.8%	26.0%
2016 Black Alone	4.5%	4.7%	5.0%
2016 American Indian/Alaska Native Alone	0.5%	0.4%	0.4%
2016 Asian Alone	49.5%	51.7%	50.8%
2016 Pacific Islander Alone	1.1%	1.1%	1.2%
2016 Other Race	10.0%	10.4%	9.9%
2016 Two or More Races	6.7%	6.8%	6.8%
2016 Hispanic Origin (Any Race)	22.5%	22.4%	21.0%

Persons of Hispanic origin represent 22.5% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 78.9 in the identified area, compared to 63.0 for the U.S. as a whole.

Median Household Income			
2016 Median Household Income	\$79,196	\$89,115	\$91,537
2021 Median Household Income	\$86,814	\$100,695	\$102,280
2016-2021 Annual Rate	1.85%	2.47%	2.24%
Average Household Income			
2016 Average Household Income	\$105,134	\$108,780	\$111,435
2021 Average Household Income	\$113,553	\$117,724	\$120,683
2016-2021 Annual Rate	1.55%	1.59%	1.61%
Per Capita Income			
2016 Per Capita Income	\$33,373	\$32,785	\$34,528
2021 Per Capita Income	\$35,839	\$35,304	\$37,195
2016-2021 Annual Rate	1.44%	1.49%	1.50%

Source: Esri, Esri and Infogroup, U.S. Census

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33131 Alvarado–Niles Road | Union City, CA



Households by Income

Current median household income is \$79,196 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$86,814 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$105,134 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$113,553 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$33,373 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$35,839 in five years, compared to \$32,501 for all U.S. households

Households

2000 Households	5,720	26,337	46,915
2010 Households	5,803	27,787	49,175
2016 Total Households	5,934	28,817	51,106
2021 Total Households	6,162	30,216	53,614
2000-2010 Annual Rate	0.14%	0.54%	0.47%
2010-2016 Annual Rate	0.36%	0.58%	0.62%
2016-2021 Annual Rate	0.76%	0.95%	0.96%
2016 Average Household Size	3.19	3.32	3.23

The household count in this area has changed from 5,803 in 2010 to 5,934 in the current year, a change of 0.36% annually. The five-year projection of households is 6,162, a change of 0.76% annually from the current year total. Average household size is currently 3.19, compared to 3.17 in the year 2010. The number of families in the current year is 4,662 in the specified area.

Housing Unit Summary

2000 Housing Units	5,788	26,656	47,653
Owner Occupied Housing Units	72.9%	71.2%	70.2%
Renter Occupied Housing Units	25.9%	27.6%	28.2%
Vacant Housing Units	1.2%	1.2%	1.5%
2010 Housing Units	5,994	28,683	51,102
Owner Occupied Housing Units	70.0%	65.6%	65.5%
Renter Occupied Housing Units	26.9%	31.3%	30.7%
Vacant Housing Units	3.2%	3.1%	3.8%
2016 Housing Units	6,120	29,662	53,049
Owner Occupied Housing Units	68.3%	63.8%	63.9%
Renter Occupied Housing Units	28.6%	33.3%	32.5%
Vacant Housing Units	3.0%	2.8%	3.7%
2021 Housing Units	6,355	31,089	55,581
Owner Occupied Housing Units	68.3%	63.7%	63.9%
Renter Occupied Housing Units	28.6%	33.5%	32.6%
Vacant Housing Units	3.0%	2.8%	3.5%

Source: Esri, Esri and Infogroup, U.S. Census

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2016 Population 25+ by Educational Attainment			
Total	13,432	65,124	112,673
Less than 9th Grade	5.1%	6.2%	6.7%
9th - 12th Grade, No Diploma	5.5%	5.5%	5.1%
High School Graduate	27.9%	22.6%	21.5%
GED/Alternative Credential	1.1%	1.8%	1.7%
Some College, No Degree	16.7%	17.7%	18.1%
Associate Degree	6.3%	6.8%	6.9%
Bachelor's Degree	24.1%	24.9%	25.2%
Graduate/Professional Degree	13.4%	14.4%	14.8%
2016 Population 15+ by Marital Status			
Total	15,697	76,543	132,080
Never Married	27.8%	30.0%	29.8%
Married	56.8%	58.0%	58.0%
Widowed	7.0%	5.4%	5.5%
Divorced	8.5%	6.6%	6.7%
2016 Civilian Population 16+ in Labor Force			
Civilian Employed	94.7%	94.5%	94.3%
Civilian Unemployed	5.3%	5.5%	5.7%
2016 Employed Population 16+ by Industry			
Total	8,744	45,692	79,611
Agriculture/Mining	0.8%	0.3%	0.3%
Construction	4.9%	4.3%	4.0%
Manufacturing	14.3%	15.1%	15.4%
Wholesale Trade	3.5%	2.8%	3.0%
Retail Trade	10.2%	10.9%	10.7%
Transportation/Utilities	6.3%	5.7%	5.7%
Information	1.6%	2.4%	2.6%
Finance/Insurance/Real Estate	6.8%	5.6%	5.8%
Services	48.5%	50.2%	49.6%
Public Administration	3.1%	2.7%	2.7%
2016 Employed Population 16+ by Occupation			
Total	8,745	45,690	79,611
White Collar	66.2%	67.7%	68.4%
Management/Business/Financial	17.8%	16.5%	17.1%
Professional	23.9%	27.7%	28.1%
Sales	10.2%	9.5%	9.5%
Administrative Support	14.3%	14.0%	13.7%
Services	15.6%	14.9%	14.3%
Blue Collar	18.2%	17.4%	17.3%
Farming/Forestry/Fishing	0.4%	0.2%	0.2%
Construction/Extraction	3.1%	2.9%	2.8%
Installation/Maintenance/Repair	2.6%	2.9%	3.2%
Production	6.9%	6.0%	5.6%
Transportation/Material Moving	5.2%	5.4%	5.5%

Source: Esri, Esri and Infogroup, U.S. Census