

# 2041 BEATRICE COURT

Marcus & Millichap

SAN JOSE, CA 95128



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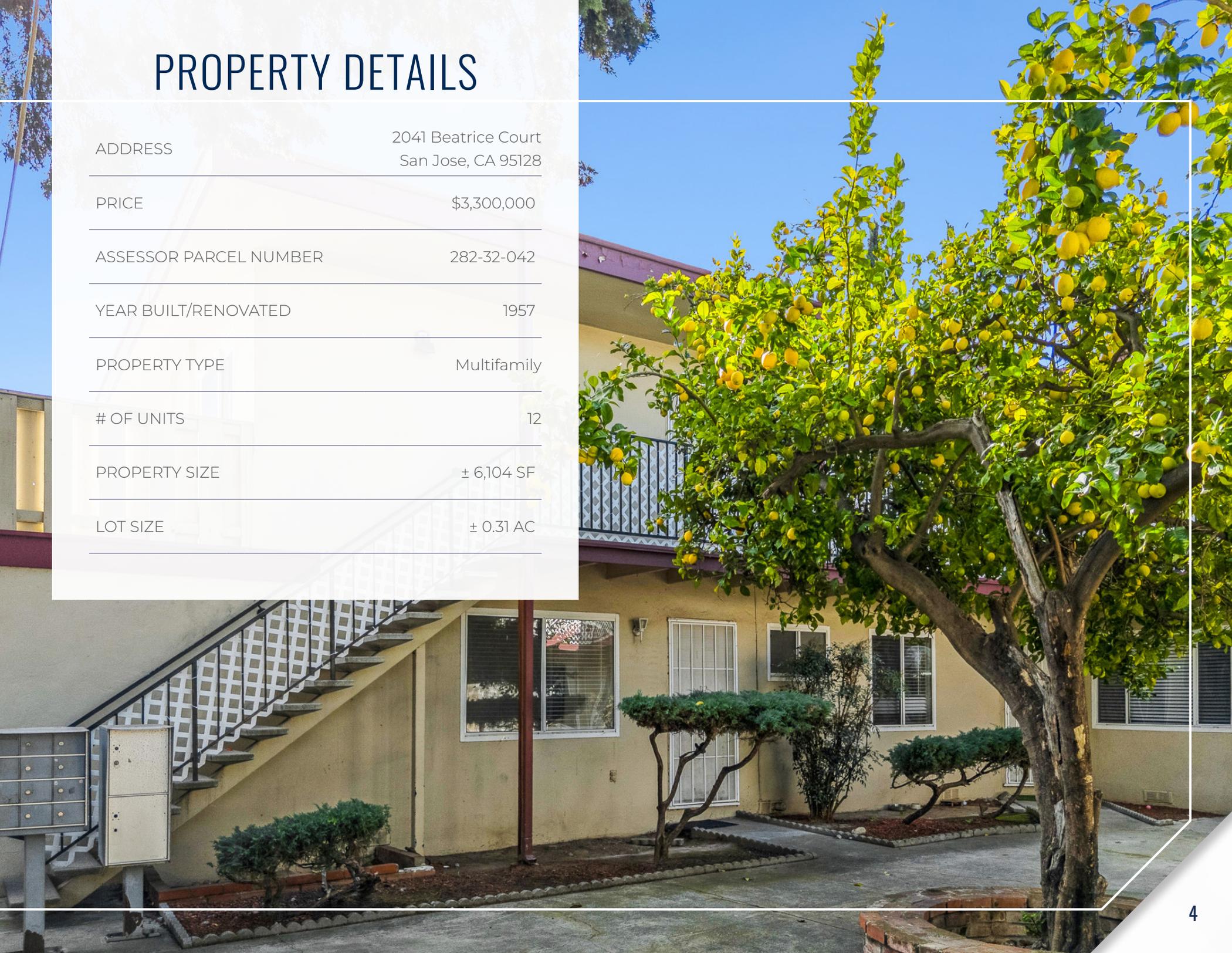
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# PROPERTY DETAILS

ADDRESS	2041 Beatrice Court San Jose, CA 95128
PRICE	\$3,300,000
ASSESSOR PARCEL NUMBER	282-32-042
YEAR BUILT/RENOVATED	1957
PROPERTY TYPE	Multifamily
# OF UNITS	12
PROPERTY SIZE	± 6,104 SF
LOT SIZE	± 0.31 AC



# EXECUTIVE SUMMARY

**2041 Beatrice Court** presents a rare opportunity to acquire a **12-unit multifamily** property located in the heart of **San Jose, California** within Santa Clara County. Situated on a **13,500 SF (0.31-acre)** parcel, the **6,104 SF** building was originally constructed in **1957** and offers investors a compelling combination of stable Bay Area rental demand, long-term appreciation, and operational upside.

San Jose remains one of the most supply-constrained housing markets in the country, supported by strong job growth, high household incomes, and consistently limited new housing production. This asset benefits from its infill location and proximity to major employment centers, key transportation corridors, and neighborhood amenities—making it well positioned to capture continued tenant demand and rent growth over time.

The offering represents an attractive acquisition for both private and institutional multifamily investors seeking long-term exposure to Silicon Valley fundamentals. With high barriers to entry and durable demand drivers, **2041 Beatrice Court** provides a strategic opportunity to secure a scalable multifamily asset in one of the most desirable investment markets in the United States.



# RENT ROLL

Summary Group	Square Footage	Market Rent	Actual Rent	# of Units	% Unit Occupancy
Current/Notice/Vacant Residents	7,500	\$27,100	\$20,740	12	83.33%
Occupied Units	6,150	\$22,550		10	83.33%
Total Vacant Units	1,350	\$4,550		2	16.66%
<b>Totals</b>	<b>7,500</b>	<b>\$27,100</b>	<b>\$20,740</b>	<b>12</b>	<b>100%</b>



# UNIT MIX

UNIT	TYPE	SQUARE FEET
204101	2041-2x1	750
204102	2041-1x1	600
204103	2041-1x1	600
204104	2041-1x1	600
204105	2041-1x1	600
204106	2041-1x1	600
204107	2041-2x1	750
204108	2041-1x1	600
204109	2041-1x1	600
204110	2041-1x1	600
204111	2041-1x1	600
204112	2041-1x1	600

UNIT TYPE	TOTAL
1X1	10
2X1	2



# PROPERTY PHOTOS



# AERIAL MAP



DOWNTOWN SAN JOSE

SHERMAN OAKS  
ELEMENTARY SCHOOL

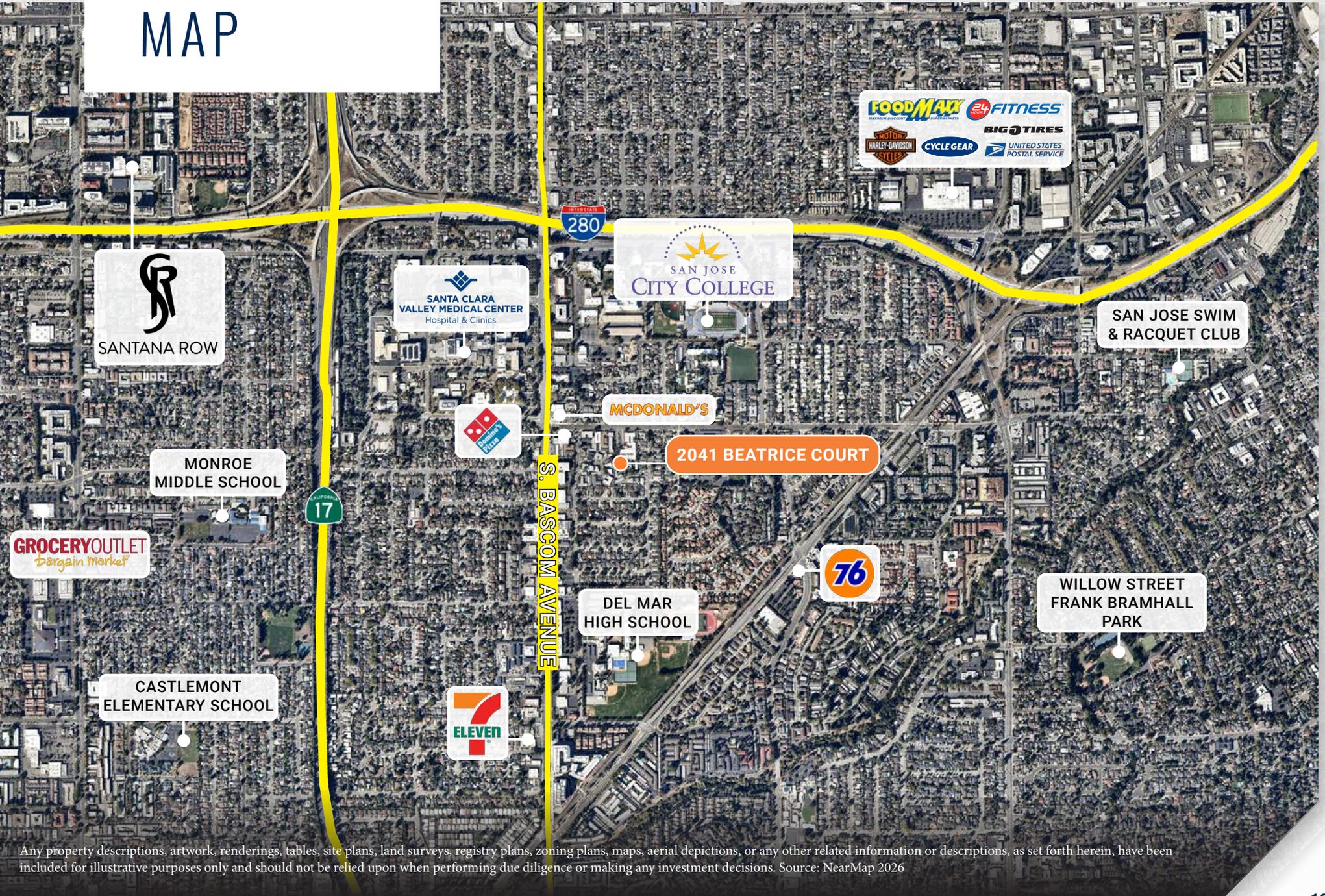
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DEL MAR AVENUE

LYNNHAVEN DRIVE

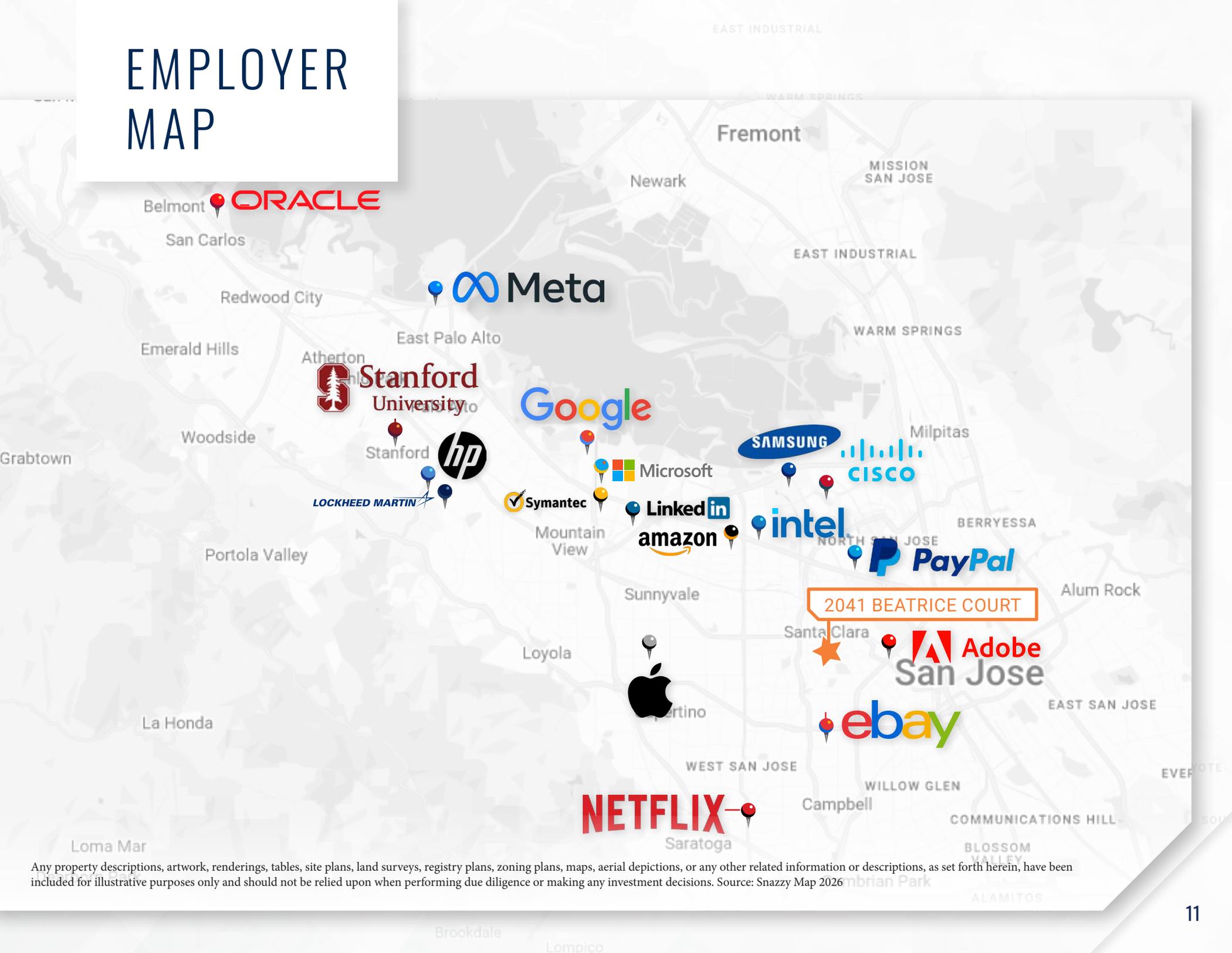
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# RETAIL MAP



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# EMPLOYER MAP



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# MARKET OVERVIEW

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.



# ECONOMY

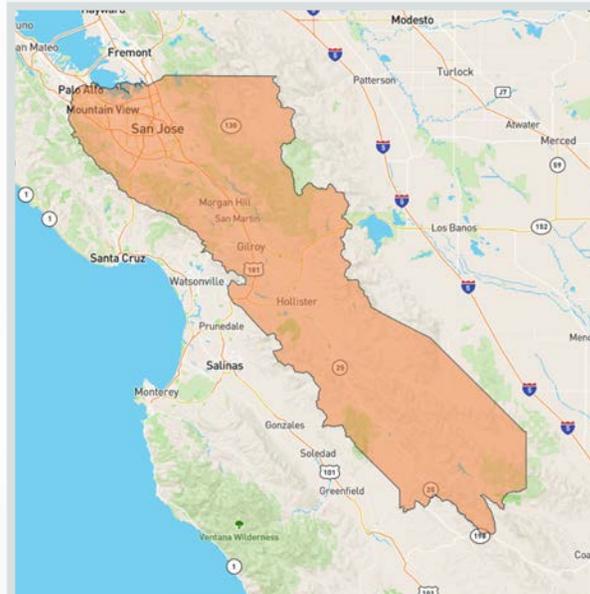
- The San Jose employment base contains nearly 1.2 million workers. There are 20 Fortune 500 companies headquartered in Santa Clara County, including Intel, Cisco Systems, HP, Apple Inc., eBay, Netflix, Broadcom and Alphabet.
- The area's many institutions of higher learning, including Stanford University, 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

## 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

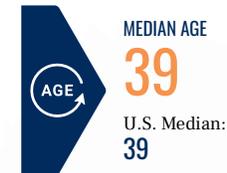


## ARTS & ENTERTAINMENT

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

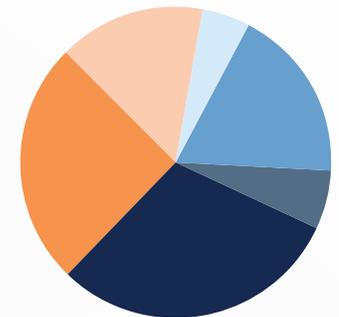
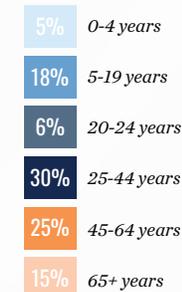


## QUICK FACTS



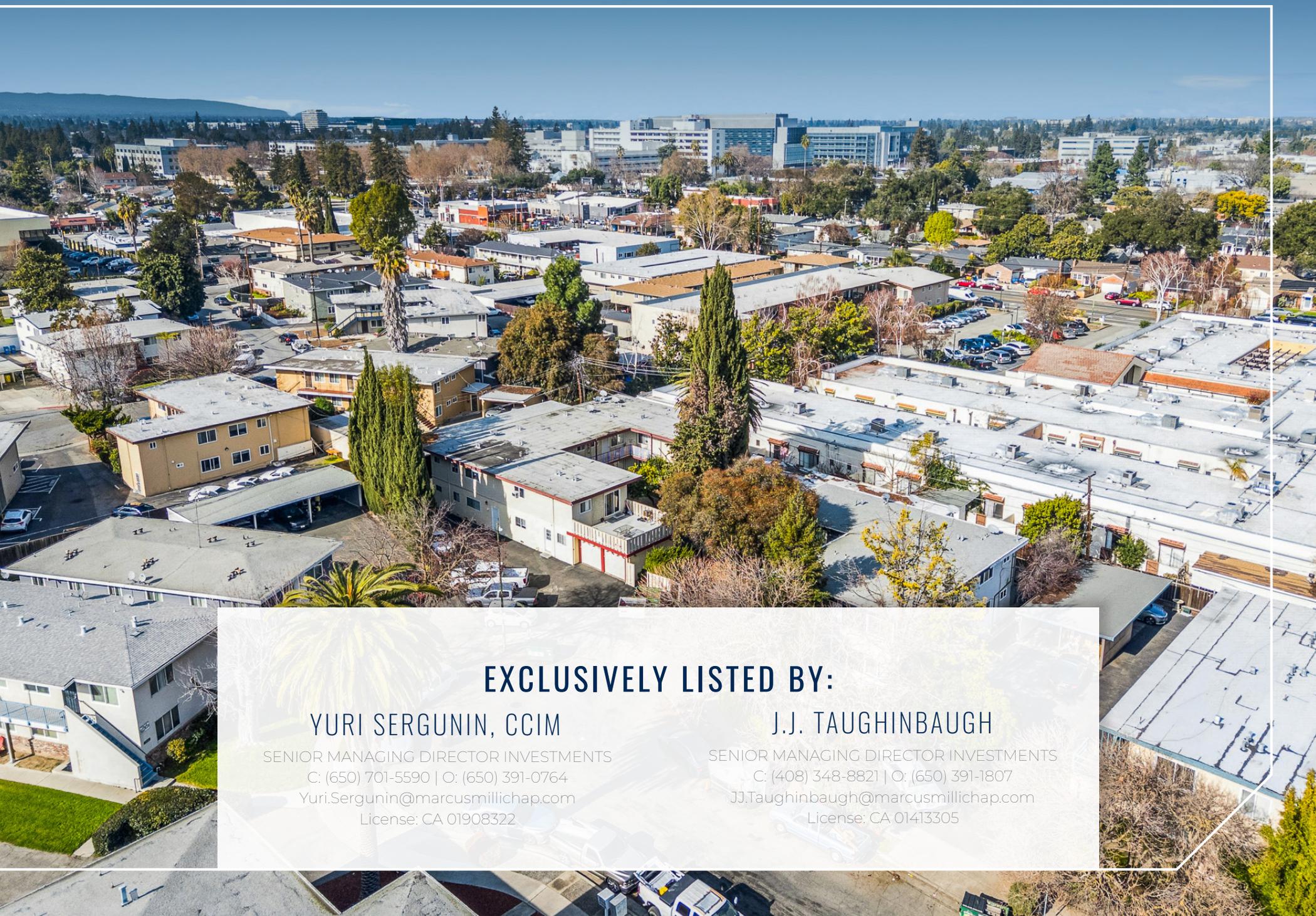
\* Forecast

## 2025 Population by Age



\* Forecast

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



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