



**1570-1574
W. SAN CARLOS ST.
SAN JOSE,
CALIFORNIA**

**West San Carlos Parcels
31,000± SF Lot for Ground Lease**



PROPERTY INFORMATION:

- 2 Parcels on W. San Carlos Street
- 31,774± SF —Ground Lease or Build to Suit
- Existing 3,000± SF Building Could Be Leased
- Corner Location
- Office/Medical/Retail Uses
- Major Thoroughfare To Downtown: 29,830+ ADT
- Rapidly Developing Midtown Neighborhood, With New Residences and Commercial Units Coming In
- Contact Agent for Details



ESTIMATED DEMOGRAPHICS:

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
POPULATION:	32,898	248,141	647,330
AVG. HH INCOME:	\$95,675	\$98,801	\$103,842

FOR MORE INFORMATION CONTACT:

David Taxin
Lic. #00983163

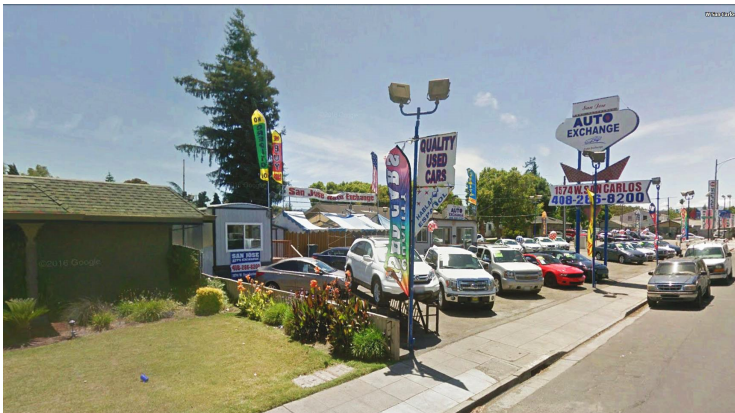
dtaxin@moinc.net

(408) 477-2508

(408) 378-5900

MEACHAM/OPPENHEIMER, INC.
CORFAC INTERNATIONAL
8 No. San Pedro St., Suite 300
San Jose, California 95110
Tel: 408.378.5900

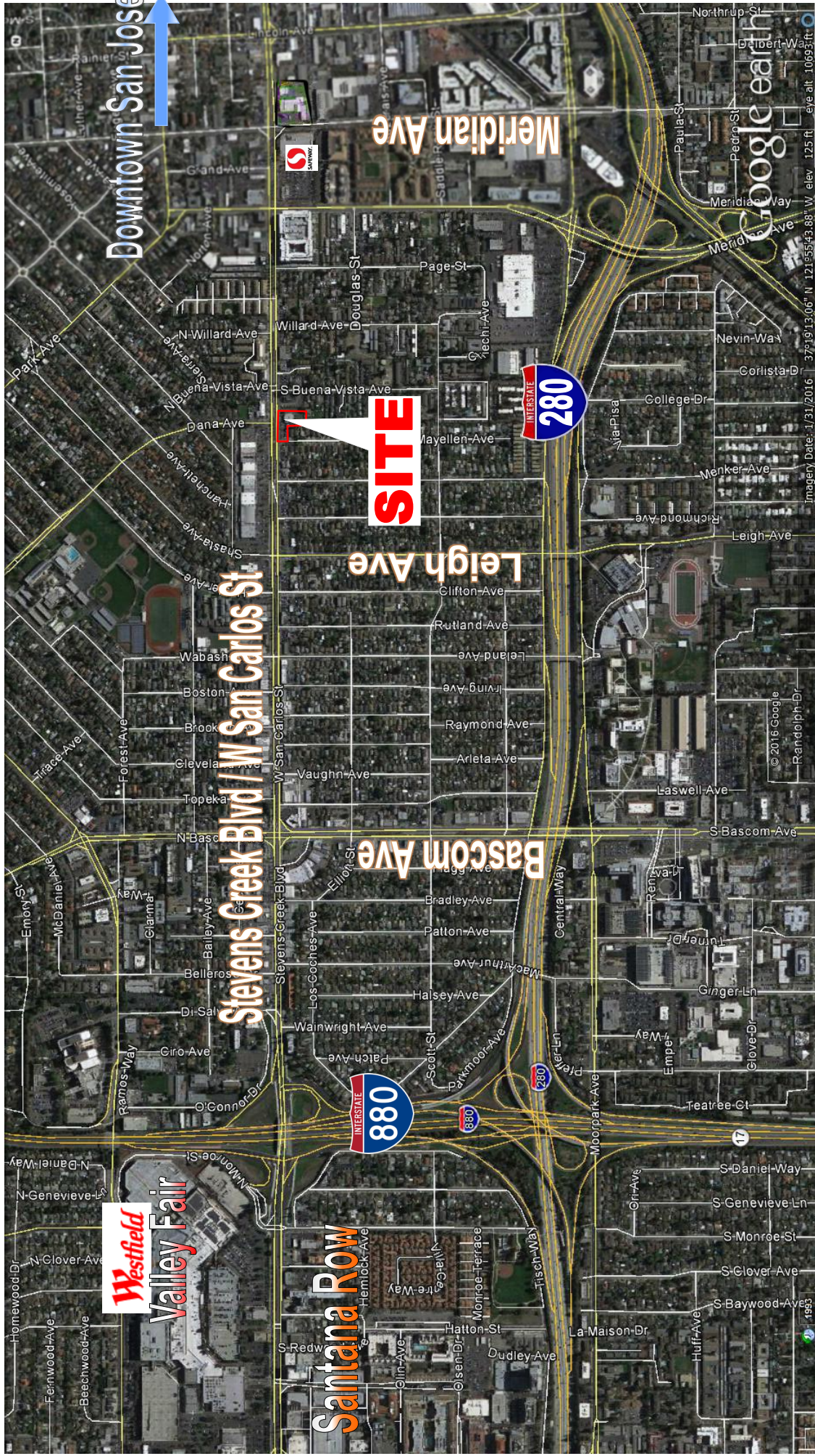
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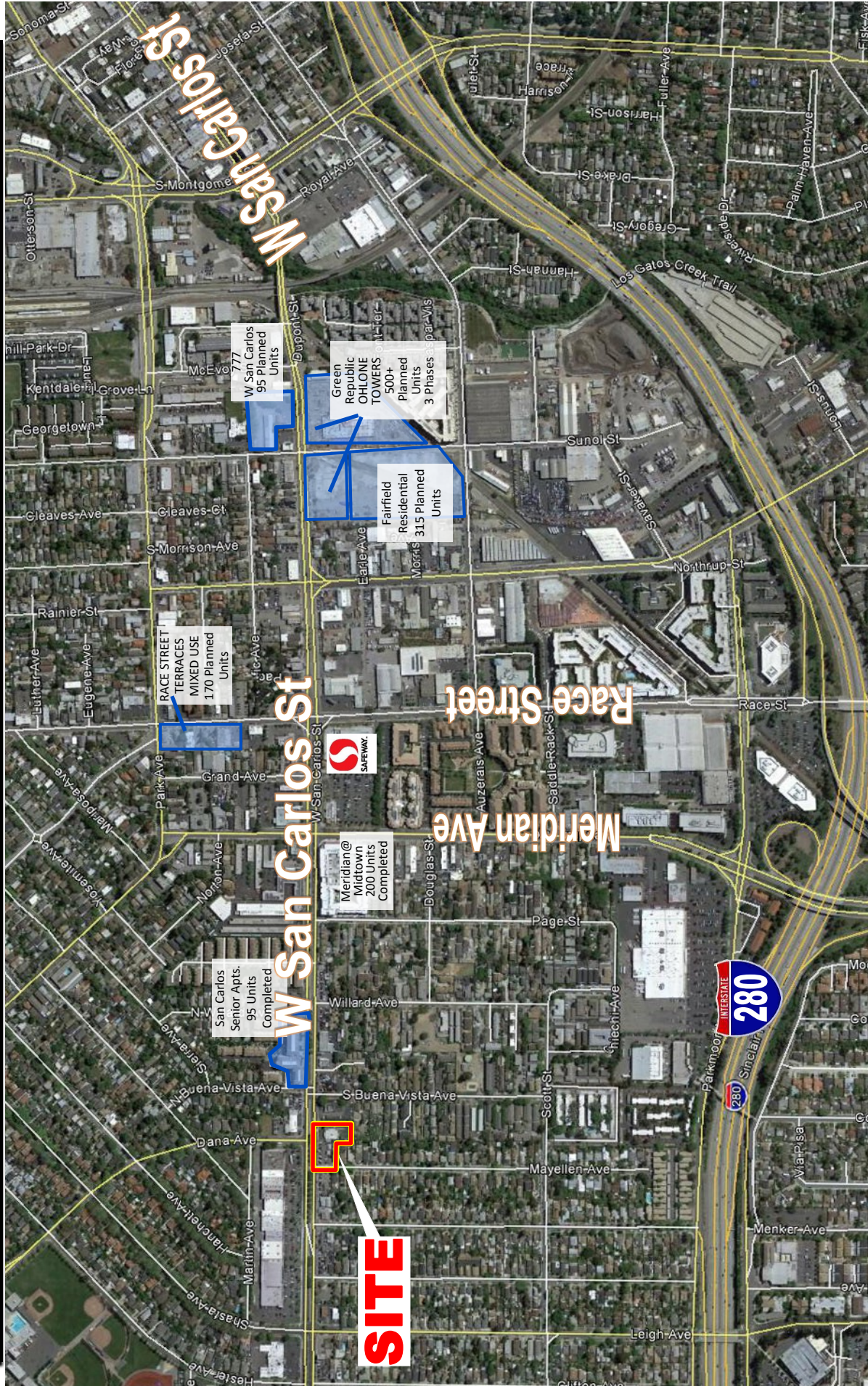


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The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

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Executive Summary

1570-1574 West San Carlos St
1570 W San Carlos St, San Jose, California, 95126
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 37.32338
Longitude: -121.91976

	1 mile	3 miles	5 miles
Population			
2000 Population	27,068	217,117	579,758
2010 Population	29,787	231,181	605,024
2016 Population	32,898	248,141	647,330
2021 Population	35,789	265,059	691,487
2000-2010 Annual Rate	0.96%	0.63%	0.43%
2010-2016 Annual Rate	1.60%	1.14%	1.09%
2016-2021 Annual Rate	1.70%	1.33%	1.33%
2016 Male Population	50.6%	51.3%	50.5%
2016 Female Population	49.3%	48.7%	49.5%
2016 Median Age	34.8	34.7	35.6

In the identified area, the current year population is 647,330. In 2010, the Census count in the area was 605,024. The rate of change since 2010 was 1.09% annually. The five-year projection for the population in the area is 691,487 representing a change of 1.33% annually from 2016 to 2021. Currently, the population is 50.5% male and 49.5% female.

Median Age

The median age in this area is 34.8, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	52.3%	53.5%	45.5%
2016 Black Alone	4.7%	4.2%	3.2%
2016 American Indian/Alaska Native Alone	1.3%	0.9%	0.8%
2016 Asian Alone	13.5%	18.2%	29.2%
2016 Pacific Islander Alone	0.5%	0.4%	0.4%
2016 Other Race	21.5%	16.7%	15.3%
2016 Two or More Races	6.3%	6.0%	5.5%
2016 Hispanic Origin (Any Race)	45.4%	36.3%	32.7%

Persons of Hispanic origin represent 32.7% of the population in the identified area compared to 17.9% 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 83.6 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	10,155	80,426	197,323
2010 Households	11,555	87,637	210,604
2016 Total Households	12,630	93,430	223,020
2021 Total Households	13,689	99,817	237,736
2000-2010 Annual Rate	1.30%	0.86%	0.65%
2010-2016 Annual Rate	1.43%	1.03%	0.92%
2016-2021 Annual Rate	1.62%	1.33%	1.29%
2016 Average Household Size	2.58	2.54	2.84

The household count in this area has changed from 210,604 in 2010 to 223,020 in the current year, a change of 0.92% annually. The five-year projection of households is 237,736, a change of 1.29% annually from the current year total. Average household size is currently 2.84, compared to 2.80 in the year 2010. The number of families in the current year is 146,431 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.



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Median Household Income			
2016 Median Household Income	\$65,920	\$70,003	\$77,295
2021 Median Household Income	\$77,481	\$79,771	\$86,287
2016-2021 Annual Rate	3.28%	2.65%	2.23%
Average Household Income			
2016 Average Household Income	\$95,675	\$98,801	\$103,842
2021 Average Household Income	\$104,375	\$107,633	\$113,107
2016-2021 Annual Rate	1.76%	1.73%	1.72%
Per Capita Income			
2016 Per Capita Income	\$37,457	\$38,538	\$36,482
2021 Per Capita Income	\$40,659	\$41,799	\$39,546
2016-2021 Annual Rate	1.65%	1.64%	1.63%

Current median household income is \$77,295 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$86,287 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$103,842 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$113,107 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$36,482 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$39,546 in five years, compared to \$32,025 for all U.S. households

Housing			
2000 Total Housing Units	10,449	82,698	201,794
2000 Owner Occupied Housing Units	3,583	33,316	99,193
2000 Renter Occupied Housing Units	6,572	47,109	98,130
2000 Vacant Housing Units	294	2,273	4,471
2010 Total Housing Units	12,446	93,400	221,084
2010 Owner Occupied Housing Units	4,470	36,333	103,496
2010 Renter Occupied Housing Units	7,085	51,304	107,108
2010 Vacant Housing Units	891	5,763	10,480
2016 Total Housing Units	13,348	98,715	233,014
2016 Owner Occupied Housing Units	4,676	36,934	105,270
2016 Renter Occupied Housing Units	7,954	56,497	117,749
2016 Vacant Housing Units	718	5,285	9,994
2021 Total Housing Units	14,474	105,536	248,682
2021 Owner Occupied Housing Units	4,992	38,838	111,105
2021 Renter Occupied Housing Units	8,697	60,979	126,631
2021 Vacant Housing Units	785	5,719	10,946

Currently, 45.2% of the 233,014 housing units in the area are owner occupied; 50.5%, renter occupied; and 4.3% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 221,084 housing units in the area - 46.8% owner occupied, 48.4% renter occupied, and 4.7% vacant. The annual rate of change in housing units since 2010 is 2.36%. Median home value in the area is \$645,449, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 0.74% annually to \$669,638.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.