



# 1073 N 5th Street

1073 N 5TH STREET, SAN JOSE, CA 95112

Marcus & Millichap

**1073 N 5TH STREET**

Marcus & Millichap

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Marcus & Millichap

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Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

Activity ID #ZAH0010128

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**1073 N 5TH STREET**

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# Investment Overview

- Property Highlights/Summary
- Regional Map
- Local Map
- Parcel Map
- Retailer Map
- Property Photo

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## PROPERTY HIGHLIGHTS/SUMMARY

1073 N 5th St, San Jose, CA 95112

# 1073 N 5th Street

Marcus & Millichap is pleased to present the investment opportunity located at 1073 N 5th Street in San Jose, California. Long-term renter appeal for this asset is anchored by proximity to major employers, key transportation corridors, and numerous lifestyle amenities. The attractive, four-unit apartment complex is situated on a parcel of land totaling 0.13 acres and features a gross building area of approximately 1,680 square feet. Built in 1954, the property benefits from a world-class location near Downtown San Jose in the renowned Silicon Valley region. Residents enjoy direct access to many of the nation's top tech employers, including Apple, Google, Tesla, Facebook, IBM, Intel, Yahoo, Cisco Systems, Adobe Systems, and LinkedIn. Likewise, the multifamily building sits near Santa Clara University, ranked 56th among undergraduate nationwide, and San Jose State University, ranked third among public universities nationwide.

Additionally, the property is just a few blocks from multiple travel corridors, including Highways 87, 880, and 101. Overall, the property presents an attractive choice for multifamily investors thanks to its premier location combined with San Jose's strong employment fundamentals and low vacancy levels.

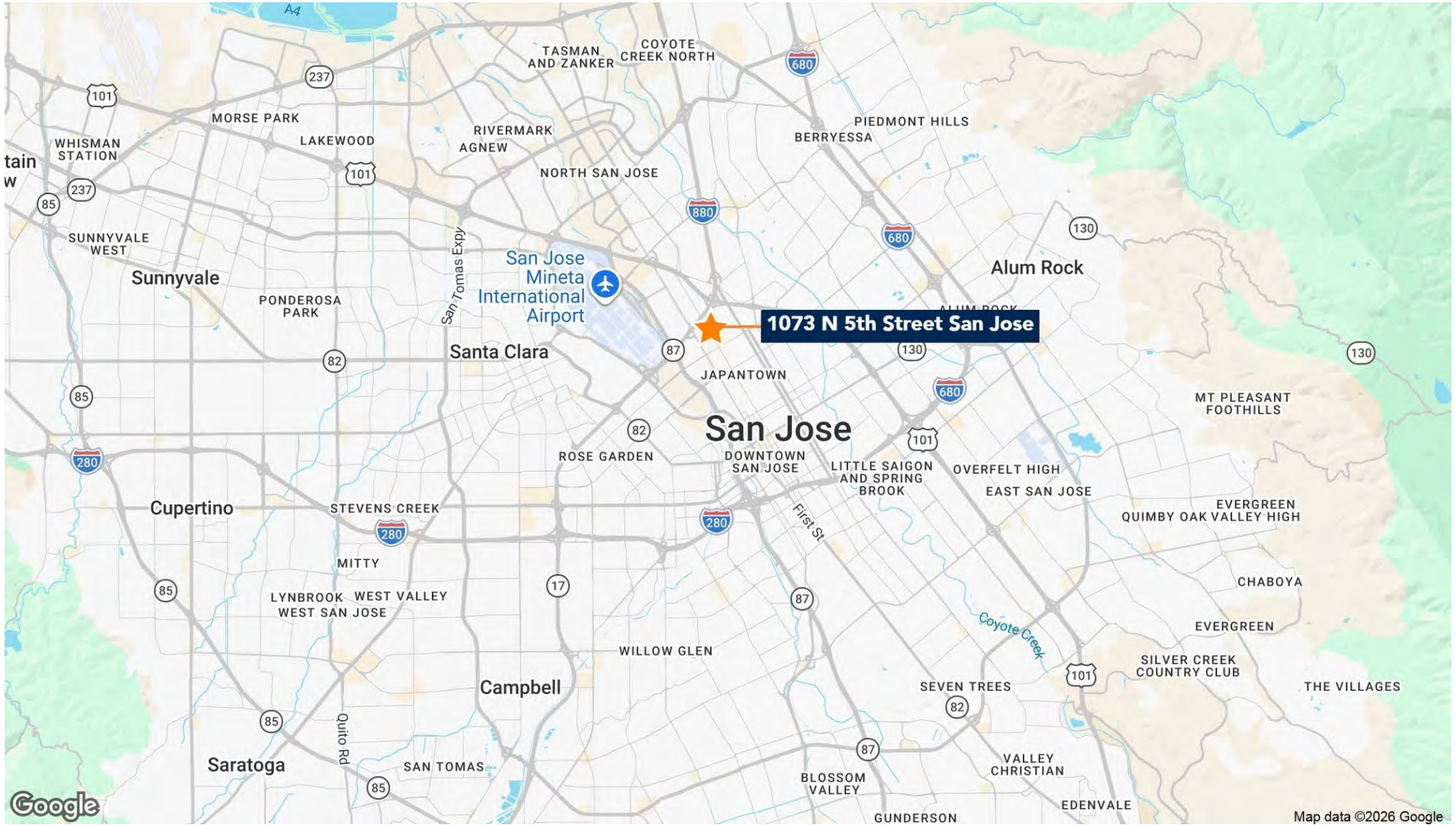


## Highlights

- Prime Silicon Valley Location Near Downtown San Jose and Major Tech Employers
- Strong Rental Demand Driven by Proximity to Top Universities and Employment Hubs
- Convenient Access to Major Highways Including 87, 880, and 101
- Attractive Four-Unit Asset with Stable Fundamentals in a Low Vacancy Market

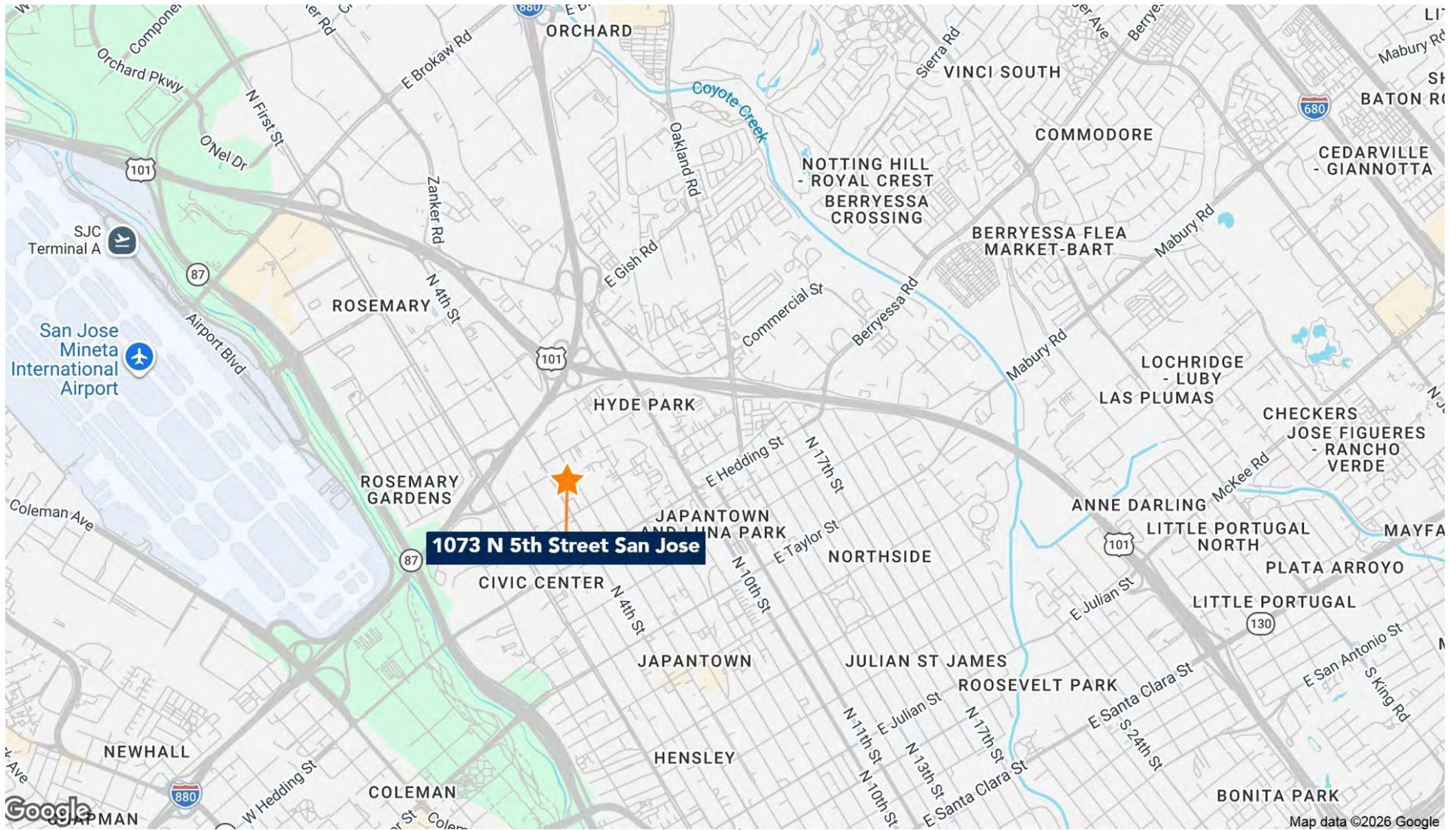
# REGIONAL MAP

1073 N 5th St, San Jose, CA 95112



# LOCAL MAP

1073 N 5th St, San Jose, CA 95112



# PARCEL MAP

1073 N 5th St, San Jose, CA 95112



# RETAILER MAP

1073 N 5th St, San Jose, CA 95112



## PROPERTY PHOTO

1073 N 5th St, San Jose, CA 95112



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# Financial Analysis

• Financial Details

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## FINANCIAL DETAILS

1073 N 5th St, San Jose, CA 95112

As of March,2026

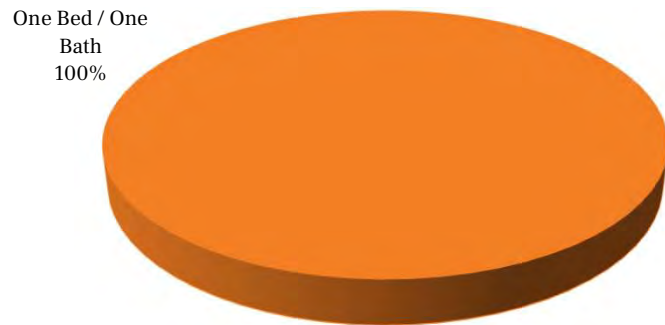
UNIT	UNIT TYPE	SQUARE FEET	SCHEDULED RENT / MONTH	SCHEDULED RENT / SF/ MONTH	POTENTIAL RENT / MONTH	POTENTIAL RENT / SF/ MONTH
1073-1	1 BR / 1 BA	420	\$2,149	\$5.12	\$2,150	\$5.12
1073-2	1 BR / 1 BA	420	\$2,047	\$4.87	\$2,150	\$5.12
1073-3	1 BR / 1 BA	420	\$1,995	\$4.75	\$2,150	\$5.12
1073-4	1 BR / 1 BA	420	\$2,093	\$4.98	\$2,150	\$5.12
<b>Total</b>		<b>1,680</b>	<b>\$8,284</b>	<b>\$4.93</b>	<b>\$8,600</b>	<b>\$5.12</b>

# FINANCIAL DETAILS

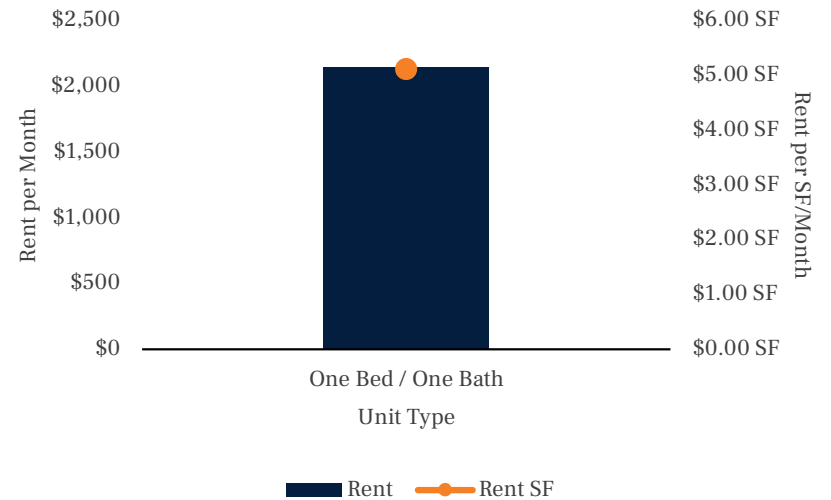
1073 N 5th St, San Jose, CA 95112

UNIT TYPE	# OF UNITS	AVG SQ FEET	RENTAL RANGE	SCHEDULED			POTENTIAL		
				AVERAGE RENT	AVERAGE RENT / SF	MONTHLY INCOME	AVERAGE RENT	AVERAGE RENT / SF	MONTHLY INCOME
1 BR / 1 BA	4	420	\$1,995 - \$2,149	\$2,071	\$4.93	\$8,284	\$2,150	\$5.12	\$8,600
TOTALS/WEIGHTED AVERAGES	4	420		\$2,071	\$4.93	\$8,284	\$2,150	\$5.12	\$8,600
GROSS ANNUALIZED RENTS				\$99,408			\$103,200		

Unit Distribution



Unit Rent



## FINANCIAL DETAILS

1073 N 5th St, San Jose, CA 95112

INCOME	Current		Potential		PER UNIT	PER SF
<b>Rental Income</b>						
Gross Scheduled Rent	99,408		108,360		27,090	64.50
Physical Vacancy	(1,988)	2.0%	(2,167)	2.0%	(542)	(1.29)
<b>TOTAL VACANCY</b>	<b>(\$1,988)</b>	<b>2.0%</b>	<b>(\$2,167)</b>	<b>2.0%</b>	<b>(\$542)</b>	<b>(\$1)</b>
<b>EFFECTIVE GROSS INCOME</b>	<b>\$97,420</b>		<b>\$106,193</b>		<b>\$26,548</b>	<b>\$63.21</b>
<b>EXPENSES</b>						
Real Estate Taxes	15,703		15,703		3,926	9.35
Insurance	1,266		1,266		317	0.75
Utilities - Electric & Gas	1,954		1,954		489	1.16
Utilities - Water	2,653		2,653		663	1.58
Utilities - Sewer	1,801		1,801		450	1.07
Trash Removal	2,816		2,816		704	1.68
Repair & Maintenance	2,000		2,000		500	1.19
Special Assessments( excl. SJ Sewer)	263		263		66	0.16
Licenses, Fees & Permits	1,039		1,039		260	0.62
<b>TOTAL EXPENSES</b>	<b>\$29,495</b>		<b>\$29,495</b>		<b>\$7,374</b>	<b>\$17.56</b>
EXPENSES AS % OF EGI	30.3%		27.8%			
<b>NET OPERATING INCOME</b>	<b>\$67,925</b>		<b>\$76,698</b>		<b>\$19,174</b>	<b>\$45.65</b>

# FINANCIAL DETAILS

1073 N 5th St, San Jose, CA 95112

## SUMMARY

Price	\$1,300,000	
Down Payment	\$650,000	50%
Number of Units	4	
Price Per Unit	\$325,000	
Price Per SqFt	\$773.81	
Rentable SqFt	1,680	
Lot Size	0.13 Acres	
Year Built	1954	

## RETURNS

	Current	Potential
CAP Rate	5.22%	5.90%
GRM	13.08	12.00
Cash-on-Cash	3.45%	4.80%
Debt Coverage Ratio	1.49	1.68

## FINANCING

	1st Loan
Loan Amount	\$650,000
Loan Type	New
Interest Rate	5.75%
Amortization	30 Years
Year Due	2056

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.

# OF UNITS	UNIT TYPE	SQFT/UNIT	SCHEDULED RENTS	MARKET RENTS
4	One Bed / One Bath	420	\$2,071	\$2,150

## OPERATING DATA

### INCOME

		Current		Potential
Gross Scheduled Rent		\$99,408		\$108,360
Less: Vacancy/Deductions	2.0%	\$1,988	2.0%	\$2,167
Total Effective Rental Income		\$97,420		\$106,193
Effective Gross Income		\$97,420		\$106,193
Less: Expenses	30.3%	\$29,495	27.8%	\$29,495
Net Operating Income		\$67,925		\$76,698
Cash Flow		\$67,925		\$76,698
Debt Service		\$45,519		\$45,519
Net Cash Flow After Debt Service	3.45%	\$22,406	4.80%	\$31,179
Principal Reduction		\$8,362		\$8,362
<b>TOTAL RETURN</b>	<b>4.73%</b>	<b>\$30,768</b>	<b>6.08%</b>	<b>\$39,541</b>

### EXPENSES

	Current	Potential
Real Estate Taxes	\$15,703	\$15,703
Insurance	\$1,266	\$1,266
Utilities - Electric & Gas	\$1,954	\$1,954
Utilities - Water	\$2,653	\$2,653
Utilities - Sewer	\$1,801	\$1,801
Trash Removal	\$2,816	\$2,816
Repair & Maintenance	\$2,000	\$2,000
Special Assessments( excl. SJ Sewer)	\$263	\$263
Licenses, Fees & Permits	\$1,039	\$1,039
<b>TOTAL EXPENSES</b>	<b>\$29,495</b>	<b>\$29,495</b>
Expenses/Unit	\$7,374	\$7,374
Expenses/SF	\$17.56	\$17.56

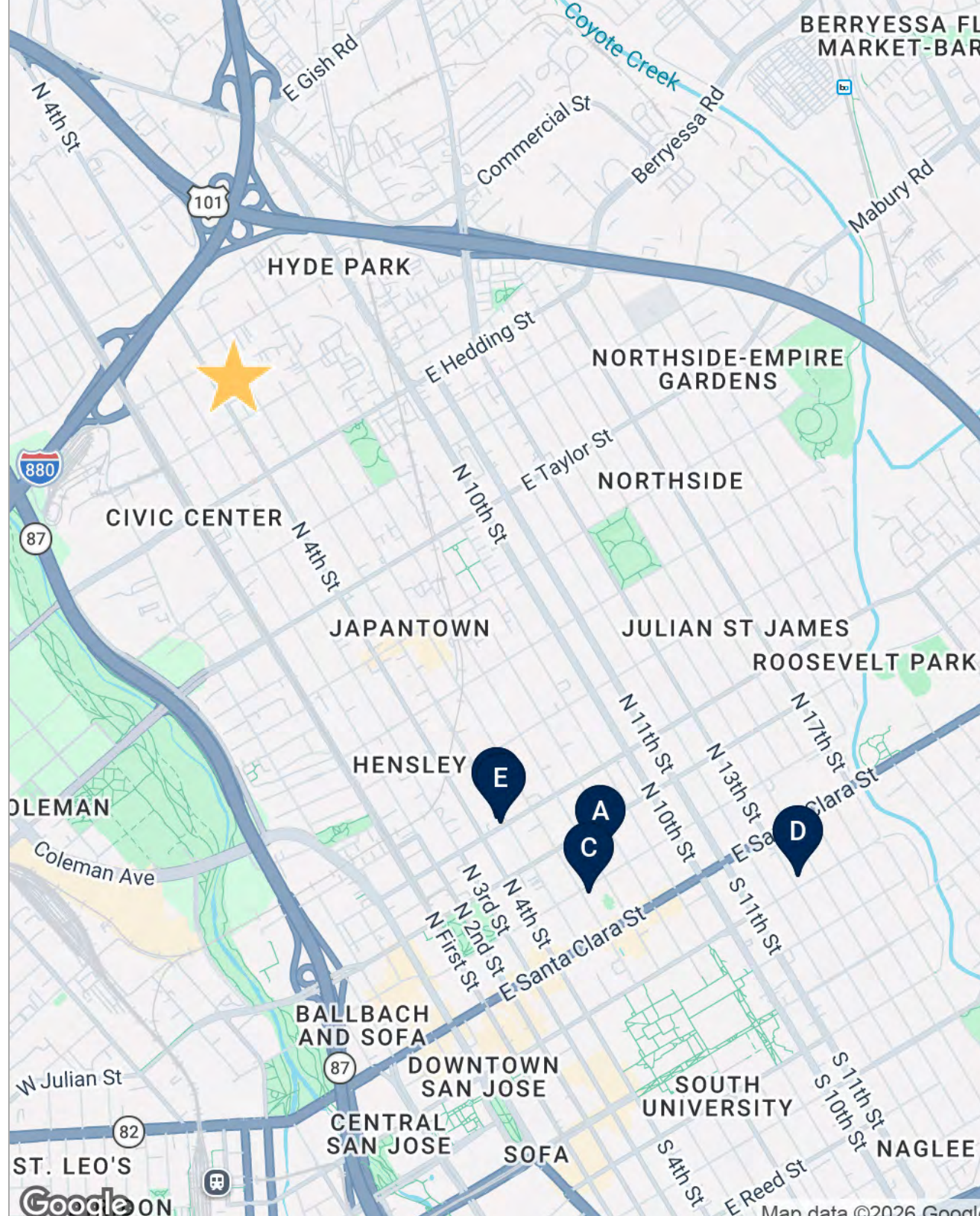
SEC. 3 1073 N 5TH STREET

# Sales Comparables

- Sales Comps Map
- Sales Comps Summary
- Cap Rate Chart
- GRM Chart
- Price per SF Chart
- Price per Unit Chart
- Sales Comps







# SALES COMPS MAP

- ★ 1073 N 5th Street
- A 142 N 7th Street
- B 309 N 5th Street
- C 92 N 6th Street
- D 90 S 13th Street
- E 301 N 5th Street



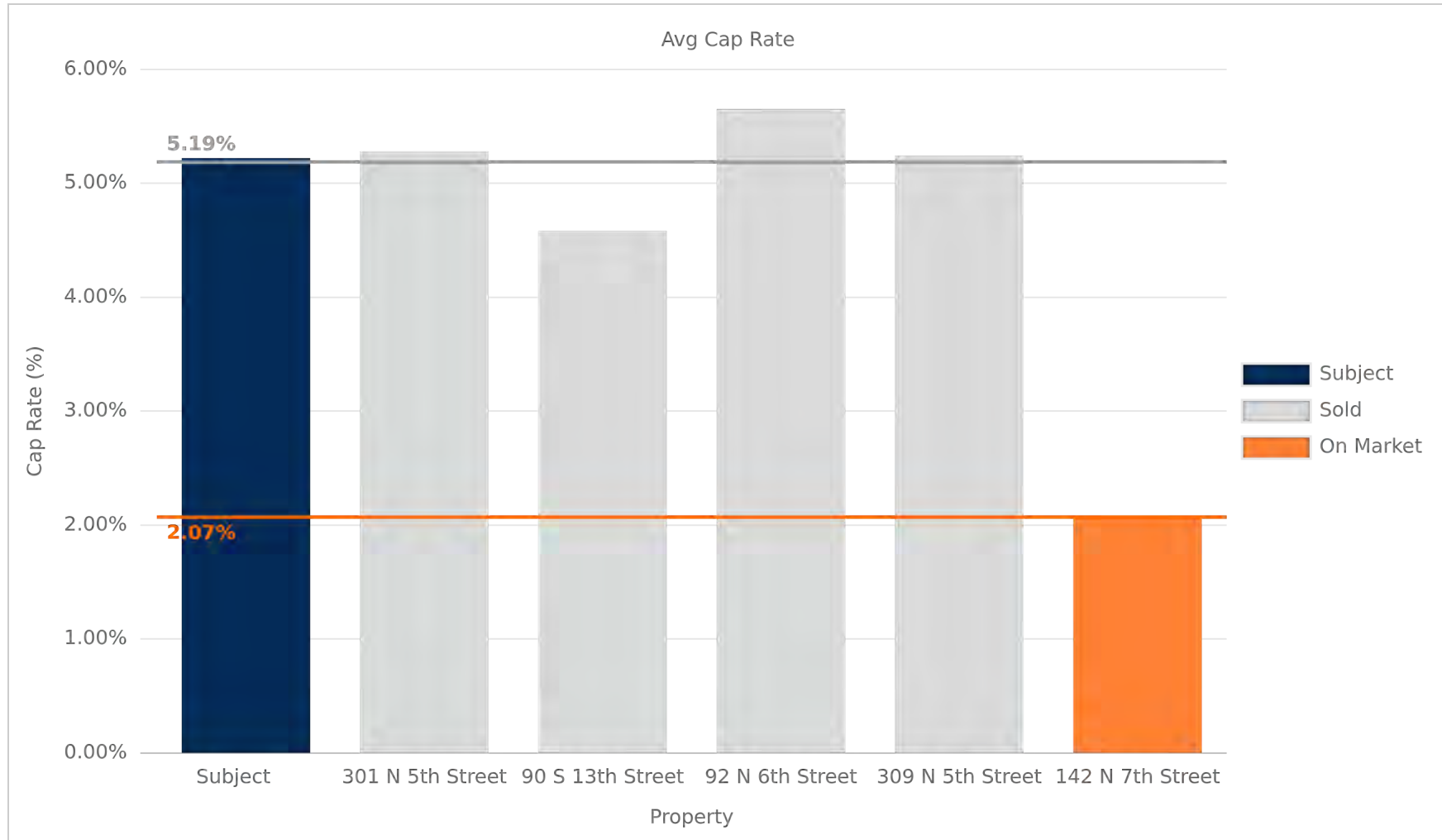
# SALES COMPS SUMMARY

1073 N 5th St, San Jose, CA 95112

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	<b>1073 N 5th Street</b> 1073 N 5th St San Jose, CA 95112	\$1,300,000	1,680 SF	\$773.81	0.13 AC	\$325,000	5.22%	4	On Market
	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	<b>142 N 7th Street</b> 142 N 7th St San Jose, CA 95112	\$1,400,000	2,200 SF	\$636.36	0.11 AC	\$350,000	2.07%	4	On Market
	<b>309 N 5th Street</b> 309 N 5th St San Jose, CA 95112	\$1,045,000	2,532 SF	\$412.72	0.16 AC	\$261,250	5.24%	4	04/29/2026
	<b>92 N 6th Street</b> 92 N 6th St San Jose, CA 95112	\$1,300,000	2,976 SF	\$436.83	0.16 AC	\$325,000	5.65%	4	02/09/2026
	<b>90 S 13th Street</b> 90 S 13th St San Jose, CA 95112	\$1,260,000	2,325 SF	\$541.94	0.15 AC	\$315,000	4.58%	4	12/18/2025
	<b>301 N 5th Street</b> 301 N 5th St San Jose, CA 95112	\$1,455,000	4,224 SF	\$344.46	0.19 AC	\$363,750	5.28%	4	11/05/2025
	<b>AVERAGES</b>	<b>\$1,292,000</b>	<b>2,851 SF</b>	<b>\$474.46</b>	<b>0.15 AC</b>	<b>\$323,000</b>	<b>4.56%</b>	<b>4</b>	<b>-</b>

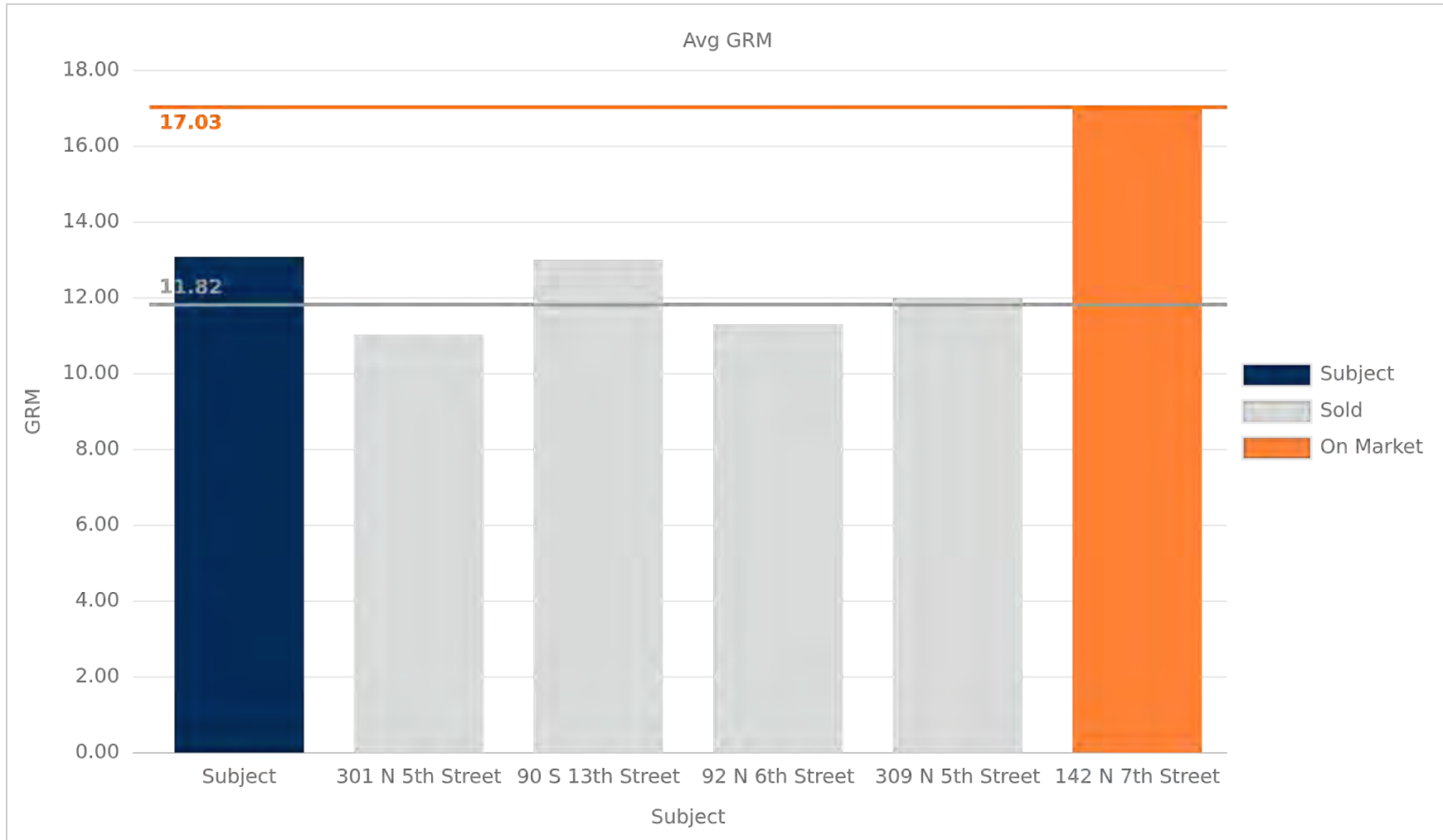
# CAP RATE CHART

1073 N 5th St, San Jose, CA 95112



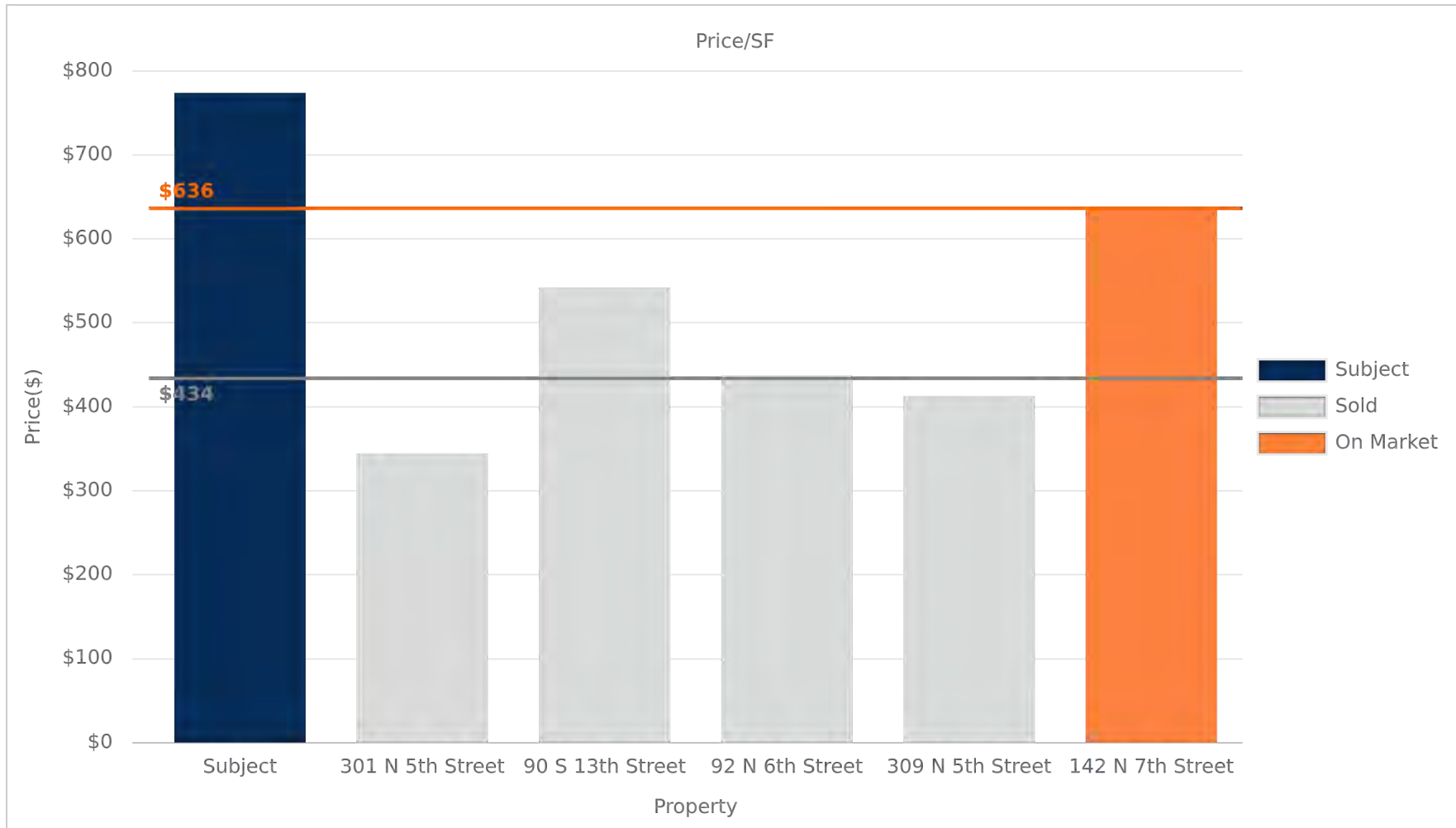
# GRM CHART

1073 N 5th St, San Jose, CA 95112



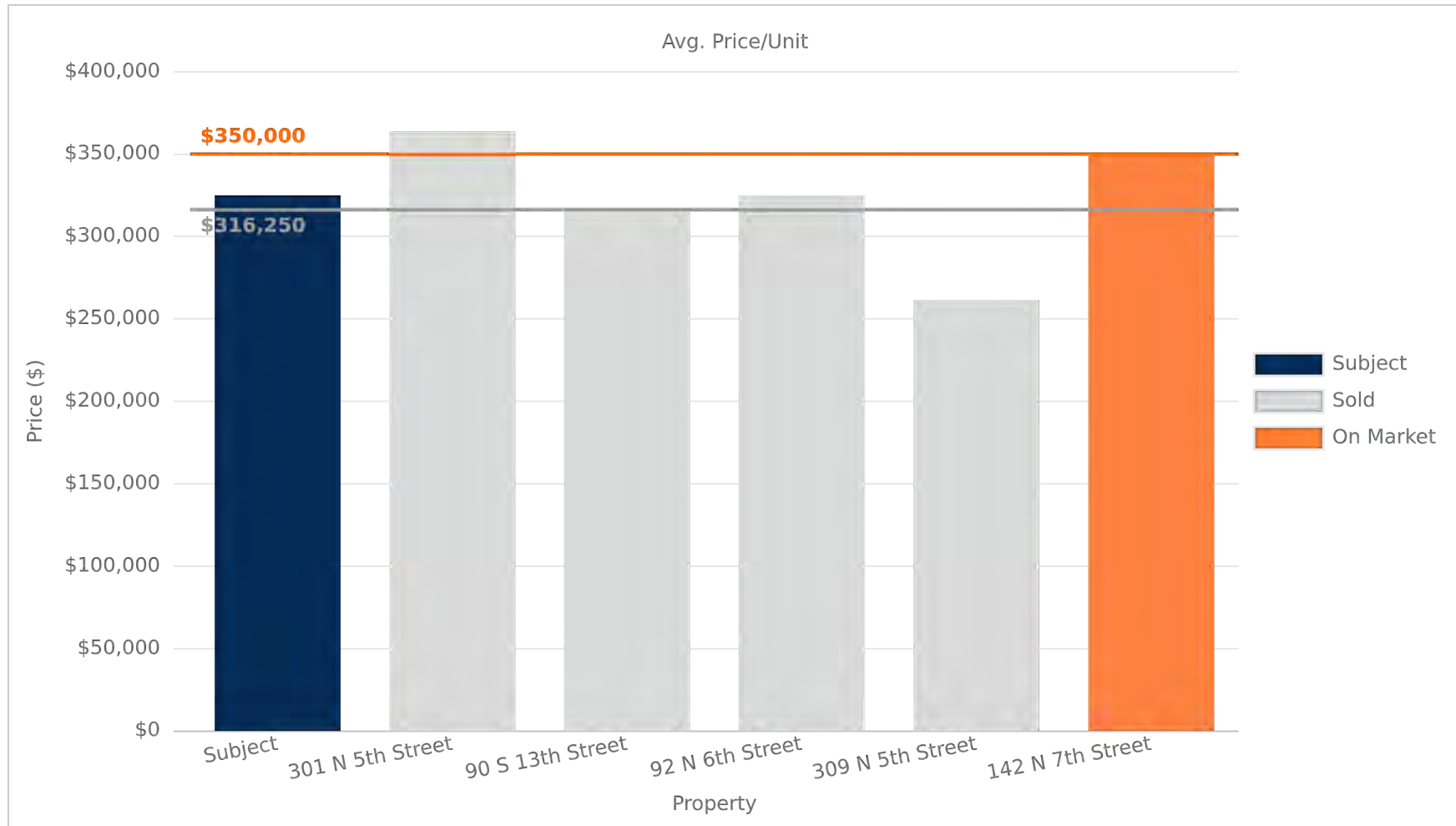
# PRICE PER SF CHART

1073 N 5th St, San Jose, CA 95112



# PRICE PER UNIT CHART

1073 N 5th St, San Jose, CA 95112



# SALES COMPS

1073 N 5th St, San Jose, CA 95112



**★ 1073 N 5th Street**  
1073 N 5th St, San Jose, CA 95112

Listing Price:	\$1,300,000	Price/SF:	\$773.81
Property Type:	Multifamily	GRM:	13.08
NOI:	\$67,925	Cap Rate:	5.22%
Occupancy:	98%	Year Built:	1954
Number Of Units:	4	Lot Size:	0.13 Acres
Price/Unit:	\$325,000	Total SF:	1,680 SF



**📍 A 142 N 7th Street**  
142 N 7th St, San Jose, CA 95112

Listing Price:	\$1,400,000	Price/SF:	\$636.36
Property Type:	Multifamily	GRM:	17.03
Cap Rate:	2.07%	Occupancy:	100%
Year Built:	1957	COE:	On Market
Number Of Units:	4	Lot Size:	0.11 Acres
Price/Unit:	\$350,000	Total SF:	2,200 SF

Active Listing - 217 Days on Market

# SALES COMPS

1073 N 5th St, San Jose, CA 95112



**B** **309 N 5th Street**  
309 N 5th St, San Jose, CA 95112

Sale Price:	\$1,045,000	Price/SF:	\$412.72
Property Type:	Multifamily	GRM:	11.98
Cap Rate:	5.24%	Occupancy:	100%
Year Built:	1902	COE:	04/29/2026
Number Of Units:	4	Lot Size:	0.16 Acres
Price/Unit:	\$261,250	Total SF:	2,532 SF

COE: 4/29/2026

**C** **92 N 6th Street**  
92 N 6th St, San Jose, CA 95112

Sale Price:	\$1,300,000	Price/SF:	\$436.83
Property Type:	Multifamily	GRM:	11.3
Cap Rate:	5.65%	Occupancy:	100%
Year Built:	1898	COE:	02/09/2026
Number Of Units:	4	Lot Size:	0.16 Acres
Price/Unit:	\$325,000	Total SF:	2,976 SF

Listed for \$ 1,295,000- Sold for \$1,300,000

# SALES COMPS

1073 N 5th St, San Jose, CA 95112



**D 90 S 13th Street**  
90 S 13th St, San Jose, CA 95112

Sale Price:	\$1,260,000	Price/SF:	\$541.94
Property Type:	Multifamily	GRM:	12.99
Cap Rate:	4.58%	Occupancy:	100%
Year Built:	1904	COE:	12/18/2025
Number Of Units:	4	Lot Size:	0.15 Acres
Price/Unit:	\$315,000	Total SF:	2,325 SF

Listed for \$1,375,000 - 25 days on Market



**E 301 N 5th Street**  
301 N 5th St, San Jose, CA 95112

Sale Price:	\$1,455,000	Price/SF:	\$344.46
Property Type:	Multifamily	GRM:	11.02
Cap Rate:	5.28%	Occupancy:	100%
Year Built:	1902	COE:	11/05/2025
Number Of Units:	4	Lot Size:	0.19 Acres
Price/Unit:	\$363,750	Total SF:	4,224 SF

Listed for \$1,595,000 - 155 Days on Market

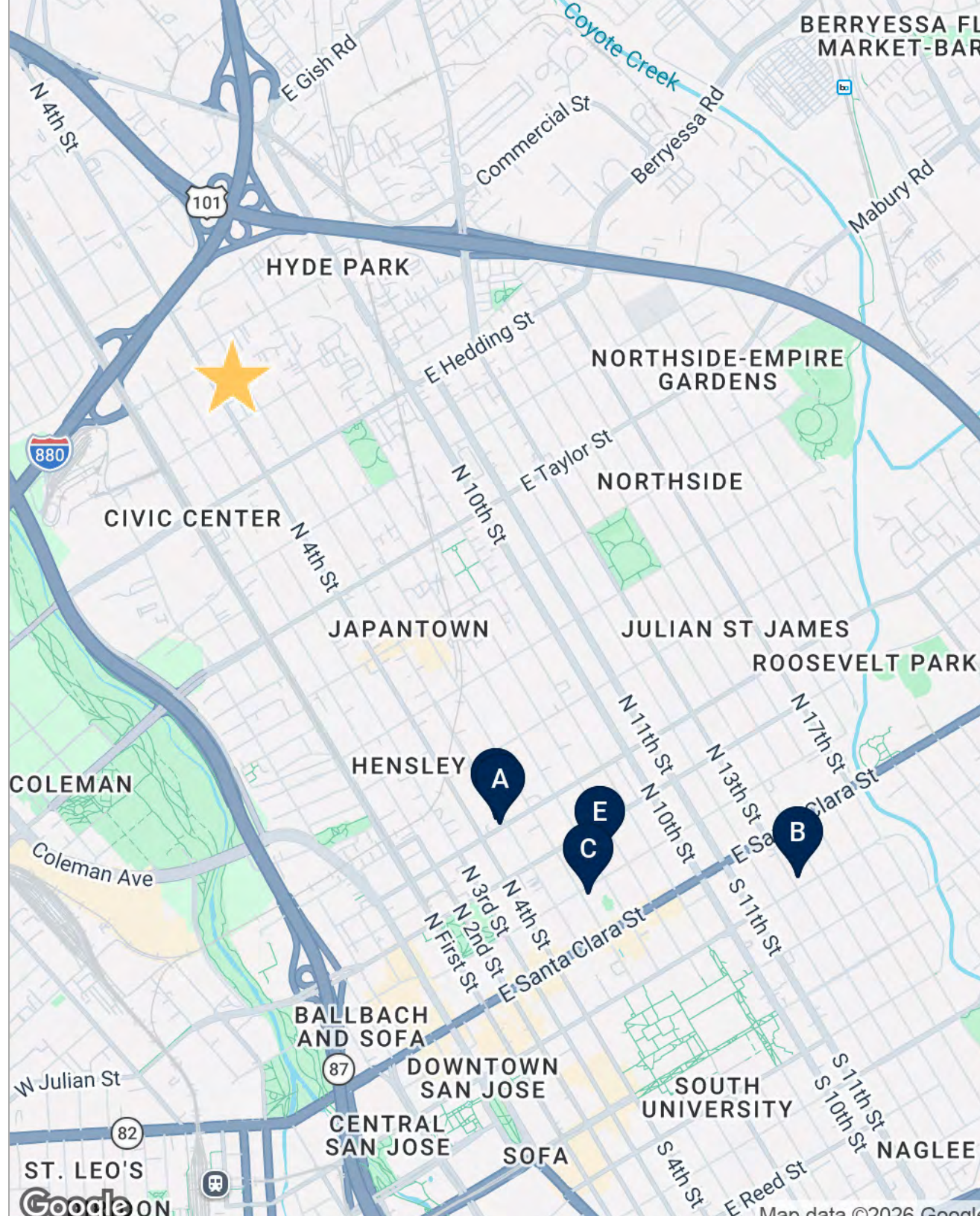
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# Rent Comparables

- Rent Comps Map
- Rent Comps Summary
- Rent by Bed Chart
- Rent Comps






# RENT COMPS MAP

- ★ 1073 N 5th Street
- A 301 N 5th Street
- B 90 S 13th Street
- C 92 N 6th Street
- D 309 N 5th Street
- E 142 N 7th Street



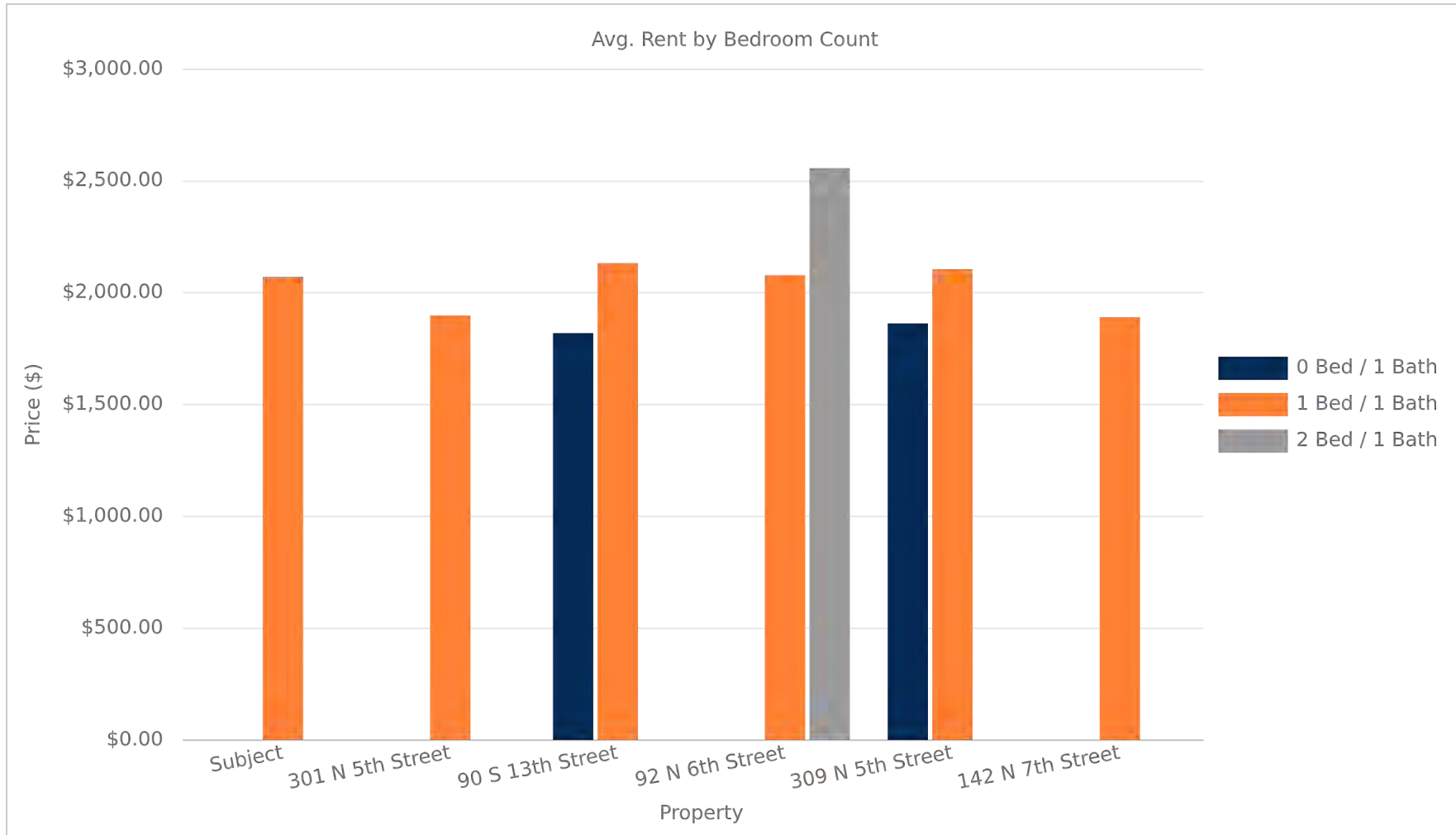
# RENT COMPS SUMMARY

1073 N 5th St, San Jose, CA 95112

	SUBJECT PROPERTY	RENT/SF	AVAILABLE SF	LOT SIZE	# OF UNITS	OCCUPANCY %
	<b>1073 N 5th Street</b> 1073 N 5th St San Jose, CA 95112	\$4.93	1,680 SF	0.13 AC	4	98%
	RENT COMPARABLES	RENT/SF	AVAILABLE SF	LOT SIZE	# OF UNITS	OCCUPANCY %
	<b>301 N 5th Street</b> 301 N 5th St San Jose, CA 95112	\$4.22	4,224 SF	0.19 AC	4	100%
	<b>90 S 13th Street</b> 90 S 13th St San Jose, CA 95112	\$3.57	2,325 SF	0.15 AC	4	100%
	<b>92 N 6th Street</b> 92 N 6th St San Jose, CA 95112	\$3.43	2,976 SF	0.16 AC	4	100%
	<b>309 N 5th Street</b> 309 N 5th St San Jose, CA 95112	\$3.23	2,532 SF	0.16 AC	4	100%
	<b>142 N 7th Street</b> 142 N 7th St San Jose, CA 95112	\$3.44	2,200 SF	0.11 AC	4	100%
	<b>AVERAGES</b>	<b>\$3.58</b>	<b>2,851 SF</b>	<b>0.15 AC</b>	<b>4</b>	<b>100.00%</b>

# RENT BY BED CHART

1073 N 5th St, San Jose, CA 95112



# RENT COMPS

1073 N 5th St, San Jose, CA 95112

 **1073 N 5th Street**  
1073 N 5th St, San Jose, CA 95112

 98% Total Occupancy |  Year Built 1954



UNIT TYPE	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	420	\$2,071	\$4.93
<b>TOTAL/AVG</b>	<b>420</b>	<b>\$2,071</b>	<b>\$4.93</b>

 **301 N 5th Street**  
301 N 5th St, San Jose, CA 95112

 4 Units |  100% Total Occupancy |  Year Built 1902



UNIT TYPE	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	450	\$1,899	\$4.22
<b>TOTAL/AVG</b>	<b>450</b>	<b>\$1,899</b>	<b>\$4.22</b>

# RENT COMPS

1073 N 5th St, San Jose, CA 95112

**B** **90 S 13th Street**  
90 S 13th St, San Jose, CA 95112

 4 Units |  100% Total Occupancy |  Year Built 1904



UNIT TYPE	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	600	\$2,412	\$4.02
0 Bed / 1 Bath	500	\$1,820	\$3.64
1 Bed / 1 Bath	600	\$2,202	\$3.67
1 Bed / 1 Bath	600	\$2,010	\$3.35
<b>TOTAL/AVG</b>	<b>580</b>	<b>\$2,069</b>	<b>\$3.57</b>

**C** **92 N 6th Street**  
92 N 6th St, San Jose, CA 95112

 4 Units |  100% Total Occupancy |  Year Built 1898



UNIT TYPE	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	600	\$1,998	\$3.33
2 Bed / 1 Bath	750	\$2,625	\$3.50
1 Bed / 1 Bath	600	\$2,160	\$3.60
2 Bed / 1 Bath	750	\$2,490	\$3.32
<b>TOTAL/AVG</b>	<b>675</b>	<b>\$2,318</b>	<b>\$3.43</b>

# RENT COMPS

1073 N 5th St, San Jose, CA 95112

**D** **309 N 5th Street**  
309 N 5th St, San Jose, CA 95112

 4 Units |  100% Total Occupancy |  Year Built 1902



UNIT TYPE	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	750	\$2,070	\$2.76
0 Bed / 1 Bath	450	\$1,863	\$4.14
1 Bed / 1 Bath	600	\$2,298	\$3.83
1 Bed / 1 Bath	732	\$1,947	\$2.66
<b>TOTAL/AVG</b>	<b>633</b>	<b>\$2,044</b>	<b>\$3.23</b>

**E** **142 N 7th Street**  
142 N 7th St, San Jose, CA 95112

 4 Units |  100% Total Occupancy |  Year Built 1957



UNIT TYPE	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	550	\$2,200	\$4.00
1 Bed / 1 Bath	550	\$1,545	\$2.81
1 Bed / 1 Bath	550	\$2,200	\$4.00
1 Bed / 1 Bath	550	\$1,617	\$2.94
<b>TOTAL/AVG</b>	<b>550</b>	<b>\$1,890</b>	<b>\$3.44</b>

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# Market Overview

- Market Overview
- Demographics

# MARKET OVERVIEW

1073 N 5th St, San Jose, CA 95112

## SAN JOSE

Known to the world as Silicon Valley, the San Jose metro is located at the southern end of the San Francisco Bay and encompasses Santa Clara and San Benito counties. A large portion of the area's 1,315 square miles is unincorporated ranch and farmland. The metro contains roughly 2 million inhabitants and roughly half of the region's residents reside in the city of San Jose. It is the metro's largest city with 970,000 residents, followed by Sunnyvale and Santa Clara. Venture capital funds received in the 1990s helped turn the area into the world's most prominent technology hub — a distinction that still stands today. California's characteristic Mediterranean climate, as in neighboring cities, is an asset to San Jose's in-migration. Although San Jose features rail and bus options for public transit, its comparative spaciousness and more recent development has made it a more automobile-focused market than San Francisco, reflected in its higher rates of car ownership.

### METRO HIGHLIGHTS



#### TOP HIGH-TECH CENTER

Silicon Valley's dense concentration of high-tech jobs is world renowned, attracting a variety of large employers and startups. This has lent the metro an entrepreneurial reputation often seen as aspirational by talented young adults.



#### HIGH DISPOSABLE INCOME

Santa Clara County's job opportunities and higher incomes overcome its above-average housing costs to achieve one of the higher levels of average disposable income in the country.



#### HISTORICAL HERITAGE

Founded in 1777 as the Pueblo de San Jose de Guadalupe, the city is the first in California founded by Spanish settlers. San Jose State University is also the West Coast's oldest public college.

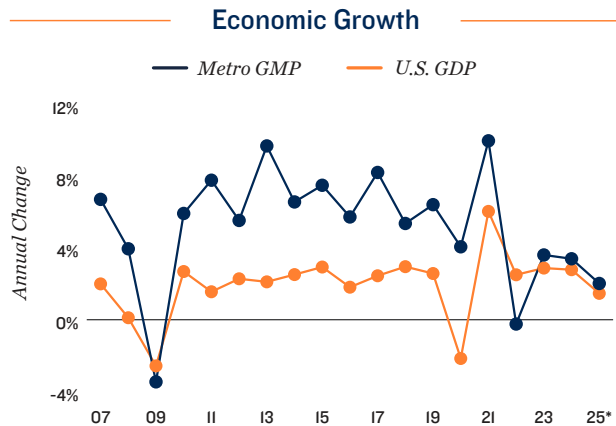


# MARKET OVERVIEW

1073 N 5th St, San Jose, CA 95112

## ECONOMY

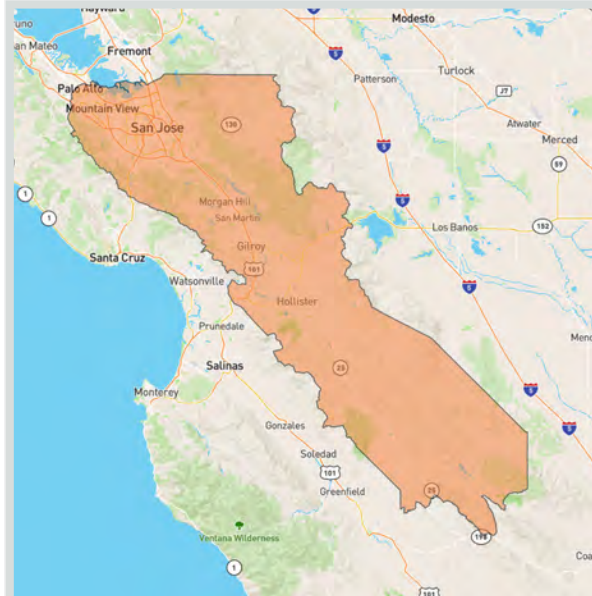
- The San Jose employment base contains nearly 1.2 million workers. There are 20 Fortune 500 companies headquartered in Santa Clara County, including Intel, Cisco Systems, HP, Apple Inc., eBay, Netflix, Broadcom and Alphabet.
- The area's many institutions of higher learning, including Stanford University, San Jose State University and Santa Clara University, translate into a well-educated workforce.
- Santa Clara County's median household income was the third highest in the country in the most recent census, and separate projections rank the metro first in the nation in 2025.



\*Forecast

## MAJOR AREA EMPLOYERS

- Apple Inc.
- Cisco Systems
- Adobe Systems Inc.
- Hewlett-Packard Co.
- Alphabet Inc.
- Intel Corp.
- eBay
- Stanford University
- San Jose State University
- Meta



## SHARE OF 2025 TOTAL EMPLOYMENT

- 11% MANUFACTURING
- 11% TRADE, TRANSPORTATION AND UTILITIES
- 8% GOVERNMENT
- 16% EDUCATION AND HEALTH SERVICES
- 3% FINANCIAL ACTIVITIES
- 26% PROFESSIONAL AND BUSINESS SERVICES
- 5% CONSTRUCTION
- 8% LEISURE AND HOSPITALITY
- 10% INFORMATION
- 2% OTHER SERVICES

Note: Figures are rounded to nearest whole percentage point

# MARKET OVERVIEW

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## DEMOGRAPHICS

- The metro is expected to add approximately 30,000 people through 2029. During this time, more than 11,000 households will be formed.
- High home prices contribute to a homeownership rate of 54 percent, which is below the national rate.
- Nearly 55 percent of residents ages 25 and older hold a bachelor’s degree, including more than 27 percent who have also obtained a graduate or professional degree.

## QUALITY OF LIFE

The San Jose metro has an enviable combination of major universities that produce a highly educated workforce, cutting-edge tech firms and exceptional affluence. Residents can visit a plethora of museums, including the San Jose Museum of Art and the Tech Interactive. Santa Clara County is home to performing arts companies and hosts the San Jose Jazz Festival. The San Francisco 49ers play their home games at Levi’s Stadium, and the San Jose Sharks hockey team plays at the SAP Center. Other sports venues include Excite Ballpark and Stevens Stadium. The northern portion of the metro is minutes away from San Francisco and still within a reasonable driving distance from California’s wine country, made famous by Sonoma and Napa counties.

## SPORTS

Football | **NFL** | San Francisco 49ers  
 Hockey | **NHL** | San Jose Sharks  
 Soccer | **MLS** | San Jose Earthquakes



## EDUCATION

- Stanford University
- San Jose State University
- Santa Clara University
- San Jose City College



## ARTS & ENTERTAINMENT

- Children’s Discovery Museum of San Jose
  - Silicon Valley Symphony
  - San Jose Museum of Art
  - The Tech Interactive



## QUICK FACTS



POPULATION  
**2M**  
 Growth 2025-2029\*  
 1.5%



HOUSEHOLDS  
**691K**  
 Growth 2025-2029\*  
 1.6%



MEDIAN AGE  
**39**  
 U.S. Median:  
 39

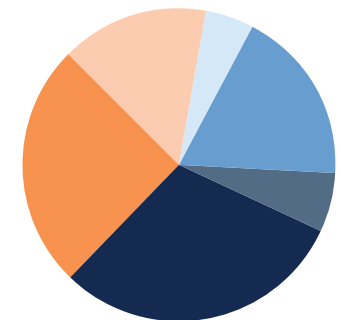


MEDIAN HOUSEHOLD INCOME  
**\$159,000**  
 U.S. Median:  
 \$76,100

\*Forecast

## 2025 Population by Age

- 5% 0-4 years
- 18% 5-19 years
- 6% 20-24 years
- 30% 25-44 years
- 25% 45-64 years
- 15% 65+ years



\*Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody’s Analytics; U.S. Census Bureau

# DEMOGRAPHICS

1073 N 5th St, San Jose, CA 95112

POPULATION	1 Mile	3 Miles	5 Miles
<b>2030 Projection</b>			
Total Population	19,536	214,472	641,332
<b>2025 Estimate</b>			
Total Population	19,081	211,562	631,789
<b>2020 Census</b>			
Total Population	18,804	213,826	646,291
<b>2010 Census</b>			
Total Population	16,269	190,953	585,900
<b>Daytime Population</b>			
2025 Estimate	55,854	388,128	809,662
<b>HOUSEHOLDS</b>			
<b>2030 Projection</b>			
Total Households	7,898	77,639	229,190
<b>2025 Estimate</b>			
Total Households	7,684	76,211	225,051
Average (Mean) Household Size	2.4	2.7	2.8
<b>2020 Census</b>			
Total Households	7,276	73,514	217,263
<b>2010 Census</b>			
Total Households	5,746	62,769	190,110
Growth 2025-2030	2.8%	1.9%	1.8%
<b>HOUSING UNITS</b>			
<b>Occupied Units</b>			
2030 Projection	8,330	83,182	241,766
2025 Estimate	8,101	81,619	237,323
Owner Occupied	2,425	28,404	95,971
Renter Occupied	5,301	47,795	129,049
Vacant	417	5,408	12,272
<b>Persons in Units</b>			
2025 Estimate Total Occupied Units	7,684	76,211	225,051
1 Person Units	35.1%	28.7%	24.8%
2 Person Units	31.3%	29.9%	30.1%
3 Person Units	14.6%	16.4%	17.9%
4 Person Units	10.5%	13.2%	14.6%
5 Person Units	4.4%	6.2%	6.4%
6+ Person Units	4.1%	5.5%	6.2%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2025 Estimate</b>			
\$200,000 or More	28.5%	28.2%	32.4%
\$150,000-\$199,999	13.5%	13.1%	13.7%
\$100,000-\$149,999	16.6%	15.7%	15.8%
\$75,000-\$99,999	12.5%	9.7%	8.8%
\$50,000-\$74,999	9.4%	10.7%	9.6%
\$35,000-\$49,999	4.0%	5.9%	5.5%
\$25,000-\$34,999	4.4%	4.9%	4.1%
\$15,000-\$24,999	4.1%	4.4%	4.0%
Under \$15,000	7.0%	7.3%	6.1%
Average Household Income	\$166,611	\$154,497	\$166,499
Median Household Income	\$142,954	\$126,518	\$139,980
Per Capita Income	\$65,883	\$57,392	\$60,642
<b>POPULATION PROFILE</b>			
<b>Population By Age</b>			
2025 Estimate Total Population	19,081	211,562	631,789
Under 20	17.6%	21.7%	22.1%
20 to 34 Years	30.8%	29.1%	26.4%
35 to 39 Years	10.3%	8.2%	8.6%
40 to 49 Years	13.9%	12.6%	12.9%
50 to 64 Years	16.1%	16.6%	17.1%
Age 65+	11.3%	11.8%	12.9%
Median Age	38.0	37.0	38.0
<b>Population 25+ by Education Level</b>			
2025 Estimate Population Age 25+	14,449	146,719	448,686
Elementary (0-8)	6.5%	9.9%	9.0%
Some High School (9-11)	7.2%	6.1%	6.1%
High School Graduate (12)	16.4%	16.7%	16.3%
Some College (13-15)	14.7%	14.0%	13.9%
Associate Degree Only	7.3%	6.5%	6.5%
Bachelor's Degree Only	28.4%	26.9%	26.2%
Graduate Degree	19.4%	20.0%	21.9%
<b>Population by Gender</b>			
2025 Estimate Total Population	19,081	211,562	631,789
Male Population	53.9%	52.2%	51.8%
Female Population	46.1%	47.8%	48.2%

# DEMOGRAPHICS

1073 N 5th St, San Jose, CA 95112



## POPULATION

In 2025, the population in your selected geography is 631,789. The population has changed by 7.83 percent since 2010. It is estimated that the population in your area will be 641,332 five years from now, which represents a change of 1.5 percent from the current year. The current population is 51.8 percent male and 48.2 percent female. The median age of the population in your area is 37.0, compared with the U.S. average, which is 40.0. The population density in your area is 8,037 people per square mile.



## HOUSEHOLDS

There are currently 225,051 households in your selected geography. The number of households has changed by 18.38 percent since 2010. It is estimated that the number of households in your area will be 229,190 five years from now, which represents a change of 1.8 percent from the current year. The average household size in your area is 2.8 people.



## INCOME

In 2025, the median household income for your selected geography is \$139,980, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 99.75 percent since 2010. It is estimated that the median household income in your area will be \$163,401 five years from now, which represents a change of 16.7 percent from the current year.

The current year per capita income in your area is \$60,642, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$166,499, compared with the U.S. average, which is \$103,571.



## EMPLOYMENT

In 2025, 353,095 people in your selected area were employed. The 2010 Census revealed that 61.6 of employees are in white-collar occupations in this geography, and 20.3 are in blue-collar occupations. In 2025, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 25.00 minutes.



## HOUSING

The median housing value in your area was \$1,000,000 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 91,138.00 owner-occupied housing units and 98,970.00 renter-occupied housing units in your area.



## EDUCATION

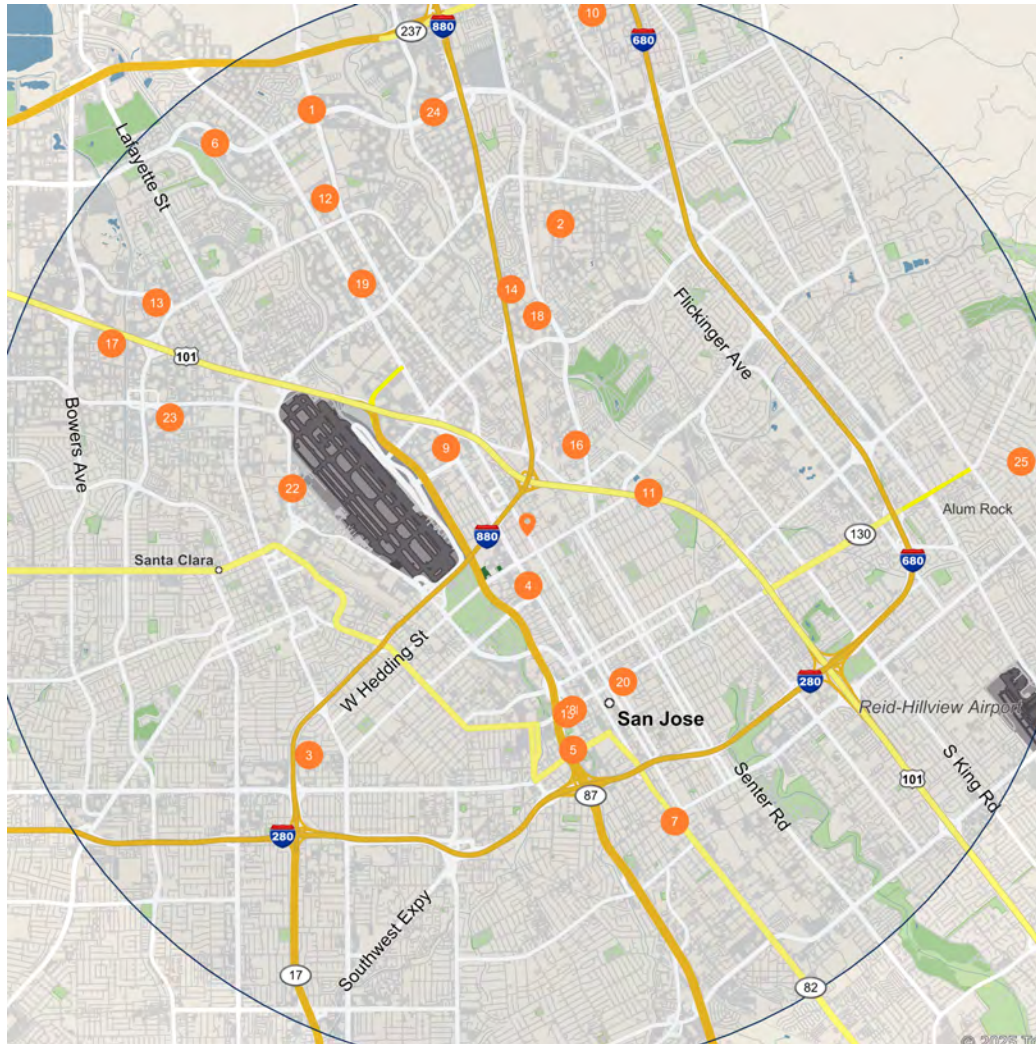
The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 45.0 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 6.5 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 9.8 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.6 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 20.4 percent in the selected area compared with the 19.6 percent in the U.S.

# DEMOGRAPHICS

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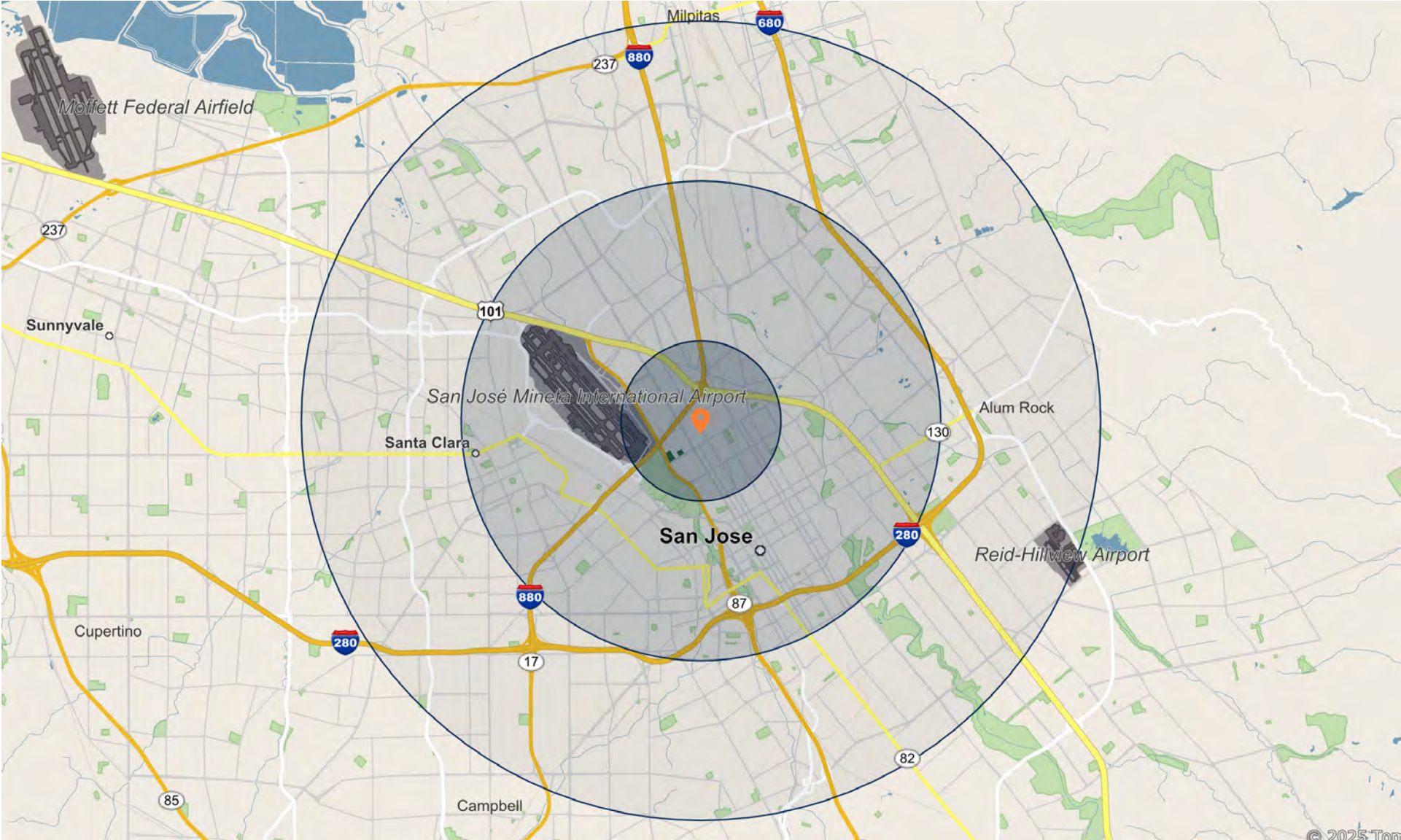
## Major Employers

## Employees

1	Fujitsu Research America Inc-	172,905
2	AAC Technologies Holdings Inc-	14,933
3	Verity Health System Cal Inc-OConnor Hospital	5,983
4	Universal Services America LP-	5,029
5	Acer Cloud Technology Inc-	5,005
6	Cisco Systems Inc-Cisco Systems	3,534
7	Crows LLC-Crows Auto Sales	3,495
8	Shutterfly LLC-	3,489
9	Vgtpcb Inc-	3,164
10	Headway Technologies Inc-	3,139
11	Rosendin Electric Inc-Rosendin Electric	3,000
12	Intel Corporation-Intel	3,000
13	Intel Corporation-	2,726
14	Super Micro Computer Inc-Super Micro	2,659
15	Devero Inc-	2,626
16	Topbuild Services Group Corp-Masco	2,527
17	Advanced Micro Devices Inc-AMD	2,510
18	LSI Corporation-Broadcom	2,400
19	Sanmina Corporation-SANMINA	2,139
20	City of San Jose-	2,100
21	C&W Facility Services Inc-	1,970
22	Coast Personnel Services Inc-	1,895
23	Sodexo Management Inc-	1,786
24	Solaredge Technologies Inc-Solaredge	1,750
25	Sodexo Management Inc-	1,701

# DEMOGRAPHICS

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## Broker of Record

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