EXIT REALTY KEYSTONE

Vineyard Blvd

Approx.
1.44 Acres

Imagery Date: 11/2/2016   37°06'58.56" N 121°38'22.1

240 Vineyard Ct.

240 Vineyard Ct.
Morgan Hill, CA 95037

Contact:
Darryl Johnson
Phone : (408) 483-1814
License: 01045961
Email : darryl@pret1.com

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EXIT
EXIT REALTY KEYSTONE

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This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

240 VINEYARD CT.

PROPERTY INFO:

PURCHASE PRICE:
$1,600,000.00

PROPERTY ADDRESS:
240 VINEYARD CT.
MORGAN HILL, CA 95037

PROPERTY SIZE
63,272 SQ. FT.

LAND SIZE
1.44 ACRES

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PROPERTY OVERVIEW

Great opportunity to locate and build your business in one of t he most secure locations in Morgan Hill - Across the street from the Morgan Hill Police Dept! Property is zoned as IL or "Industrial Light" allowing most smaller mfg/distribution, Office, R&D and Equiprment yard uses. Some are naturally allowed by code and others require a use permit. Copies of the zoning code can be provided.

All power, water and services are already established on the lot either stubbed or in utility boxes ready for use.

240 Vineyard Ct.
Morgan Hill CA 95037

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PROPERTY PHOTOS

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The **Performance Real Estate Team** is comprised of two main licensed Real Estate Agents and a few support staff. **Connie Martin** and **Darryl Johnson** are the drivers behind this team and each has significant experience in Real Estate that spans more than 30 years. Additionally, Darryl worked in the High-Tech Segment of Silicon Valley as the Director of Business Development for HP's Services Div.

Both provide Real Estate services to the Residential marketplace while Darryl also provides expert services in the Commercial Real Estate market. Their diverse experience includes both up and down cycles in the California Real Estate market with some special expertise in handling sales of properties in the Probate/Trust processes as well as services to sellers involved in divorce situations. Both require special expertise and an understanding of the sensitivities involved.

Through the handling of hundreds of successful transactions in Residential, Commercial and investment properties come's a unique set of skills that are partially captured in the pages of this website written to help our clients navigate a complicated set of processes with as little anxiety and stress as possible.

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240 VINEYARD CT.

240 Vineyard Ct., Morgan Hill, CA, 95037

LOCATION RISK ANALYSIS

Flood Risk Analysis
FEMA Map Last Updated:2022-08-12

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Flood Hazard Designations

FEMA Map Last Updated:2022-08-12

High Risk Area - Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as:

Zone A: Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AE and A1-30: Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AH: Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are between one and three feet. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AO: Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet. Average flood depths derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.
Some Zone AO have been designated in areas with high flood velocities such as alluvial fans and washes. Communities are encouraged to adopt more restrictive rquirements for these areas.

Zone AR: Areas that result from the decertification of a previously accredited flood protection system that is determined to be in the process of being restored to provide base flood protection. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone A99: Areas subject to inundation by the 1-percent-annual-chance flood event, but which will ultimately be protected upon completion of an under-construction Federal flood protection system. These are areas of special flood hazard where enough progress has been made on the construction of a protection system, such as dikes, dams, and levees, to consider it complete for insurance rating purposes. Zone A99 may only be used when the flood protection system has reached specified statutory progress toward completion. No Base Flood Elevations (BFEs) or depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone V: Areas along coasts subject to inundation by the 1-percent-annual-chance flood event with additional hazards associated with storm-induced waves. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone VE and V1-30: Areas subject to inundation by the 1-percent-annual-chance flood event with additional hazards due to storm-induced velocity wave action. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Moderate Risk Area - Labeled Zone B or Zone X, are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood.

Low to Moderate Risk Area - Labeled Zone C or Zone X, areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood.
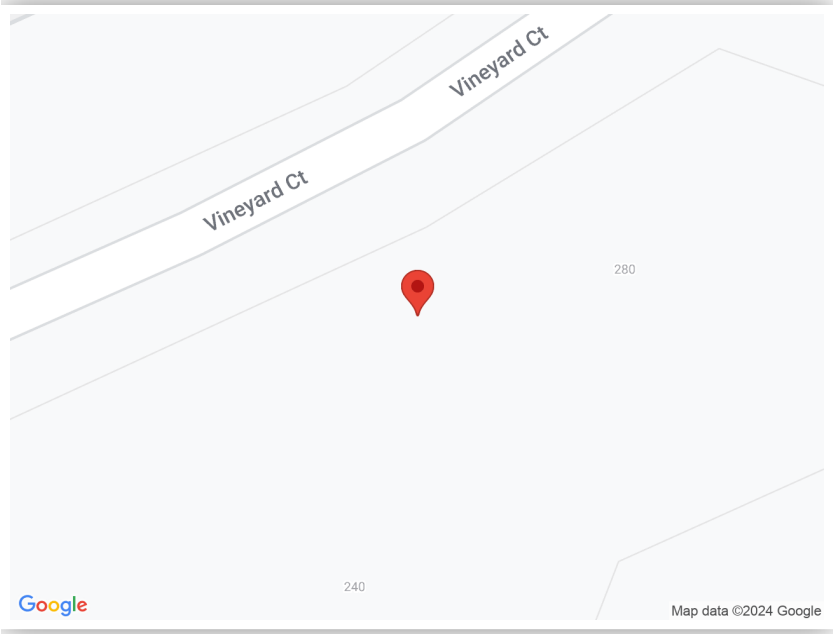
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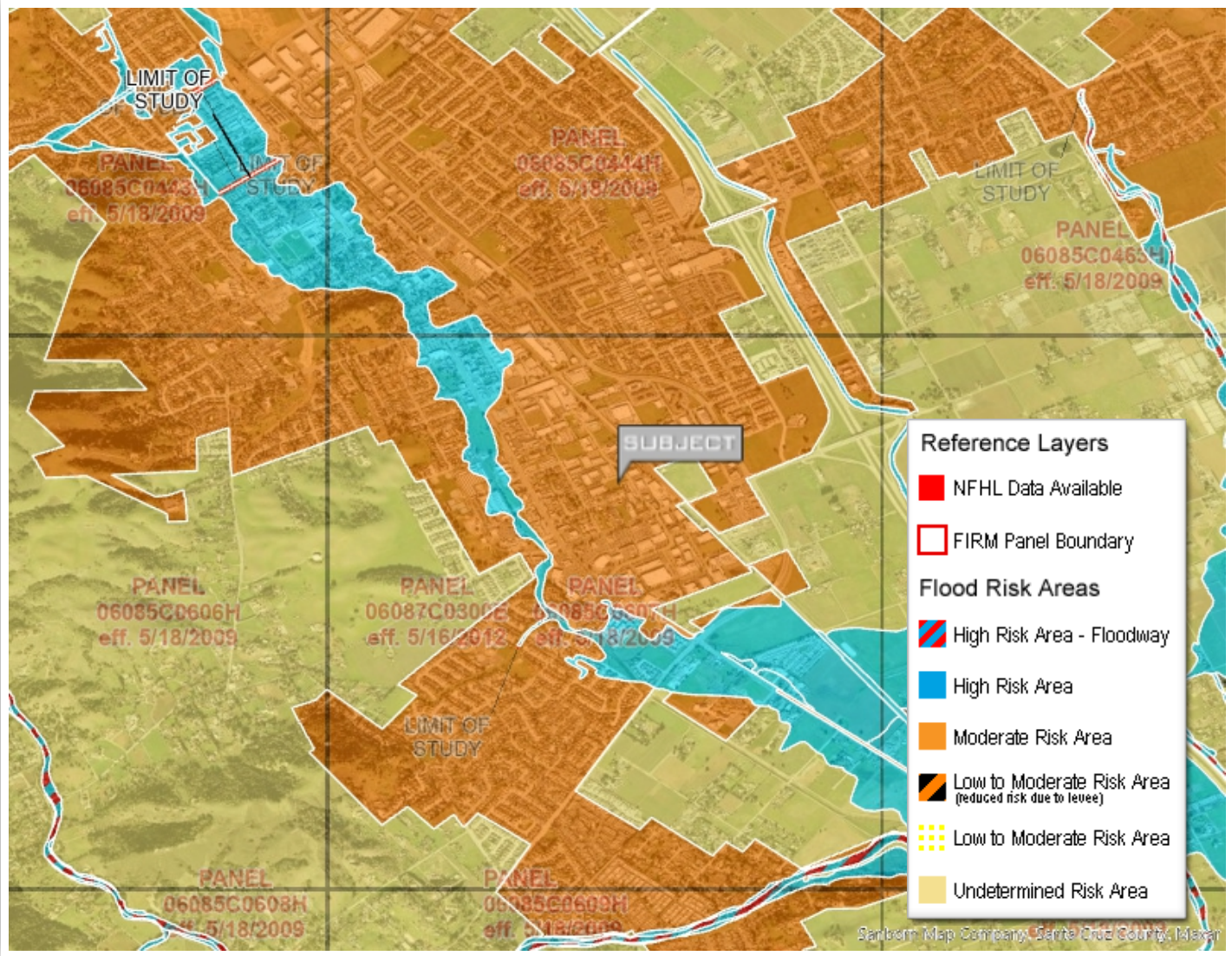
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CRIME RISK ANALYSIS

Total Crime Index

- 401 and up (More than 4X Average)
- 201 - 400 (More than 2X Average)
- 101 - 200 (Above Average)
- 51 - 100 (Below Average)
- 1 - 50 (Half of Average)

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Personal Crime

Overall Index in this area is: 92
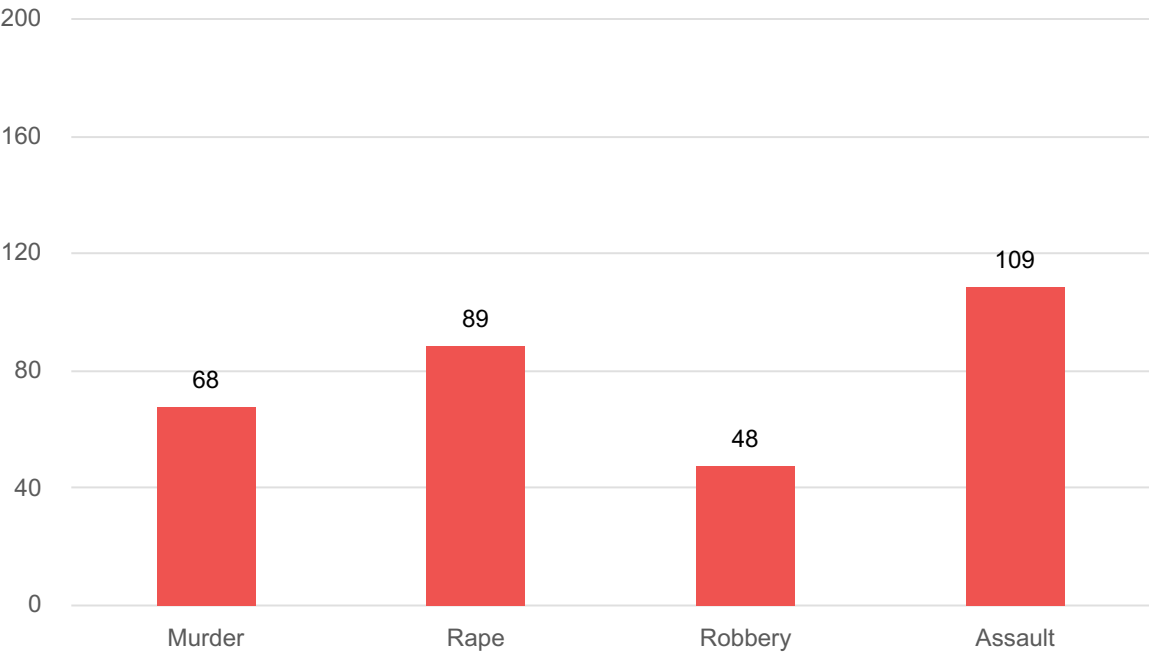
Property Crime

Overall Index in this area is: 112

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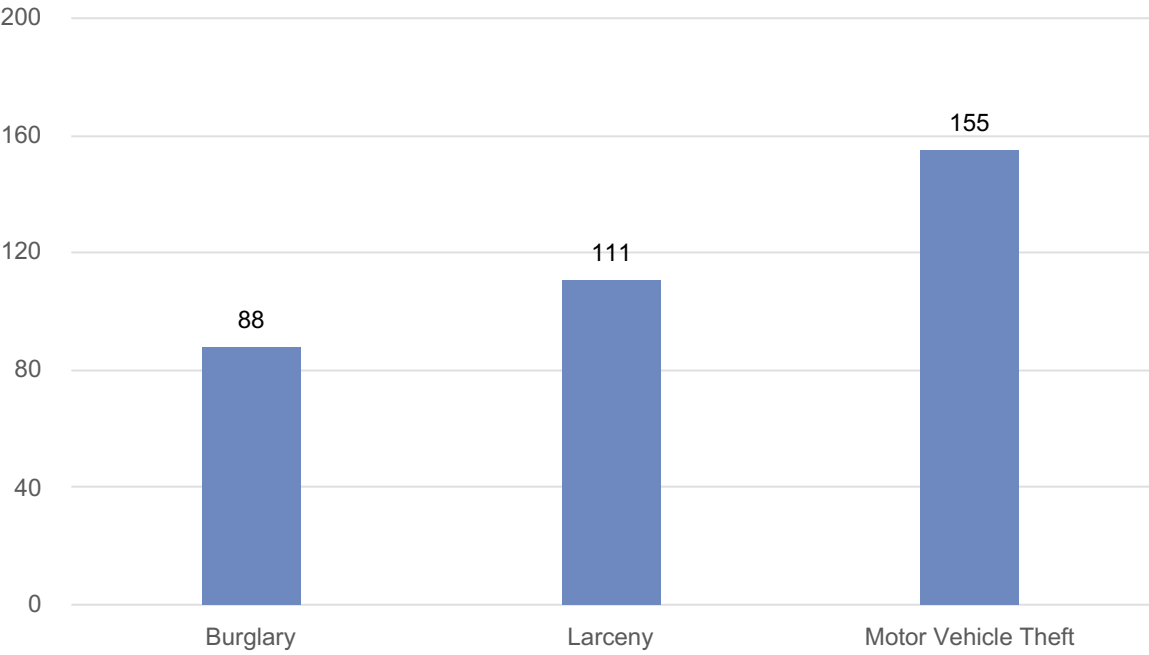
Crime Designations

Crime Risk is a geographic database consisting of a series of standardized indexes for a range of serious crimes against both persons and property. It is derived from an extensive analysis of several years of crime reports from the vast majority of law enforcement jurisdictions nationwide. The crimes included in the database are the "Part 1" crimes and include murder, rape, robbery, assault, burglary, theft, and motor vehicle theft. These categories are the primary reporting categories used by the FBI in its Uniform Crime Report (UCR), with the exception of Arson, for which data is very inconsistently reported at the jurisdictional level. Part II crimes are not reported in the detail databases and are generally available only for selected areas or at high levels of geography.

In accordance with the reporting procedures using in the UCR reports, aggregate indexes have been prepared for personal and property crimes separately, as well as a total index. While this provides a useful measure of the relative "overall" crime rate in an area, it must be recognized that these are unweighted indexes, in that a murder is weighted no more heavily than a purse snatching in the computation. For this reason, caution is advised when using any of the aggregate index values.

Methodology & Source

The primary source of Crime Risk was a careful compilation and analysis of the FBI Uniform Crime Report databases. On an annual basis, the FBI collects data from each of about 16,000 separate law enforcement jurisdictions at the city, county, and state levels and compiles these into its annual Uniform Crime Report (UCR). For a limited number of areas, such as New York City, the local jurisdiction spans several counties.

The resulting estimates were then scaled to match the master database of 8,500 jurisdictions. For cities, the block groups within each city were scaled to match the city total. For areas outside of these cities (or for smaller centers), results were scaled to match the county total after adjusting for those cities scaled separately. The final crime rate estimates were then weighted by population and aggregated to the national totals.

The Esri ArcGIS Crime Index shows the total crime index in the U.S. in 2024 and is configured to include the following information for each geography level:

- Total crime index
- Personal and Property crime indices
- Sub-categories of personal and property crime indices

The values are all referenced by an index value. The index values for the US level are 100, representing average crime for the country. A value of more than 100 represents higher crime than the national average, and a value of less than 100 represents lower crime than the national average. For example, an index of 120 implies that crime in the area is 20 percent higher than the US average; an index of 80 implies that crime is 20 percent lower than the US average.
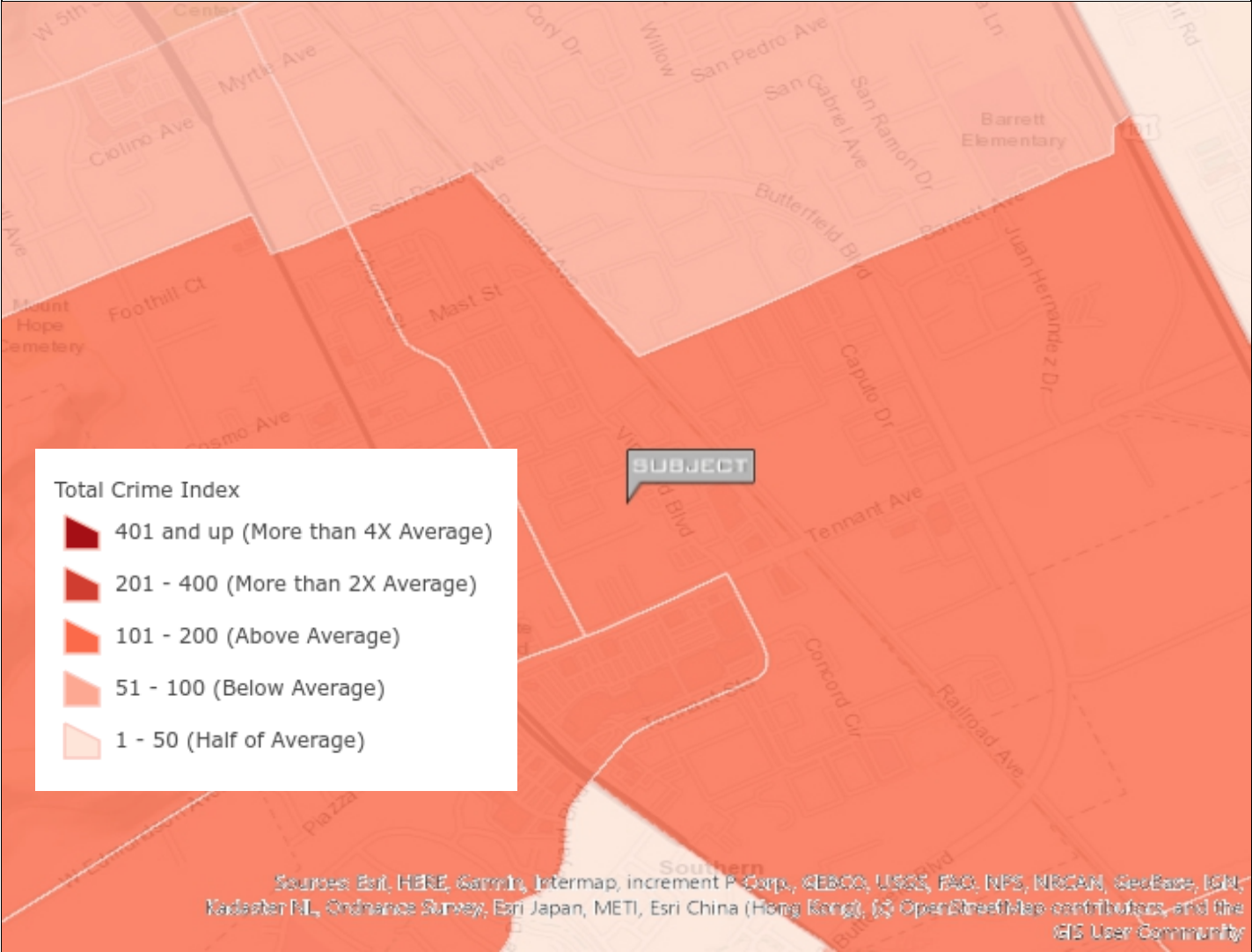
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ENVIRONMENTAL RISK ANALYSIS

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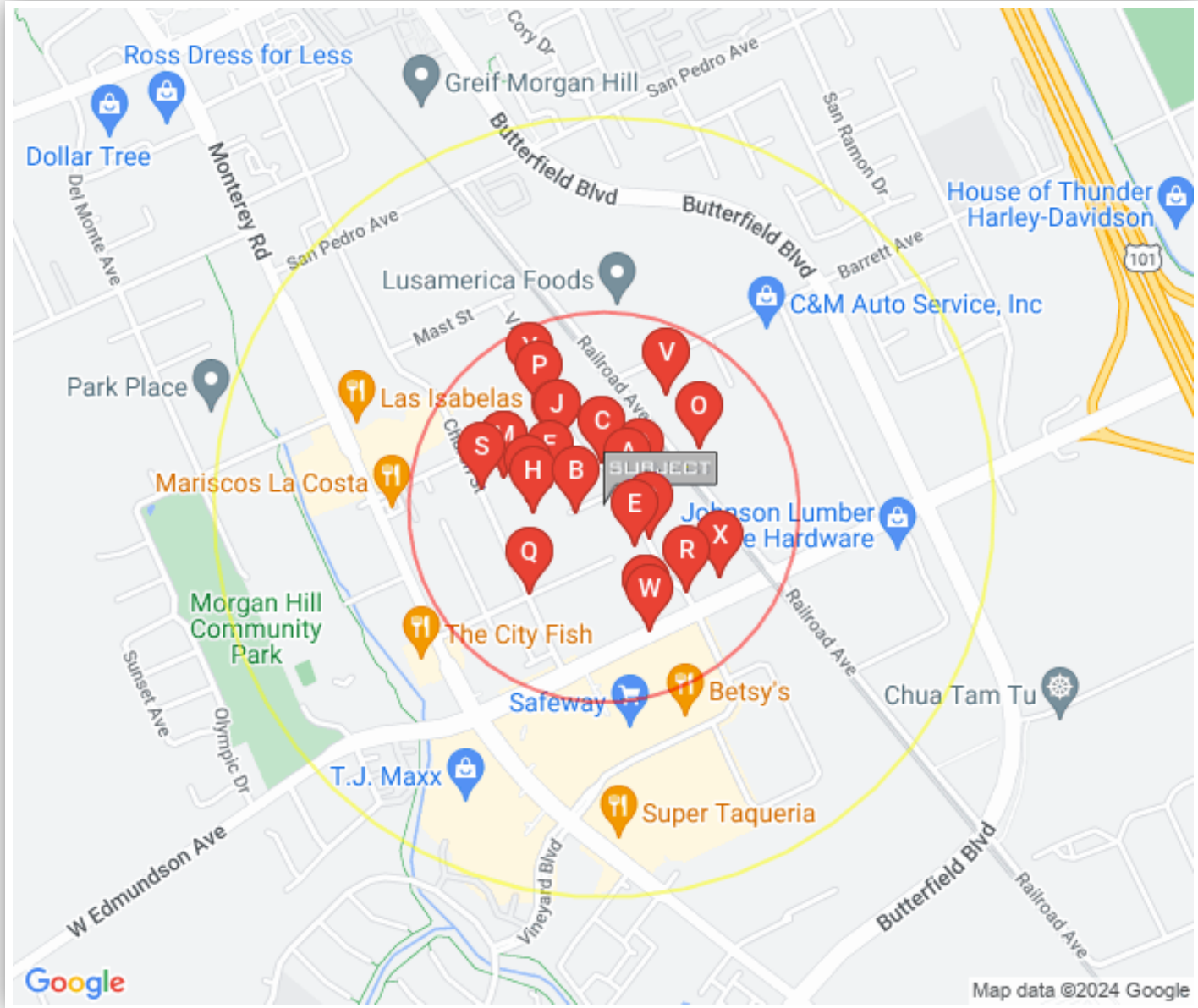
Locations within 0.25 mile of Subject

Ⓐ LEYBOLD VACUUM PRODUCTS INC

Latest Update: 01-Jun-2017

Site Type:	STATIONARY	**Address:**	16170 VINEYARD BLVD
County:	SANTA CLARA	**Facility Detail Report:**	110013847276
Country:	UNITED STATES		

Interest Type	Source	Contact Role	Contact Name	Phone
AIR EMISSIONS CLASSIFICATION	EIS			

Ⓑ

Latest Update: 14-Oct-2015

TANAKA KIKINZOKU INTERNATIONAL AMERICA, INC.

Site Type:	STATIONARY	**Address:**	235 VINEYARD CT
County:	SANTA CLARA	**Facility Detail Report:**	110017216680
Country:	UNITED STATES		

Interest Type	Source	Contact Role	Contact Name	Phone
SQG	RCRAINFO		TAISHI KANAZAWA	408-779-0461
STATE MASTER	CA-ENVIROVIEW		GUL GAZIPURA	702 769-9860
STATE MASTER	CA-ENVIROVIEW		YASUSHI ODAGIRI	408 778-3217

Ⓒ ADVANCED MACHINING TECHNIQUES INC

Latest Update: 14-Oct-2015

Site Type:	STATIONARY	**Address:**	16205 VINEYARD BLVD
County:	SANTA CLARA	**Facility Detail Report:**	110012191939
Country:	UNITED STATES		

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	CA-ENVIROVIEW		FRANK DUTRA	408 778-4500
STATE MASTER	CA-ENVIROVIEW		FRANK DUTRA	408 778-4500
SQG	RCRAINFO		DAVID FILEK	408-778-4500

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D STSNA A SUBSIDIARY OF WATLOW MACHINE SHOP

Latest Update:

Site Type:	STATIONARY	**Address:**	16170 VINEYARD BLVD STE 170
County:	SANTA CLARA	**Facility Detail Report:**	110066597515
Country:	U.S.A.		

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	CA-ENVIROVIEW		SAMMY SANCHEZ	408 776-6646

E ALL SENSORS INC

Latest Update:

Site Type:	STATIONARY	**Address:**	16035 VINEYARD BL
County:	SANTA CLARA	**Facility Detail Report:**	110064967567
Country:	U.S.A.		

Interest Type	Source	Contact Role	Contact Name	Phone
OTHER HAZARDOUS WASTE ACTIVITIES	RCRAINFO		MICHAEL LAZZARINI	408-225-4314

F TERRASAT INC

Latest Update:

Site Type:	STATIONARY	**Address:**	235 VINEYARD CT 100
County:	SANTA CLARA	**Facility Detail Report:**	110064937868
Country:	U.S.A.		

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	CA-ENVIROVIEW			

G LEYBOLD MATERIALS INC

Latest Update: 01-Jun-2017

Site Type:	STATIONARY	**Address:**	16035 VINEYARD BOULEVARD
County:	SANTA CLARA	**Facility Detail Report:**	110000484226
Country:	UNITED STATES		

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Interest Type	Source	Contact Role	Contact Name	Phone
TRI REPORTER	**TRIS**		LARRY HAIMOWITZ	4087788935
UNSPECIFIED UNIVERSE	**RCRAINFO**		LARRY HAIMOWITZ	408-779-0636

H MARKI MICROWAVE

Latest Update: 25-Apr-2019

Site Type: STATIONARY   **Address:** 215 VINEYARD CT
County: SANTA CLARA   **Facility Detail Report:** 110065683059
Country: U.S.A.

Interest Type	Source	Contact Role	Contact Name	Phone
OTHER HAZARDOUS WASTE ACTIVITIES	**RCRAINFO**		JONAS BETTENCOURT	408-778-4200
STORM WATER INDUSTRIAL	**NPDES**	vice president	CHRISTINE MARKI	
ICIS-NPDES NON-MAJOR	**NPDES**	vice president	CHRISTINE MARKI	

I SEMICONDUCTOR TOOLING SERV INC

Latest Update:

Site Type: STATIONARY   **Address:** 219 VINEYARD CT
County: SANTA CLARA   **Facility Detail Report:** 110065328265
Country: U.S.A.

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	**CA-ENVIROVIEW**			

J M & J PRECISION

Latest Update:

Site Type: STATIONARY   **Address:** 16235 VINEYARD BLVD
County: SANTA CLARA   **Facility Detail Report:** 110066352468
Country: U.S.A.

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Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	**CA-ENVIROVIEW**		DUILIO AND SANDRA BENASSI	408 923-3085
STATE MASTER	**CA-ENVIROVIEW**		JOANNE SORIANO	408 782-7823

K 3M SILICON VALLEY

Latest Update:

Site Type:	STATIONARY	**Address:**	16235 VINEYARD BLVD
County:	SANTA CLARA	**Facility Detail Report:**	110065299180
Country:	U.S.A.		

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	**CA-ENVIROVIEW**		DUILIO AND SANDRA BENASSI	408 923-3085
STATE MASTER	**CA-ENVIROVIEW**		JOANNE SORIANO	408 782-7823

L 3M MORGAN HILL

Latest Update:

Site Type:	STATIONARY	**Address:**	16235 VINEYARD BOULEVARD
County:	SANTA CLARA COUNTY	**Facility Detail Report:**	110070094778
Country:	USA		

Interest Type	Source	Contact Role	Contact Name	Phone
ICIS-NPDES NON-MAJOR	**NPDES**	manufacturing supervisor	RENE GUTIERREZ	
STORM WATER INDUSTRIAL	**NPDES**	manufacturing supervisor	RENE GUTIERREZ	

M CHASE VP

Latest Update:

Site Type:	STATIONARY	**Address:**	16260 CHURCH ST STE. 100
County:	SANTA CLARA	**Facility Detail Report:**	110066348152
Country:	U.S.A.		

Interest Type	Source	Contact Role	Contact Name	Phone
OTHER HAZARDOUS WASTE ACTIVITIES	**RCRAINFO**		JEFF BURNHAMOWNER	408-779-8400

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N TITAN PRECISION PRODUCTS INC

Latest Update:

Site Type:	STATIONARY	**Address:** 16260 CHURCH ST STE 140
County:	SANTA CLARA	**Facility Detail Report:** 110065179470
Country:	U.S.A.	

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	CA-ENVIROVIEW		SMITH COMMERCIAL MANAGEMENTNA INC	408 779-0090
STATE MASTER	CA-ENVIROVIEW		ANTHONY BLYTHE	408 779-2572

O MOTION MOTOR SPORTS

Latest Update:

Site Type:	STATIONARY	**Address:** 16250 RAILROAD AV 150
County:	SANTA CLARA	**Facility Detail Report:** 110065633951
Country:	U.S.A.	

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	CA-ENVIROVIEW			

P A & J MACHINING

Latest Update:

Site Type:	STATIONARY	**Address:** 16305 VINEYARD BL B
County:	SANTA CLARA	**Facility Detail Report:** 110066301825
Country:	U.S.A.	

Interest Type	Source	Contact Role	Contact Name	Phone
OTHER HAZARDOUS WASTE ACTIVITIES	RCRAINFO		JOHN ZEKANOSKI	408-779-3566
STATE MASTER	CA-ENVIROVIEW		JOHN ZEKANOSKI	408 779-3566
STATE MASTER	CA-ENVIROVIEW		ARMAND LABRUCHERIE	408 437-1255

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Q N C METAL PAINTING INC

Latest Update: 01-Jun-2017

Site Type:	STATIONARY	**Address:**	16145 CHURCH STREET
County:	SANTA CLARA	**Facility Detail Report:**	110013820339
Country:	UNITED STATES		

Interest Type	Source	Contact Role	Contact Name	Phone
AIR EMISSIONS CLASSIFICATION	EIS			

R LIVE OAK VETERINARY HOSPITAL INC

Latest Update:

Site Type:	STATIONARY	**Address:**	16025 VINEYARD BL
County:	SANTA CLARA	**Facility Detail Report:**	110065013372
Country:	U.S.A.		

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	CA-ENVIROVIEW			

S ADVANCED FINISHING TECHNOLOGY

Latest Update: 29-Dec-2014

Site Type:	STATIONARY	**Address:**	16260 CHURCH ST 400
County:	SANTA CLARA	**Facility Detail Report:**	110012197005
Country:	UNITED STATES		

Interest Type	Source	Contact Role	Contact Name	Phone
SQG	RCRAINFO		CHARLES LENG	408-422-2502
SQG	RCRAINFO		CHARLES LENG	408-422-2502

T PACIFIC CAR AND TRUCK CENTERNA INC

Latest Update:

Site Type:	STATIONARY	**Address:**	235 TENNANT AVE
County:	SANTA CLARA	**Facility Detail Report:**	110065300524
Country:	U.S.A.		

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	CA-ENVIROVIEW		KEVIN STEARNS	408 250-1772

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AAMCO TRANSMISSIONS

Latest Update:

Site Type:	STATIONARY	**Address:**	235 TENNANT AV 1
County:	SANTA CLARA	**Facility Detail Report:**	110066331570
Country:	U.S.A.		

Interest Type	Source	Contact Role	Contact Name	Phone
OTHER HAZARDOUS WASTE ACTIVITIES	**RCRAINFO**		ROMMEL REY	408-782-9966

WESTSIDE RECYCLING

Latest Update:

Site Type:	STATIONARY	**Address:**	16290 RAILROAD AVE
County:	SANTA CLARA	**Facility Detail Report:**	110065672203
Country:	U.S.A.		

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	**CA-ENVIROVIEW**		ALI MORSHEDIAN	408 782-2555
STORM WATER INDUSTRIAL	**NPDES**	operator	ALI MORSHEDIAN	
ICIS-NPDES NON-MAJOR	**NPDES**	operator	ALI MORSHEDIAN	
STATE MASTER	**CA-ENVIROVIEW**		BEHROUZ EMAM	408 205-0505

DEMETRON INC

Latest Update: 26-Jan-2012

Site Type:	STATIONARY	**Address:**	235 TENNANT AVE
County:	SANTA CLARA	**Facility Detail Report:**	110002955295
Country:	UNITED STATES		

Interest Type	Source	Contact Role	Contact Name	Phone
UNSPECIFIED UNIVERSE	**RCRAINFO**		LARRY HAIMOWITZ	408-779-0636
UNSPECIFIED UNIVERSE	**RCRAINFO**		LARRY HAIMOWITZ	408-779-0636

TM COBB COMPANY

Latest Update:

Site Type:	STATIONARY	**Address:**	375 TENNANT AVE
County:	SANTA CLARA	**Facility Detail Report:**	110066113342
Country:	U.S.A.		

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Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	CA-ENVIROVIEW		RB3 STAFF - CENTRAL COAST RWQCB REGION 3	8055493147
STATE MASTER	CA-ENVIROVIEW		UST CASE WORKER - SANTA CLARA COUNTY LOP	4089183400

SEA-TEK PRECISION MACHINED PRODUCTSNA INC.

Latest Update:

Site Type:	STATIONARY	**Address:**	16315 VINEYARD BLVD STE A
County:	SANTA CLARA	**Facility Detail Report:**	110065790978
Country:	U.S.A.		

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	CA-ENVIROVIEW		BRIAN BRADSHAW	408 778-4442
STATE MASTER	CA-ENVIROVIEW		ARMAND LABURCHERIE	408 437-1255

Locations within 0.50 mile of Subject

Maximum 25 environmental records reported within 0.25 mile of the property.

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Data Quality & Sources

The Environmental Risk Analysis is limited to the 25 environmental records closest to the subject property location. EPA, authorized or delegated states, tribal and local jurisdictions conduct compliance assurance and enforcement activities related to federal environmental laws. Each level of government works to ensure that information contained in national databases is accurate. The migration of data from many jurisdictions to multiple national program databases is a challenging task. Some state and local jurisdictions directly enter data to national databases, while others maintain their own databases and transfer data to EPA through batch processing. Under both approaches, steps are taken to ensure that the data are of the highest quality (e.g., each database maintains standards and procedures for ensuring data integrity on a day-to-day basis).

Data are continuously evaluated. Through periodic analysis, conference calls, and national meetings, database managers at all levels of government work to ensure quality information.

The facility locations displayed come from the FRS Spatial Coordinates tables. They are the best representative locations for the displayed facilities based on the accuracy of the collection method and quality assurance checks performed against each location. The North American Datum of 1983 is used to display all coordinates.

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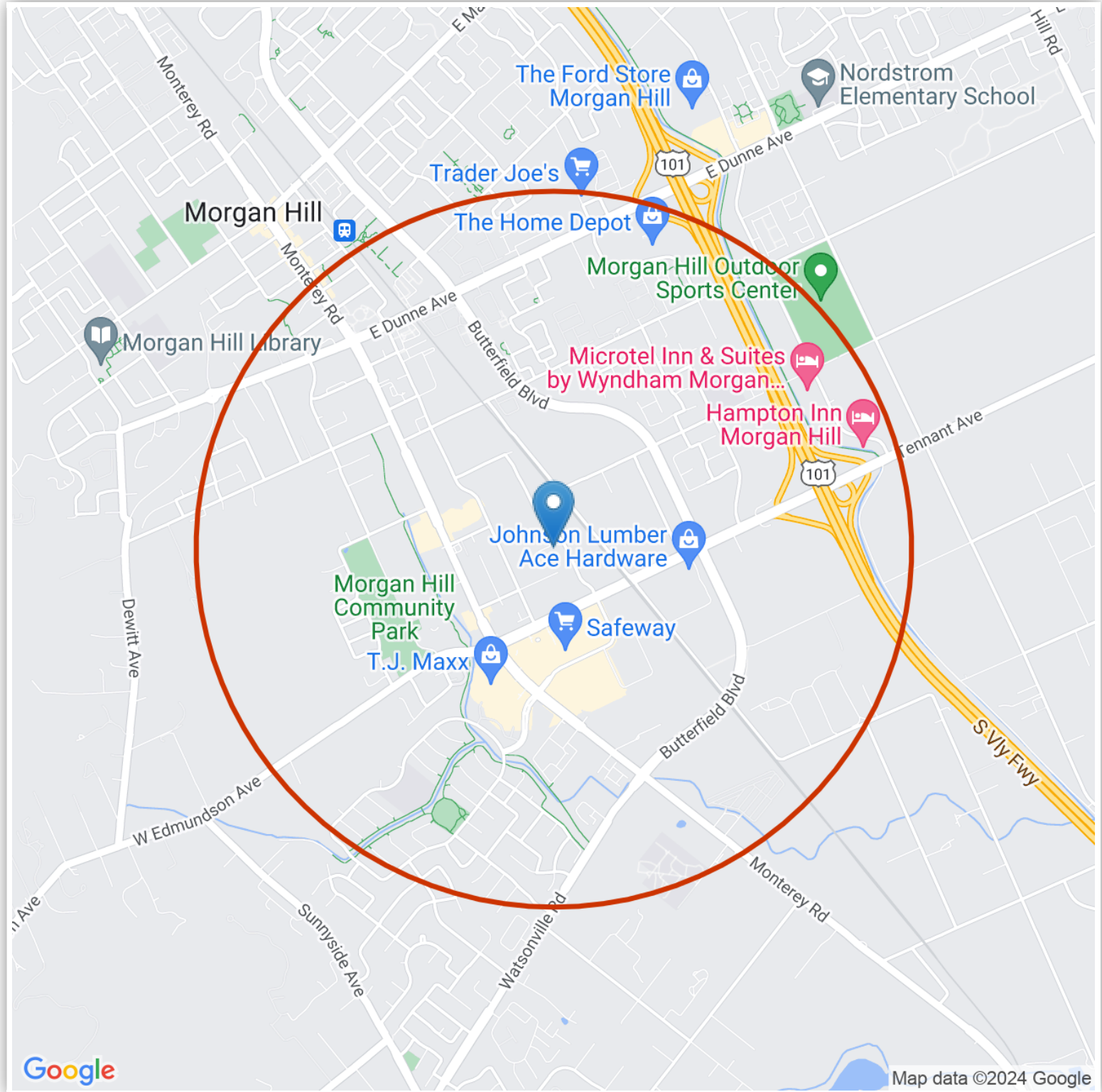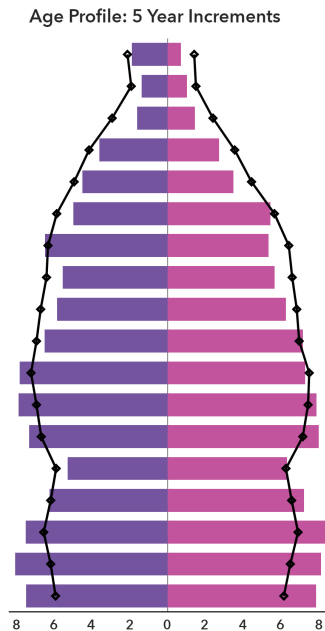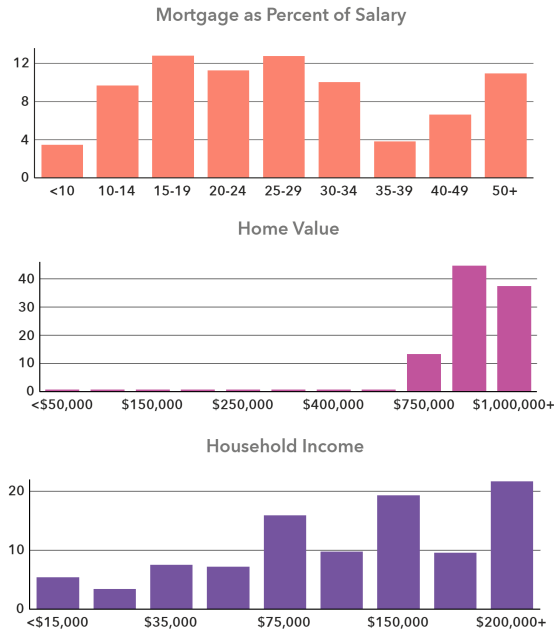
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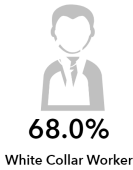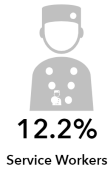
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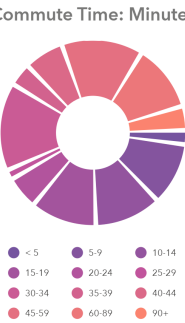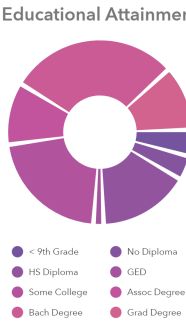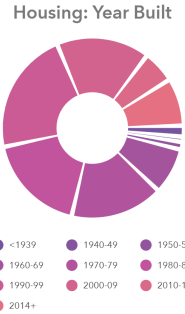16175 Monterey Rd, Suite A, Morgan Hill CA 95037

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240 VINEYARD CT.

240 Vineyard Ct., Morgan Hill, CA, 95037

INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)

KEY FACTS

10,992
Population

33.9
Median Age

3.0
Average Household Size

$101,220
Median Household Income

EDUCATION

9%
No High School Diploma

18%
High School Graduate

33%
Some College

41%
Bachelor's/Grad/Prof Degree

BUSINESS

773
Total Businesses

7,195
Total Employees

EMPLOYMENT

68% White Collar

20% Blue Collar

12% Services
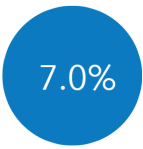
7.0%
Unemployment Rate

INCOME

$101,220
Median Household Income

$41,595
Per Capita Income

$175,716
Median Net Worth

Households By Income

The largest group: $200,000+ (21.7%)

The smallest group: $15,000 - $24,999 (3.4%)

Indicator	Value	Difference	
<$15,000	5.4%	+0.6%	
$15,000 - $24,999	3.4%	-0.6%	
$25,000 - $34,999	7.5%	+3.1%	
$35,000 - $49,999	7.2%	+1.2%	
$50,000 - $74,999	15.9%	+4.8%	
$75,000 - $99,999	9.8%	+0.9%	
$100,000 - $149,999	19.3%	+4.0%	
$150,000 - $199,999	9.6%	-3.3%	
$200,000+	21.7%	-11.0%	

Bars show deviation from

06085 (Santa Clara County)

This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

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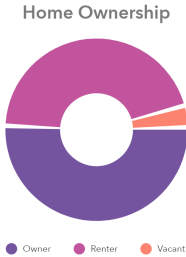16175 Monterey Rd, Suite A, Morgan Hill CA 95037

EXIT
EXIT REALTY KEYSTONE

COMMUNITY PROFILE

10,992	1.0%	3.0	85.1	33.9	$101,220	$175,716	$950,918	28%	62%	10%
Population Total	Pop Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Net Worth	Median Home Value	Under 18	Ages 18 to 65	Aged 66+

12.2% Service Workers
19.8% Blue Collar Workers
68.0% White Collar Worker

Mortgage as Percent of Salary

(bar chart: <10, 10-14, 15-19, 20-24, 25-29, 30-34, 35-39, 40-49, 50+)

Home Value

(bar chart: <$50,000, $150,000, $250,000, $400,000, $750,000, $1,000,000+)

Household Income

(bar chart: <$15,000, $35,000, $75,000, $150,000, $200,000+)

Age Profile: 5 Year Increments

(population pyramid, axis: 8 6 4 2 0 2 4 6 8)

Dots show comparison to   06085 (Santa Clara County)

Home Ownership

● Owner ● Renter ● Vacant

Housing: Year Built

● <1939 ● 1940-49 ● 1950-59
● 1960-69 ● 1970-79 ● 1980-89
● 1990-99 ● 2000-09 ● 2010-13
● 2014+

Educational Attainment

● < 9th Grade ● No Diploma
● HS Diploma ● GED
● Some College ● Assoc Degree
● Bach Degree ● Grad Degree

Commute Time: Minutes

● < 5 ● 5-9 ● 10-14
● 15-19 ● 20-24 ● 25-29
● 30-34 ● 35-39 ● 40-44
● 45-59 ● 60-89 ● 90+

esri
THE SCIENCE OF WHERE

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026

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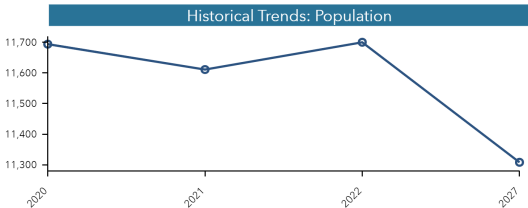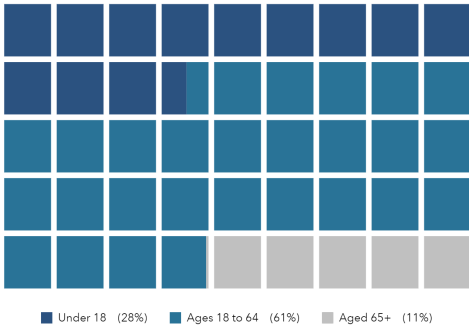16175 Monterey Rd, Suite A, Morgan Hill CA 95037

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MARKET SUMMARY

240 Vineyard Ct., Morgan Hill, CA, 95037
1-mile ring

Population Total	Pop Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Net Worth	Median Home Value	Under 18	Ages 18 to 65	Aged 66+
10,992	1.04%	2.98	85.1	33.9	$101,220	$175,716	$950,918	28.0%	61.7%	10.3%
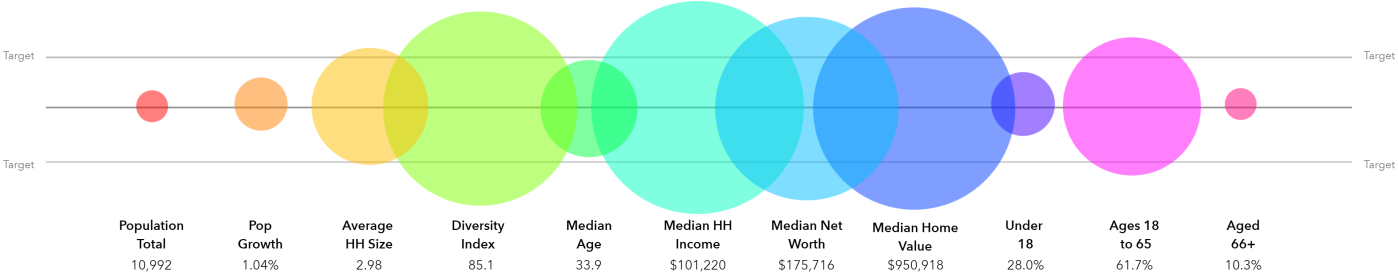
No High School Diploma 9%
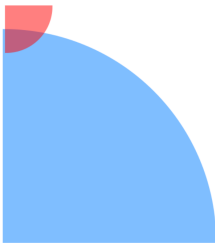
High School Graduate 18%

Bachelor's, Professional or Graduate Degree 41%

Some College 33%

Educational Attainment
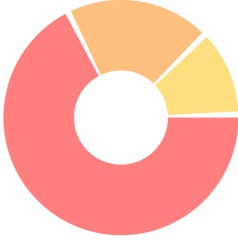
Job Type
- White Collar
- Blue Collar
- Services

Job Type

Home Ownership
- Owner
- Renter
- Vacant

Home Ownership

Commute Time
- < 5
- 5-9
- 10-14
- 15-19
- 20-24
- 25-29
- 30-34
- 35-39
- 40-44
- 45-59
- 60-89
- 90+

Commute Time

Business Analyst

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POPULATION TRENDS AND KEY INDICATORS

1-mile ring
240 Vineyard Ct., Morgan Hill, CA, 95037

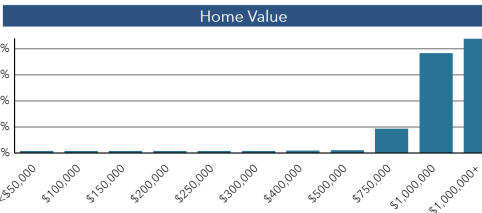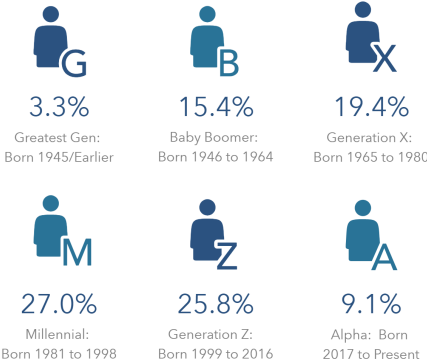| 11,700	4,014	2.86	34.1	$107,172	$990,266	126	50	86
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS

$15,923
Avg Spent on Mortgage & Basics

48.7%
Percent of Income for Mortgage

Historical Trends: Population

Home Value

Housing: Year Built

POPULATION BY AGE

- ■ Under 18 (28%)
- ■ Ages 18 to 64 (61%)
- ■ Aged 65+ (11%)

POPULATION BY GENERATION
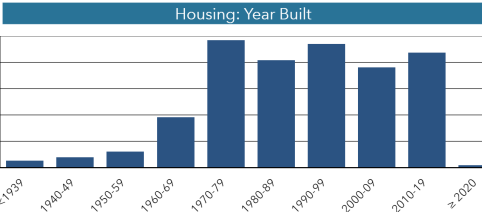
G — **3.3%**
Greatest Gen: Born 1945/Earlier

B — **15.4%**
Baby Boomer: Born 1946 to 1964

X — **19.4%**
Generation X: Born 1965 to 1980

M — **27.0%**
Millennial: Born 1981 to 1998

Z — **25.8%**
Generation Z: Born 1999 to 2016

A — **9.1%**
Alpha: Born 2017 to Present

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	1 mile
Population	
2010 Population	9,888
2020 Population	11,717
2023 Population	11,724
2028 Population	11,581
2010-2020 Annual Rate	1.71%
2020-2023 Annual Rate	0.02%
2023-2028 Annual Rate	-0.25%
2020 Male Population	48.6%
2020 Female Population	51.4%
2020 Median Age	37.1
2023 Male Population	49.1%
2023 Female Population	50.9%
2023 Median Age	34.3

In the identified area, the current year population is 11,724. In 2020, the Census count in the area was 11,717. The rate of change since 2020 was 0.02% annually. The five-year projection for the population in the area is 11,581 representing a change of -0.25% annually from 2023 to 2028. Currently, the population is 49.1% male and 50.9% female.

Median Age

The median age in this area is 34.3, compared to U.S. median age of 39.1.

Race and Ethnicity	
2023 White Alone	40.0%
2023 Black Alone	2.8%
2023 American Indian/Alaska Native Alone	2.2%
2023 Asian Alone	13.0%
2023 Pacific Islander Alone	0.4%
2023 Other Race	24.4%
2023 Two or More Races	17.2%
2023 Hispanic Origin (Any Race)	45.6%

Persons of Hispanic origin represent 45.6% of the population in the identified area compared to 19.4% 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 86.5 in the identified area, compared to 72.1 for the U.S. as a whole.

Households	
2023 Wealth Index	139
2010 Households	3,165
2020 Households	4,025
2023 Households	4,030
2028 Households	3,998
2010-2020 Annual Rate	2.43%
2020-2023 Annual Rate	0.04%
2023-2028 Annual Rate	-0.16%
2023 Average Household Size	2.85

The household count in this area has changed from 4,025 in 2020 to 4,030 in the current year, a change of 0.04% annually. The five-year projection of households is 3,998, a change of -0.16% annually from the current year total. Average household size is currently 2.85, compared to 2.86 in the year 2020. The number of families in the current year is 3,080 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.
Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.

	1 mile
Mortgage Income	
2023 Percent of Income for Mortgage	57.7%
Median Household Income	
2023 Median Household Income	$116,794
2028 Median Household Income	$137,202
2023-2028 Annual Rate	3.27%
Average Household Income	
2023 Average Household Income	$162,147
2028 Average Household Income	$189,440
2023-2028 Annual Rate	3.16%
Per Capita Income	
2023 Per Capita Income	$54,342
2028 Per Capita Income	$63,725
2023-2028 Annual Rate	3.24%
GINI Index	
2023 Gini Index	34.7
Households by Income	

Current median household income is $116,794 in the area, compared to $72,603 for all U.S. households. Median household income is projected to be $137,202 in five years, compared to $82,410 for all U.S. households

Current average household income is $162,147 in this area, compared to $107,008 for all U.S. households. Average household income is projected to be $189,440 in five years, compared to $122,048 for all U.S. households

Current per capita income is $54,342 in the area, compared to the U.S. per capita income of $41,310. The per capita income is projected to be $63,725 in five years, compared to $47,525 for all U.S. households

	1 mile
Housing	
2023 Housing Affordability Index	42
2010 Total Housing Units	3,359
2010 Owner Occupied Housing Units	1,621
2010 Renter Occupied Housing Units	1,544
2010 Vacant Housing Units	194
2020 Total Housing Units	4,208
2020 Owner Occupied Housing Units	2,040
2020 Renter Occupied Housing Units	1,985
2020 Vacant Housing Units	161
2023 Total Housing Units	4,204
2023 Owner Occupied Housing Units	2,108
2023 Renter Occupied Housing Units	1,922
2023 Vacant Housing Units	174
2028 Total Housing Units	4,219
2028 Owner Occupied Housing Units	2,126
2028 Renter Occupied Housing Units	1,872
2028 Vacant Housing Units	221
Socioeconomic Status Index	
2023 Socioeconomic Status Index	48.4

Currently, 50.1% of the 4,204 housing units in the area are owner occupied; 45.7%, renter occupied; and 4.1% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 4,208 housing units in the area and 3.8% vacant housing units. The annual rate of change in housing units since 2020 is -0.03%. Median home value in the area is $1,120,576, compared to a median home value of $308,943 for the U.S. In five years, median value is projected to change by 0.96% annually to $1,175,405.

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Summary	Census 2010	Census 2020	2023	2028
Population	9,888	11,717	11,724	11,581
Households	3,165	4,025	4,030	3,998
Families	2,435	2,912	3,080	3,063
Average Household Size	3.10	2.86	2.85	2.84
Owner Occupied Housing Units	1,621	2,040	2,108	2,126
Renter Occupied Housing Units	1,544	1,985	1,922	1,872
Median Age	32.5	37.1	34.3	35.7

Trends: 2023-2028 Annual Rate	Area	State	National
Population	-0.25%	0.13%	0.30%
Households	-0.16%	0.25%	0.49%
Families	-0.11%	0.24%	0.44%
Owner HHs	0.17%	0.40%	0.66%
Median Household Income	3.27%	2.95%	2.57%

Households by Income	2023 Number	2023 Percent	2028 Number	2028 Percent
<$15,000	196	4.9%	149	3.7%
$15,000 - $24,999	99	2.5%	62	1.6%
$25,000 - $34,999	208	5.2%	119	3.0%
$35,000 - $49,999	246	6.1%	158	4.0%
$50,000 - $74,999	475	11.8%	431	10.8%
$75,000 - $99,999	461	11.4%	470	11.8%
$100,000 - $149,999	767	19.0%	754	18.9%
$150,000 - $199,999	411	10.2%	446	11.2%
$200,000+	1,167	29.0%	1,408	35.2%
Median Household Income	$116,794		$137,202	
Average Household Income	$162,147		$189,440	
Per Capita Income	$54,342		$63,725	

Population by Age	Census 2010 Number	Census 2010 Percent	Census 2020 Number	Census 2020 Percent	2023 Number	2023 Percent	2028 Number	2028 Percent
0 - 4	836	8.5%	685	5.8%	867	7.4%	870	7.5%
5 - 9	869	8.8%	860	7.3%	935	8.0%	876	7.6%
10 - 14	802	8.1%	922	7.9%	927	7.9%	876	7.6%
15 - 19	772	7.8%	867	7.4%	799	6.8%	748	6.5%
20 - 24	636	6.4%	705	6.0%	675	5.8%	651	5.6%
25 - 34	1,370	13.9%	1,472	12.6%	1,785	15.2%	1,632	14.1%
35 - 44	1,490	15.1%	1,569	13.4%	1,730	14.8%	1,876	16.2%
45 - 54	1,463	14.8%	1,603	13.7%	1,365	11.6%	1,320	11.4%
55 - 64	893	9.0%	1,497	12.8%	1,287	11.0%	1,149	9.9%
65 - 74	442	4.5%	923	7.9%	866	7.4%	962	8.3%
75 - 84	199	2.0%	419	3.6%	342	2.9%	449	3.9%
85+	116	1.2%	196	1.7%	145	1.2%	172	1.5%

Race and Ethnicity	Census 2010 Number	Census 2010 Percent	Census 2020 Number	Census 2020 Percent	2023 Number	2023 Percent	2028 Number	2028 Percent
White Alone	5,707	57.7%	4,926	42.0%	4,688	40.0%	4,280	37.0%
Black Alone	219	2.2%	333	2.8%	332	2.8%	318	2.7%
American Indian Alone	111	1.1%	248	2.1%	254	2.2%	272	2.3%
Asian Alone	872	8.8%	1,468	12.5%	1,526	13.0%	1,625	14.0%
Pacific Islander Alone	31	0.3%	49	0.4%	49	0.4%	45	0.4%
Some Other Race Alone	2,313	23.4%	2,730	23.3%	2,863	24.4%	2,984	25.8%
Two or More Races	634	6.4%	1,964	16.8%	2,012	17.2%	2,058	17.8%
Hispanic Origin (Any Race)	4,462	45.1%	5,140	43.9%	5,353	45.7%	5,539	47.8%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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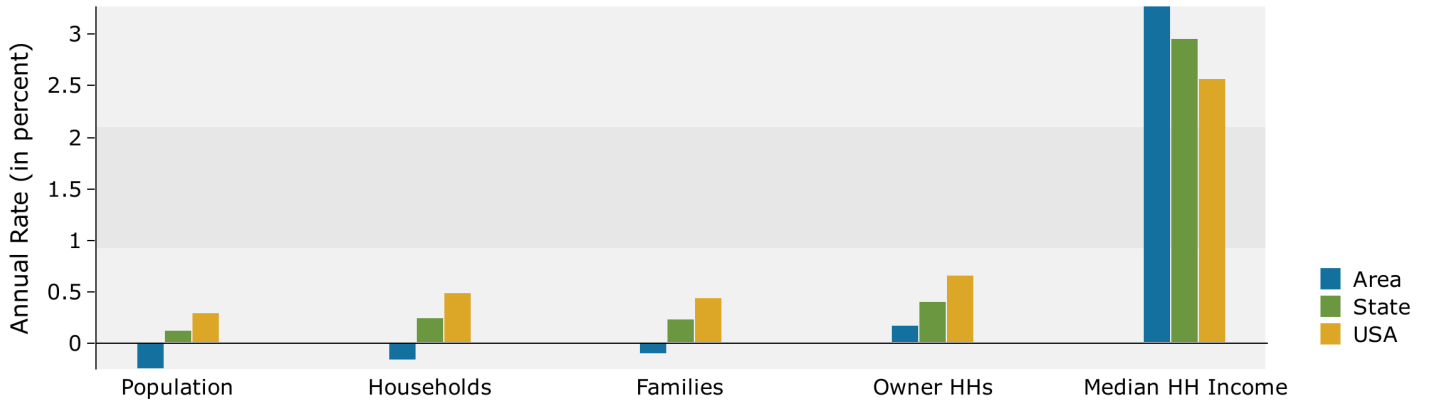© Copyright 2011- 2024 CRE Tech, Inc. All Rights Reserved.
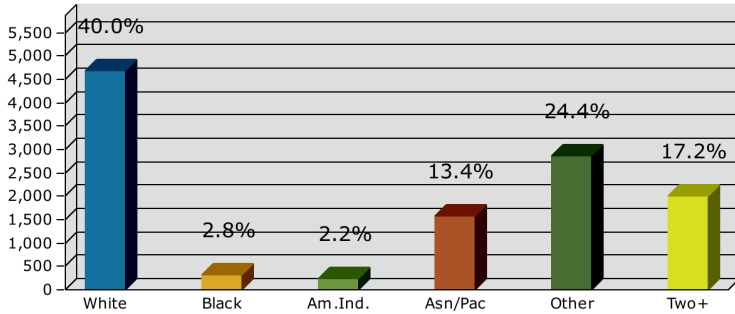
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Trends 2023-2028

Bar chart — Annual Rate (in percent) for Area, State, USA across: Population, Households, Families, Owner HHs, Median HH Income

Population by Age

Bar chart — Percent by age group (0-4, 5-9, 10-14, 15-19, 20-24, 25-34, 35-44, 45-54, 55-64, 65-74, 75-84, 85+) for 2023 and 2028

2023 Household Income

Pie chart:
- $50K - $74K: 11.8%
- $35K - $49K: 6.1%
- $25K - $34K: 5.2%
- $15K - $24K: 2.5%
- <$15K: 4.9%
- $75K - $99K: 11.4%
- $100K - $149K: 19.0%
- $150K - $199K: 10.2%
- $200K+: 29.0%

2023 Population by Race

Bar chart — Percent by race: White, Black, Am. Ind., Asian, Pacific, Other, Two+
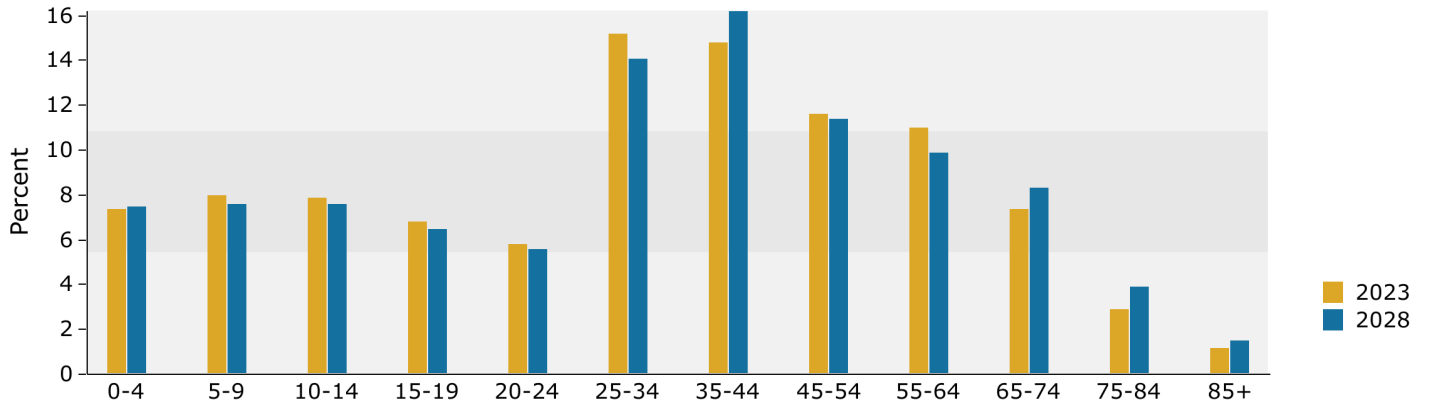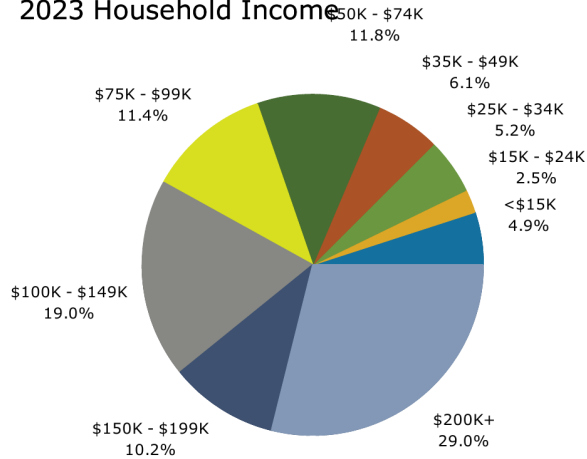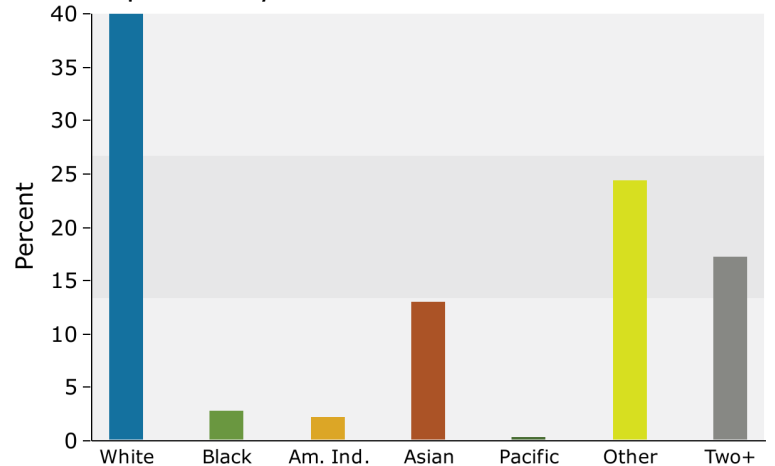
2023 Percent Hispanic Origin: 45.7%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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EXIT
EXIT REALTY KEYSTONE

2023 Population by Race

White: 40.0%
Black: 2.8%
Am.Ind.: 2.2%
Asn/Pac: 13.4%
Other: 24.4%
Two+: 17.2%

2023 Percent Hispanic Origin: 45.6%

2023 Population by Age

- <5: 7.4%
- 5-19: 22.7%
- 20-24: 5.8%
- 25-34: 15.2%
- 35-44: 14.8%
- 45-54: 11.6%
- 55-64: 11.0%
- 65+: 11.5%

Households

Census 2010: 3,165
Census 2020: 4,025
2023: 4,030
2025: 3,998

2023 Home Value

- <$100K: 0.8%
- $100-199K: 1.5%
- $200-299K: 1.9%
- $300-399K: 0.8%
- $400-499K: 0.6%
- $500K+: 94.4%

2023-2028 Annual Growth Rate
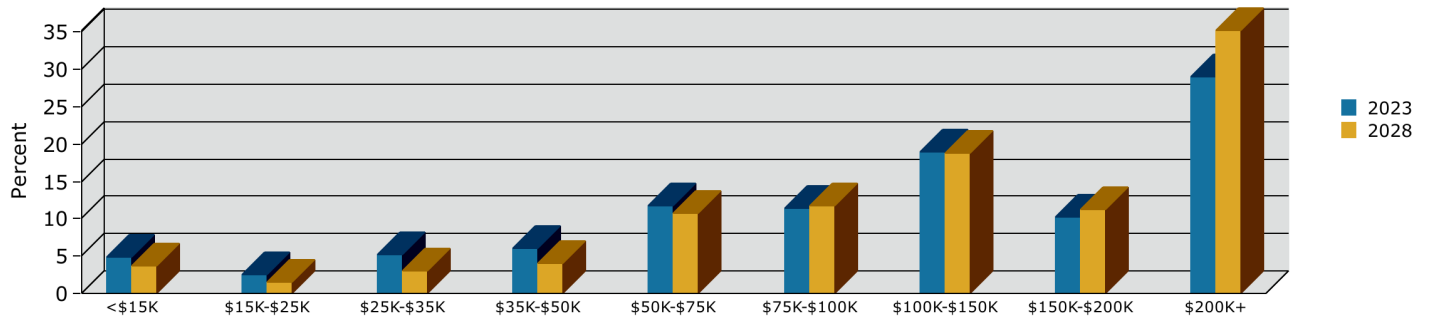
Population: -0.25
Households: -0.16
Median Household Income: 3.27
Owner Occupied Housing Units: 0.17

Household Income

Legend: 2023, 2028

Categories: <$15K, $15K-$25K, $25K-$35K, $35K-$50K, $50K-$75K, $75K-$100K, $100K-$150K, $150K-$200K, $200K+

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TheAnalyst PRO

Population		Households	
2020 Total Population	11,717	2023 Median Household Income	$116,794
2023 Total Population	11,724	2028 Median Household Income	$137,202
2028 Total Population	11,581	2023-2028 Annual Rate	3.27%
2023-2028 Annual Rate	-0.25%		

	Census 2020		2023		2028	
Housing Units by Occupancy Status and Tenure	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Total Housing Units	4,208	100.0%	4,204	100.0%	4,219	100.0%
Occupied	4,025	95.7%	4,030	95.9%	3,998	94.8%
Owner	2,040	48.5%	2,108	50.1%	2,126	50.4%
Renter	1,985	47.2%	1,922	45.7%	1,872	44.4%
Vacant	161	3.8%	174	4.1%	221	5.2%

	2023		2028	
Owner Occupied Housing Units by Value	**Number**	**Percent**	**Number**	**Percent**
Total	2,107	100.0%	2,126	100.0%
<$50,000	17	0.8%	12	0.6%
$50,000-$99,999	23	1.1%	13	0.6%
$100,000-$149,999	13	0.6%	4	0.2%
$150,000-$199,999	3	0.1%	1	0.0%
$200,000-$249,999	8	0.4%	4	0.2%
$250,000-$299,999	24	1.1%	11	0.5%
$300,000-$399,999	12	0.6%	6	0.3%
$400,000-$499,999	17	0.8%	9	0.4%
$500,000-$749,999	106	5.0%	73	3.4%
$750,000-$999,999	592	28.1%	562	26.4%
$1,000,000-$1,499,999	989	46.9%	1,049	49.3%
$1,500,000-$1,999,999	156	7.4%	195	9.2%
$2,000,000+	147	7.0%	187	8.8%
Median Value	$1,120,576		$1,175,405	
Average Value	$1,162,221		$1,233,608	

Census 2020 Housing Units	**Number**	**Percent**
Total	4,208	100.0%
Housing Units In Urbanized Areas	4,175	99.2%
Rural Housing Units	33	0.8%

Census 2020 Owner Occupied Housing Units by Mortgage Status	**Number**	**Percent**
Total	2,040	100.0%
Owned with a Mortgage/Loan	1,679	82.3%
Owned Free and Clear	361	17.7%

Data Note: Persons of Hispanic Origin may be of any race.
Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census data.

Census 2020 Vacant Housing Units by Status

	Number	Percent
Total	161	100.0%
For Rent	104	64.6%
Rented- Not Occupied	3	1.9%
For Sale Only	17	10.6%
Sold - Not Occupied	2	1.2%
Seasonal/Recreational/Occasional Use	15	9.3%
For Migrant Workers	0	0.0%
Other Vacant	20	12.4%

Census 2020 Occupied Housing Units by Age of Householder and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	4,025	2,040	50.7%
15-24	95	13	13.7%
25-34	470	150	31.9%
35-44	812	358	44.1%
45-54	872	475	54.5%
55-59	418	266	63.6%
60-64	431	251	58.2%
65-74	557	329	59.1%
75-84	261	145	55.6%
85+	110	53	48.2%

Census 2020 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	4,025	2,040	50.7%
White Alone	2,111	1,256	59.5%
Black/African American Alone	107	29	27.1%
American Indian/Alaska Native	74	21	28.4%
Asian Alone	451	320	71.0%
Pacific Islander Alone	18	8	44.4%
Other Race Alone	749	184	24.6%
Two or More Races	515	222	43.1%
Hispanic Origin	1,381	406	29.4%

Census 2020 Occupied Housing Units by Size and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	4,025	2,040	50.7%
1-Person	868	317	36.5%
2-Person	1,062	597	56.2%
3-Person	712	388	54.5%
4-Person	718	416	57.9%
5-Person	367	181	49.3%
6-Person	183	77	42.1%
7+ Person	114	63	55.3%

2023 Housing Affordability

Housing Affordability Index	42
Percent of Income for Mortgage	57.7%

Data Note: Persons of Hispanic Origin may be of any race.
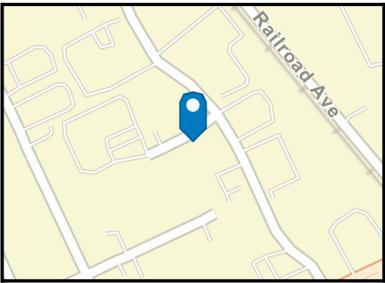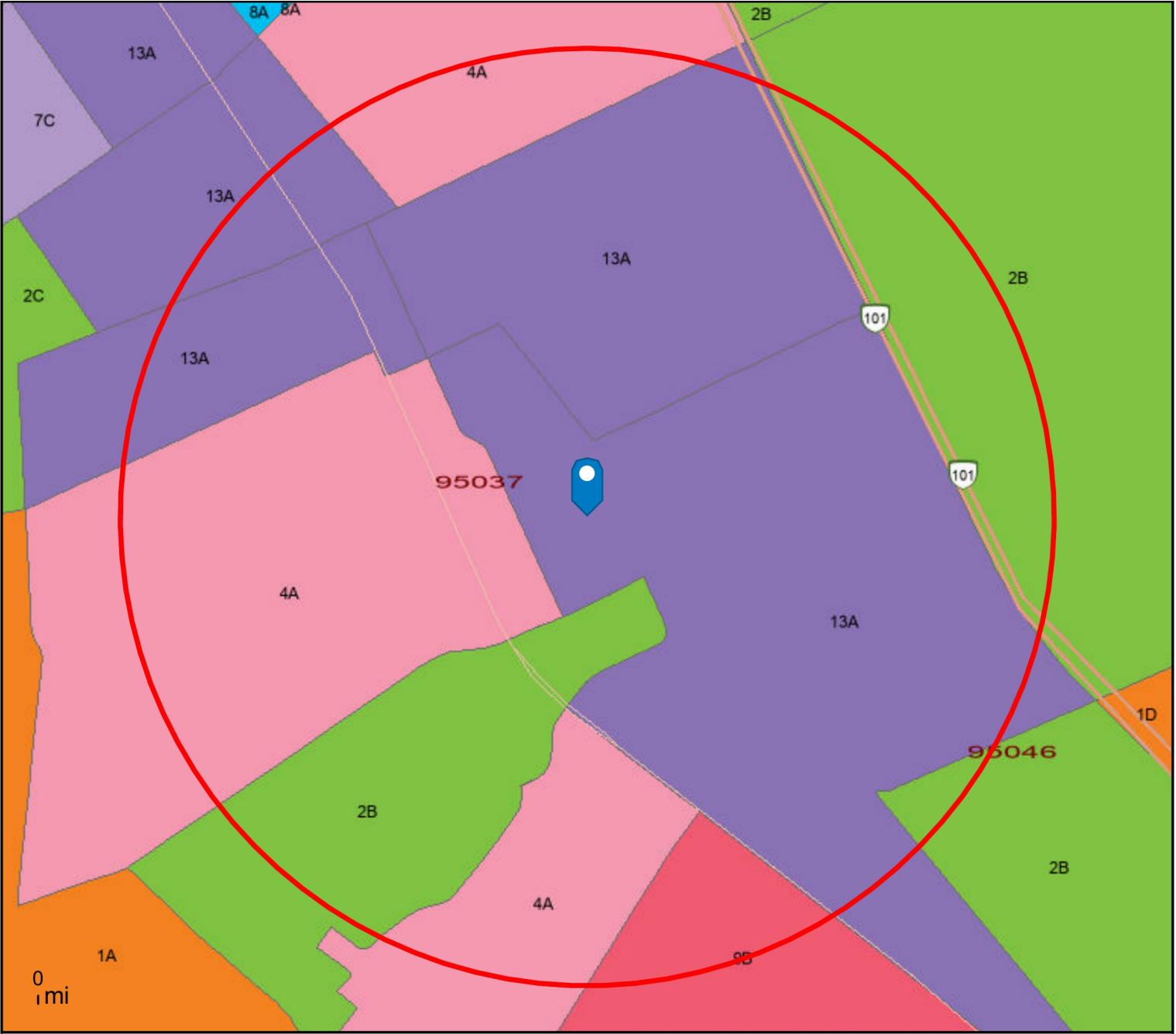**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census data.

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Tapestry LifeMode

- L1: Affluent Estates
- L2: Upscale Avenues
- L3: Uptown Individuals
- L4: Family Landscapes
- L5: GenXurban
- L6: Cozy Country
- L7: Sprouting Explorers
- L8: Middle Ground
- L9: Senior Styles
- L10: Rustic Outposts
- L11: Midtown Singles
- L12: Hometown
- L13: Next Wave
- L14: Scholars and Patriots
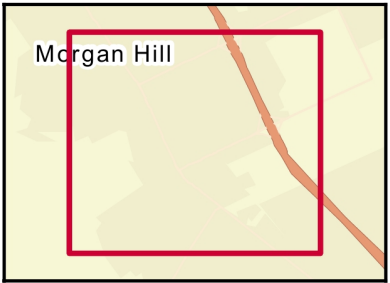
Source: Esri

Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the map to the list below. Click each segment below for a detailed description.

Segment 1A (Top Tier)

Segment 1B (Professional Pride)

Segment 1C (Boomburbs)

Segment 1D (Savvy Suburbanites)

Segment 1E (Exurbanites)

Segment 2A (Urban Chic)

Segment 2B (Pleasantville)

Segment 2C (Pacific Heights)

Segment 2D (Enterprising Professionals)

Segment 3A (Laptops and Lattes)

Segment 3B (Metro Renters)

Segment 3C (Trendsetters)

Segment 4A (Soccer Moms)

Segment 4B (Home Improvement)

Segment 4C (Middleburg)

Segment 5A (Comfortable Empty Nesters)

Segment 5B (In Style)

Segment 5C (Parks and Rec)

Segment 5D (Rustbelt Traditions)

Segment 5E (Midlife Constants)

Segment 6A (Green Acres)

Segment 6B (Salt of the Earth)

Segment 6C (The Great Outdoors)

Segment 6D (Prairie Living)

Segment 6E (Rural Resort Dwellers)

Segment 6F (Heartland Communities)

Segment 7A (Up and Coming Families)

Segment 7B (Urban Villages)

Segment 7C (American Dreamers)

Segment 7D (Barrios Urbanos)

Segment 7E (Valley Growers)

Segment 7F (Southwestern Families)

Segment 8A (City Lights)

Segment 8B (Emerald City)

Segment 8C (Bright Young Professionals)

Segment 8D (Downtown Melting Pot)

Segment 8E (Front Porches)

Segment 8F (Old and Newcomers)

Segment 8G (Hardscrabble Road)

Segment 9A (Silver & Gold)

Segment 9B (Golden Years)

Segment 9C (The Elders)

Segment 9D (Senior Escapes)

Segment 9E (Retirement Communities)

Segment 9F (Social Security Set)

Segment 10A (Southern Satellites)

Segment 10B (Rooted Rural)

Segment 10C (Diners & Miners)

Segment 10D (Down the Road)

Segment 10E (Rural Bypasses)

Segment 11A (City Strivers)

Segment 11B (Young and Restless)

Segment 11C (Metro Fusion)

Segment 11D (Set to Impress)

Segment 11E (City Commons)

Segment 12A (Family Foundations)

Segment 12B (Traditional Living)

Segment 12C (Small Town Simplicity)

Segment 12D (Modest Income Homes)

Segment 13A (International Marketplace)

Segment 13B (Las Casas)

Segment 13C (NeWest Residents)

Segment 13D (Fresh Ambitions)

Segment 13E (High Rise Renters)

Segment 14A (Military Proximity)

Segment 14B (College Towns)

Segment 14C (Dorms to Diplomas)
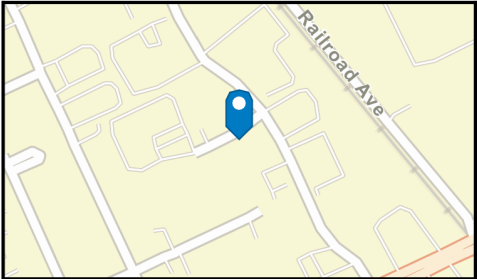
Segment 15 (Unclassified)

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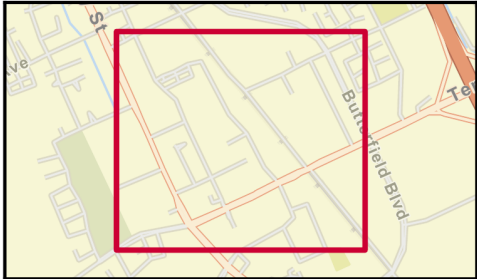16175 Monterey Rd, Suite A, Morgan Hill CA 95037

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Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day

Source: ©2023 Kalibrate Technologies (Q4 2023).

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