



±4.67 ACRE GROUND LEASE AVAILABLE

MCCARTHY BOULEVARD

SAN JOSE, CALIFORNIA



**CUSHMAN &
WAKEFIELD**

McCARTHY BOULEVARD

SAN JOSE, CALIFORNIA

TRAFFIC VISIBILITY



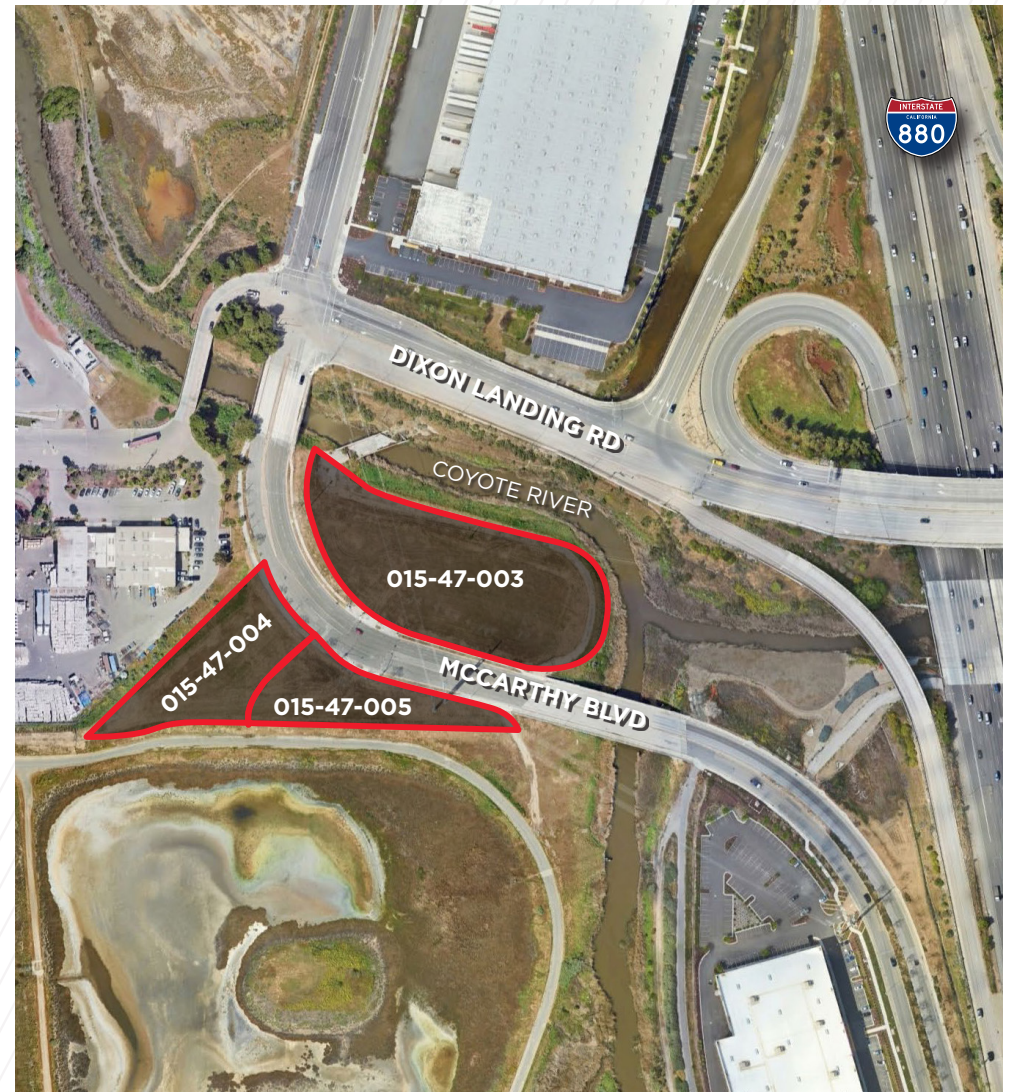
VDP - Vehicles Per Day

McCARTHY BOULEVARD

SAN JOSE, CALIFORNIA

PROPERTY DETAILS

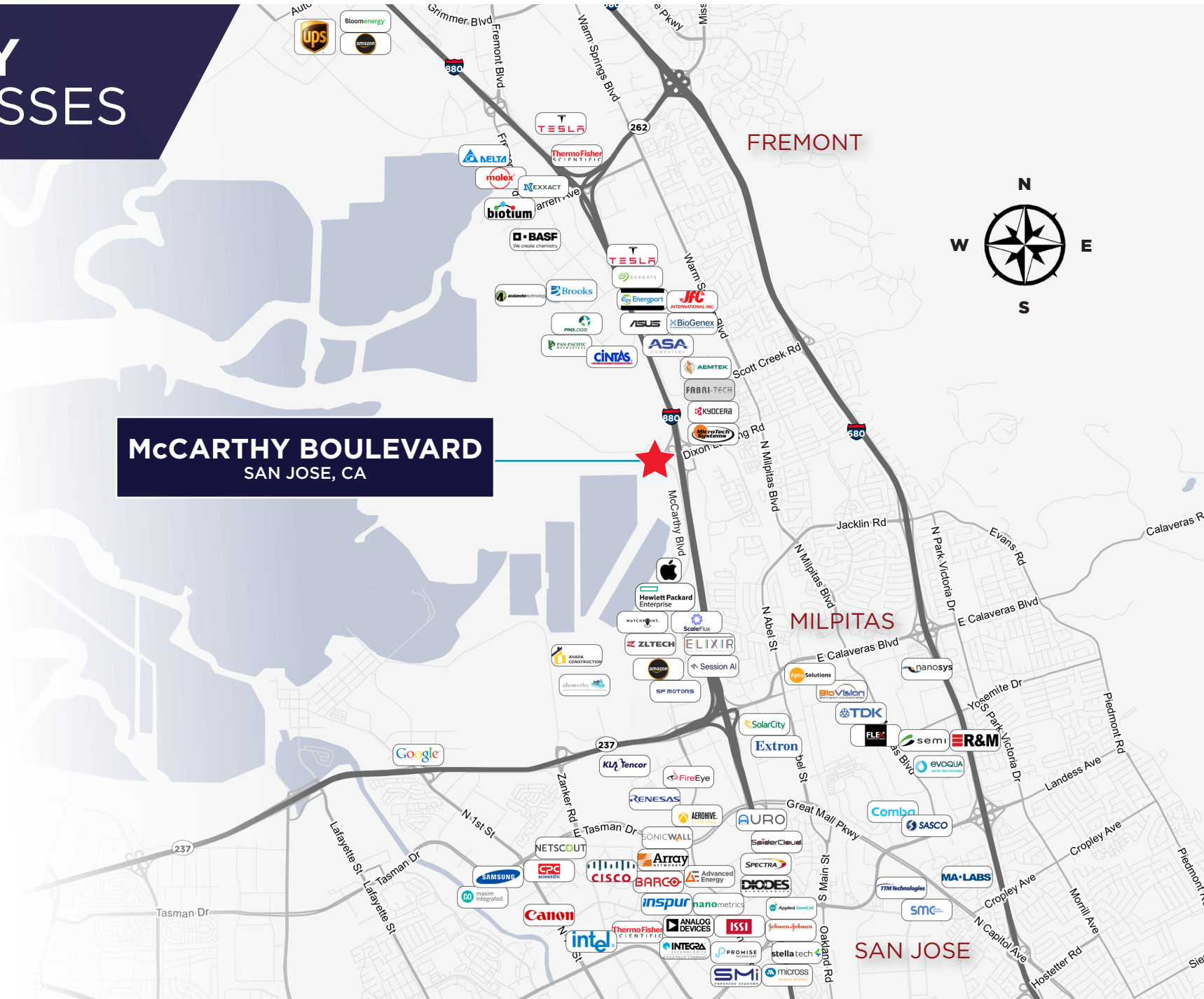
Location:	McCarthy Boulevard San Jose, CA
Size:	±4.67 Acres
Zoning:	PD (Planned Development) NCC (Neighborhood/Community Commercial) General Plan
Utilities:	Water: Santa Clara Valley Power: PG&E
Allowable Uses:	Neighborhood Retail, Service Station, Self Storage, Office & Medical
2023 Property Taxes:	Parcel 003: \$280.22 Parcel 004: \$150.82 Parcel 005: \$148.54 Combined Total: \$579.58
Santa Clara County APN:	015-47-003 015-47-004 015-47-005



McCARTHY BOULEVARD

SAN JOSE, CALIFORNIA

NEARBY BUSINESSES



McCARTHY BOULEVARD

SAN JOSE, CALIFORNIA

Demographic & Income Comparison Profile

1 mile

3 miles

5 miles

2023 SUMMARY			
POPULATION	8,106	73,131	216,382
HOUSEHOLDS	2,589	22,166	71,773
FAMILIES	1,871	17,421	53,765
AVERAGE HOUSEHOLD SIZE	3.12	3.22	2.98
OWNER OCCUPIED HOUSING UNITS	1,395	14,036	38,721
RENTER OCCUPIED HOUSING UNITS	1,194	8,130	33,052
MEDIAN AGE	38.1	39.3	37.9
MEDIAN HOUSEHOLD INCOME	\$150,586	\$163,939	\$167,422
AVERAGE HOUSEHOLD INCOME	\$188,867	\$204,848	\$212,589
2028 SUMMARY			
POPULATION	8,237	73,864	221,993
HOUSEHOLDS	2,632	22,451	73,678
FAMILIES	1,907	17,628	55,324
AVERAGE HOUSEHOLD SIZE	3.12	3.21	2.98
OWNER OCCUPIED HOUSING UNITS	1,432	14,183	39,122
RENTER OCCUPIED HOUSING UNITS	1,200	8,267	34,556
MEDIAN AGE	38.1	40.2	38.9
MEDIAN HOUSEHOLD INCOME	\$163,799	\$181,093	\$183,875
AVERAGE HOUSEHOLD INCOME	\$210,088	\$229,174	35.5
TRENDS: 2023-2028 ANNUAL RATE			
POPULATION	0.32%	0.20%	0.51%
HOUSEHOLDS	0.33%	0.26%	0.53%
FAMILIES	0.38%	0.24%	0.57%
OWNER HOUSEHOLDS	0.52%	0.21%	0.21%
MEDIAN HOUSEHOLD INCOME	1.70%	2.01%	1.89%

TRANSIT MAP

11 MINUTES

TO BART WARM SPRINGS
TRANSIT IN FREMONT

11 MINUTES

FROM BART MILPITAS TRANSIT
CENTER TO TASMAN STATION
VIA LIGHT RAIL

65 MINUTES

TO SAN FRANCISCO
CIVIC CENTER
VIA BART FROM MILPITAS
TRANSIT CENTER

McCARTHY BOULEVARD
SAN JOSE, CA



ACE TRAIN



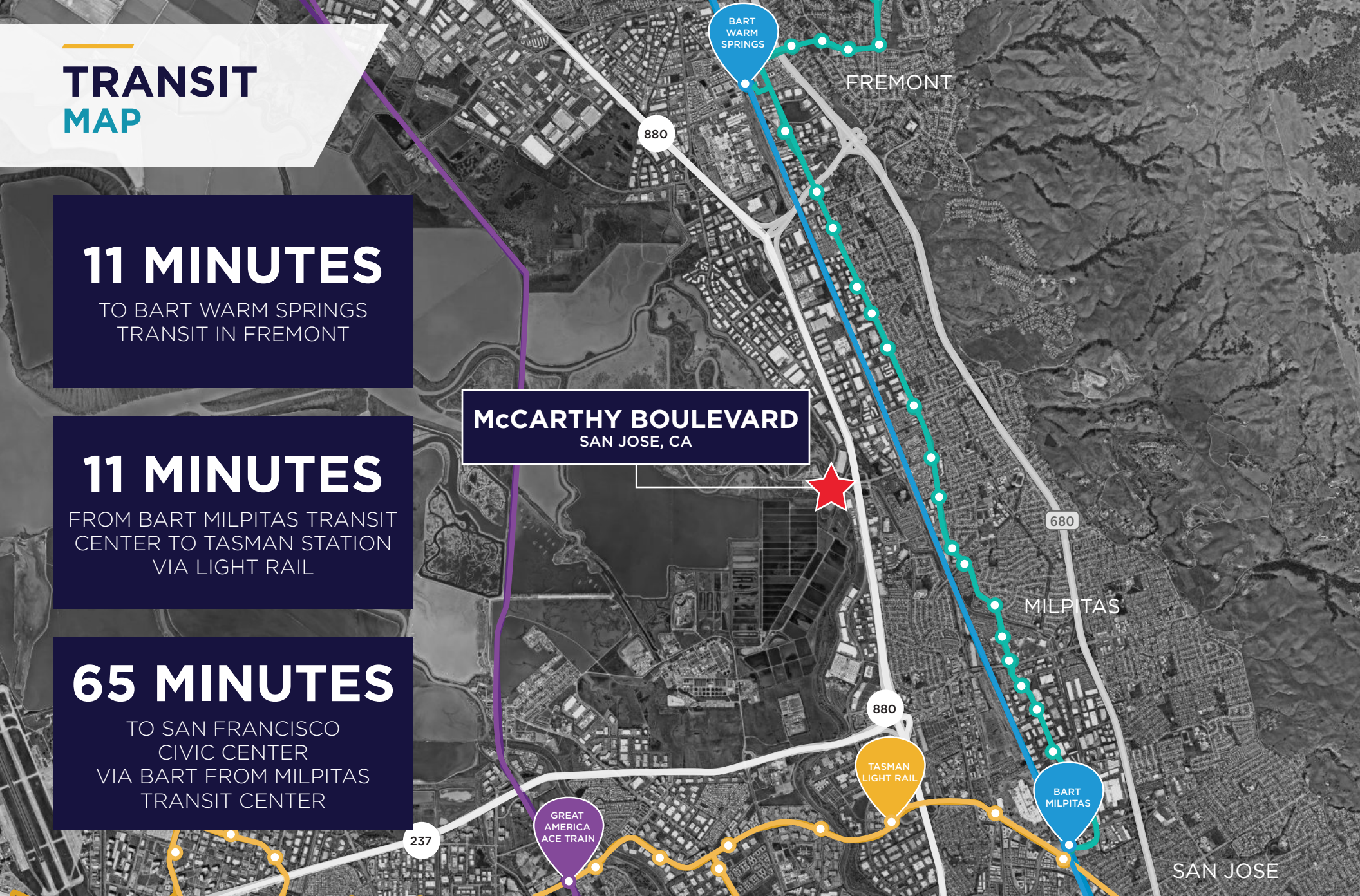
BART



VTA BUS ROUTE 217



LIGHT RAIL



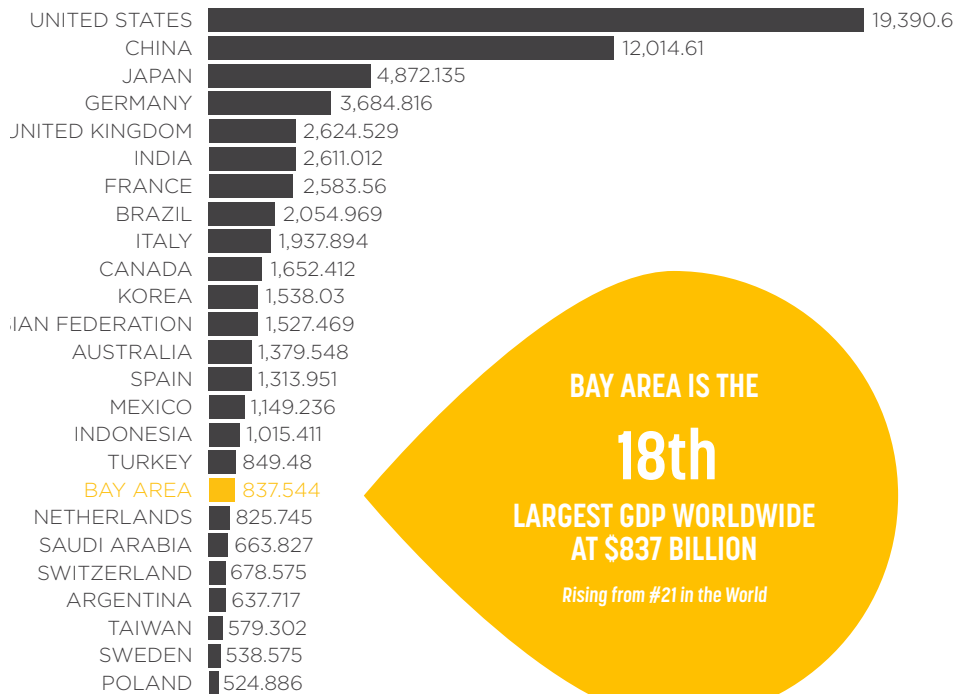


MARKET OVERVIEW

REGIONAL OVERVIEW

SAN FRANCISCO BAY AREA

Encompassing three major metropolitan areas and nine counties, the San Francisco Bay Area is one of the nation's most prominent geographies and home to roughly 7.4 million people. The region operates as an interconnected network of both urban and suburban enclaves with San Francisco at its focal point. The Bay Area is California's second largest urban area in terms of geography and has an economy that produces a GDP of \$838 billion - making the region the 18th largest economy in the world. Renowned for its temperate climate, exceptional quality of life, well educated workforce and dynamic economy, the Bay Area continues to be regarded as one of the most exciting and innovative regions in the world.



BAY AREA IS THE
18th
LARGEST GDP WORLDWIDE
AT \$837 BILLION
Rising from #21 in the World



9
 OF THE FORTUNE 500
 COMPANIES ARE HQ'D
 IN SAN FRANCISCO

\$126,500
 MEDIAN HOUSEHOLD
 INCOME IN 2020
 (A 41% INCREASE SINCE 2011)

SILICON VALLEY

Silicon Valley, located in the San Francisco Bay Area, is well known as a worldwide epicenter for the Technology industry. With enormous amounts of Venture Capital funding invested in the local economy on a yearly basis, the area has become world renowned for producing innovative companies and technologies. Household names including Google, Apple, Facebook, Cisco, Amazon, and Tesla occupy a combined 58.8 million square feet of Office and R&D space in Silicon Valley. Alongside these Tech giants are Life Science and Biotech companies at the forefront of their industry. Cytek Biosciences, 23andMe, Veeva Systems, and Intuitive Surgical all reside in Silicon Valley, contributing to 21,033,110 SF of Life Science occupied space throughout the Bay Area.

Integral to the success of these industries is the highly educated workforce that Silicon Valley attracts. Over 50% of the labor pool has earned a Bachelor's degree or higher, giving Silicon Valley the second highest percentage of educated workforce nationally. The strong labor force attracts a wide-array of companies, leading to Silicon Valley's net job gain of 272,900 jobs since 2011. Specifically, tech employment has grown over 40% this cycle. To sustain the rapid pace of growth, 47,681 new residential units have been built in Silicon Valley since 2012, with 6,305 units currently under construction.

The underlying drivers of the market combined with a consistent focus on regional transportation and higher education has led to a favorable environment for companies to attract and retain top talent. The large amount of Venture Capital investment, highly educated labor pool, and excellent universities result in Silicon Valley drawing resourceful individuals and cutting-edge businesses from around the world.



SILICON VALLEY AT A GLANCE

LABOR FORCE OF OVER ONE MILLION

20% INCREASE OVER THE PAST 10 YEARS

HOME TO THE THREE OF THE **WORLD'S TOP 10 MOST VALUABLE COMPANIES**



47%

OF ALL VENTURE CAPITAL INVESTMENTS IN MAJOR U.S. METRO REGIONS

HOME TO THE #2 RANKED COLLEGE IN THE U.S.

STANFORD UNIVERSITY

51% OF RESIDENTS

(AGE 25+) HAVE A BACHELOR'S DEGREE COMPARED TO 32% NATIONALLY

2.7%

PRE-COVID UNEMPLOYMENT

\$128,308

GDP PER CAPITA #2 IN THE WORLD

8

FORTUNE 500 COMPANIES HQ'D IN SILICON VALLEY



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