

FREESTANDING RETAIL BUILDING FOR LEASE



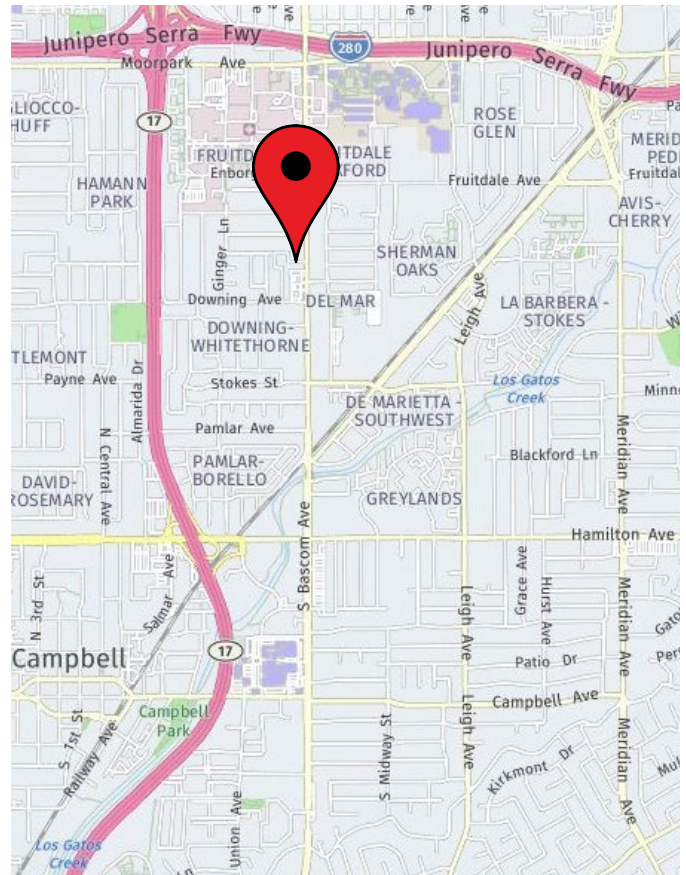
1185 SOUTH BASCOM AVENUE, SAN JOSE CALIFORNIA

FEATURES

- 3,328 Square Feet
- Onsite Parking (1 Space/277 SF)
- Separate Paved & Fenced Yard
- Pole Sign Facing Bascom
- Excellent Visibility at Bascom Avenue & Eisenhower Drive
- One Mile North of the Pruneyard Shopping Center
- Convenient Access to HWY 17 and Southwest Expressway
- Asking \$2.25/SF Net

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	29,547	256,786	621,300
Avg. HH Income	\$102,912	\$122,746	\$125,731



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Executive Summary

1185 S Bascom Ave, San Jose, California, 95128
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 37.30443
Longitude: -121.93176

	1 mile	3 miles	5 miles
Population			
2000 Population	27,159	227,009	543,140
2010 Population	27,512	236,422	572,783
2018 Population	29,547	256,786	621,300
2023 Population	30,711	269,905	653,340
2000-2010 Annual Rate	0.13%	0.41%	0.53%
2010-2018 Annual Rate	0.87%	1.01%	0.99%
2018-2023 Annual Rate	0.78%	1.00%	1.01%
2018 Male Population	49.4%	49.9%	50.2%
2018 Female Population	50.6%	50.1%	49.8%
2018 Median Age	36.1	37.4	37.3

In the identified area, the current year population is 621,300. In 2010, the Census count in the area was 572,783. The rate of change since 2010 was 0.99% annually. The five-year projection for the population in the area is 653,340 representing a change of 1.01% annually from 2018 to 2023. Currently, the population is 50.2% male and 49.8% female.

Median Age

The median age in this area is 36.1, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	51.5%	56.1%	50.3%
2018 Black Alone	5.3%	3.7%	3.1%
2018 American Indian/Alaska Native Alone	0.9%	0.8%	0.7%
2018 Asian Alone	18.9%	19.9%	27.7%
2018 Pacific Islander Alone	0.6%	0.4%	0.4%
2018 Other Race	16.6%	13.0%	12.0%
2018 Two or More Races	6.3%	6.2%	5.8%
2018 Hispanic Origin (Any Race)	33.2%	29.3%	27.2%

Persons of Hispanic origin represent 27.2% of the population in the identified area compared to 18.3% 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 80.0 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	10,830	88,617	197,653
2010 Households	10,995	92,366	210,137
2018 Total Households	11,649	99,099	225,465
2023 Total Households	12,041	103,657	236,095
2000-2010 Annual Rate	0.15%	0.42%	0.61%
2010-2018 Annual Rate	0.70%	0.86%	0.86%
2018-2023 Annual Rate	0.66%	0.90%	0.93%
2018 Average Household Size	2.47	2.55	2.70

The household count in this area has changed from 210,137 in 2010 to 225,465 in the current year, a change of 0.86% annually. The five-year projection of households is 236,095, a change of 0.93% annually from the current year total. Average household size is currently 2.70, compared to 2.66 in the year 2010. The number of families in the current year is 146,011 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 2018 and 2023. Esri converted Census 2000 data into 2010 geography.



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	1 mile	3 miles	5 miles
Median Household Income			
2018 Median Household Income	\$73,185	\$87,782	\$90,903
2023 Median Household Income	\$89,139	\$104,250	\$106,566
2018-2023 Annual Rate	4.02%	3.50%	3.23%
Average Household Income			
2018 Average Household Income	\$102,912	\$122,746	\$125,731
2023 Average Household Income	\$128,015	\$146,652	\$148,835
2018-2023 Annual Rate	4.46%	3.62%	3.43%
Per Capita Income			
2018 Per Capita Income	\$41,645	\$47,762	\$46,320
2023 Per Capita Income	\$51,201	\$56,654	\$54,445
2018-2023 Annual Rate	4.22%	3.47%	3.29%

Current median household income is \$90,903 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$106,566 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$125,731 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$148,835 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$46,320 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$54,445 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	10,985	90,600	202,151
2000 Owner Occupied Housing Units	3,818	41,865	103,759
2000 Renter Occupied Housing Units	7,012	46,752	93,893
2000 Vacant Housing Units	155	1,983	4,499
2010 Total Housing Units	11,513	97,286	220,436
2010 Owner Occupied Housing Units	4,166	43,573	108,305
2010 Renter Occupied Housing Units	6,829	48,793	101,832
2010 Vacant Housing Units	518	4,920	10,299
2018 Total Housing Units	12,018	103,688	235,667
2018 Owner Occupied Housing Units	4,366	45,660	113,563
2018 Renter Occupied Housing Units	7,283	53,438	111,902
2018 Vacant Housing Units	369	4,589	10,202
2023 Total Housing Units	12,377	108,133	246,041
2023 Owner Occupied Housing Units	4,873	50,309	124,842
2023 Renter Occupied Housing Units	7,167	53,349	111,253
2023 Vacant Housing Units	336	4,476	9,946

Currently, 48.2% of the 235,667 housing units in the area are owner occupied; 47.5%, renter occupied; and 4.3% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 220,436 housing units in the area - 49.1% owner occupied, 46.2% renter occupied, and 4.7% vacant. The annual rate of change in housing units since 2010 is 3.01%. Median home value in the area is \$794,901, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 0.73% annually to \$824,275.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.