

FOR
SALE

89 W El Camino Real
Mountain View, California



Entitled Affordable Development Site
61 Units | 0.46 Gross Acres | 133 Du/Ac Density

CBRE

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Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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OFFERING TERMS

- All investors to base their offers on the "As-is, Where-Is" condition of the Property.
- Property is being offered for purchase of 100% Fee-Simple interest.
- Investors to supply background information on themselves, current real estate holdings, and experience with multifamily development.
- Investors to identify source(s) of equity and debt.

OFFERING PROCESS

- Send offers via email to: jefrey.henderson@cbre.com & jon.teel@cbre.com
- Offers should be in the form of a Letter of Intent (LOI) and at minimum include Price, Earnest Money, Due Diligence Time Period, and Closing Period.



89 W
El Camino
Real

- BAY AREA RAPID TRANSIT (BART)
- CALTRAIN
- AMTRAK
- SONOMA MARIN AREA RAIL TRANSIT (SMART)
- GOLD & BLUE FLEET FERRY SERVICE

01 EXECUTIVE SUMMARY



San Antonio Station

TRADER JOE'S	SAFEWAY	KOHL'S
Mendocino Farms	Pacific Catch	STARBUCKS
Il Fornaio	Orangetheory	ICON
HYATT CENTRIC	veggiegrill	STAN'S

94306 ZIP CODE
 Home Values: \$3,307,303
 1 year change: +9.1%
 5 year change: +27%

North Bayshore

Google	Microsoft	intuit
BMW	CINEMARK	nie

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 Home Values: \$2,058,536
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 5 year change: +17%

Downtown Mountain View

CAFEVINO	BOON	THE BREAD
CAFE BAKLAVA	Sakoon	eascaL
LUDWIG'S	KNOW THYSELF	MAISON ALYZÉE
美崙	DZ	OREN'S HUMMUS

**89 W
 El Camino
 Real**

94041 ZIP CODE
 Home Values: \$2,247,638
 1 year change: +8.2%
 5 year change: +21%

Grant Road

Smart & Final	Walgreens	STARBUCKS
99 Ranch Market	NOB HILL	CITY SPORTS CLUB
Marshalls	The Habit Burger Grill	Peet's Coffee



The Offering

CBRE is pleased to offer to qualified investors the opportunity to acquire 89 West El Camino Real in Mountain View, California (the “Property”), a 0.46-acre development site entitled for 61 below market rate multifamily units.

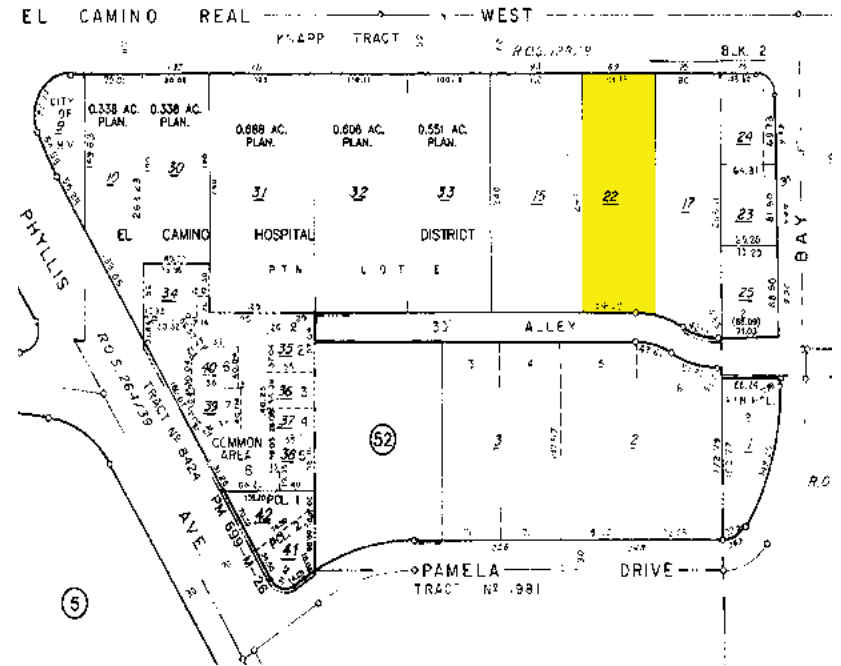
Strategically located in the El Camino Real Precise Plan, the Property offers a rare chance for a multifamily development project adjacent to a neighborhood community center and within a 2024 Qualified Census Tract (QCT). The Property has a land use designation of Medium Intensity, and there are no ground floor commercial requirements in Medium Intensity Areas.

The Property is located within 0.1 mile of Grant Park Plaza Shopping Center, within 0.2 miles of Mountain View Shopping Center, within 1.2 miles of Watson Park, within 0.6 miles of Castro Street’s retail amenities, within 0.7 miles of Cuesta Park, within 0.8 miles of Sutter Health’s Mountain View Center and within 1.3 miles of Caltrain & VTA light rail Mountain View Station.

Immediate access to transit includes multiple bus lines within walking distance, within 0.2 miles of Interstate 237, within 0.6 miles of Interstate 85, within 1.3 miles of Caltrain & VTA light rail Mountain View Station and within 2.3 miles of Highway 101.

The Property is currently improved with vacant free standing building totaling 5,680 square feet and will be delivered vacant upon close of escrow.

Please direct all inquiries and offers to CBRE. Offers will be accepted and reviewed as they are received from qualified parties.



PROPERTY DETAILS

Address	89 W El Camino Real Mountain View, California 94040
County	Santa Clara
APN	193-13-022
Gross Lot Area	0.46 acres (20,160 Land Sq Ft)
Gross Building Area	5,680 Sq Ft (delivered vacant)
General Plan Land Use	Mixed-Use Corridor
Zoning	Medium Intensity Corridor
Precise Plan	El Camino Real
100% Affordable Fee Exemptions	Park Land, Citywide Transportation
Plan Bay Area 2050+	Priority Development Area
MTC 2021	Transit Priority Area
2024 CTCAC/HCD Map	Highest Resource
2025 QCT and DDA Area	DDA Small - Yes; QCT - No

Property Aerial

West El Camino Real



Oak Lane

Bay Street

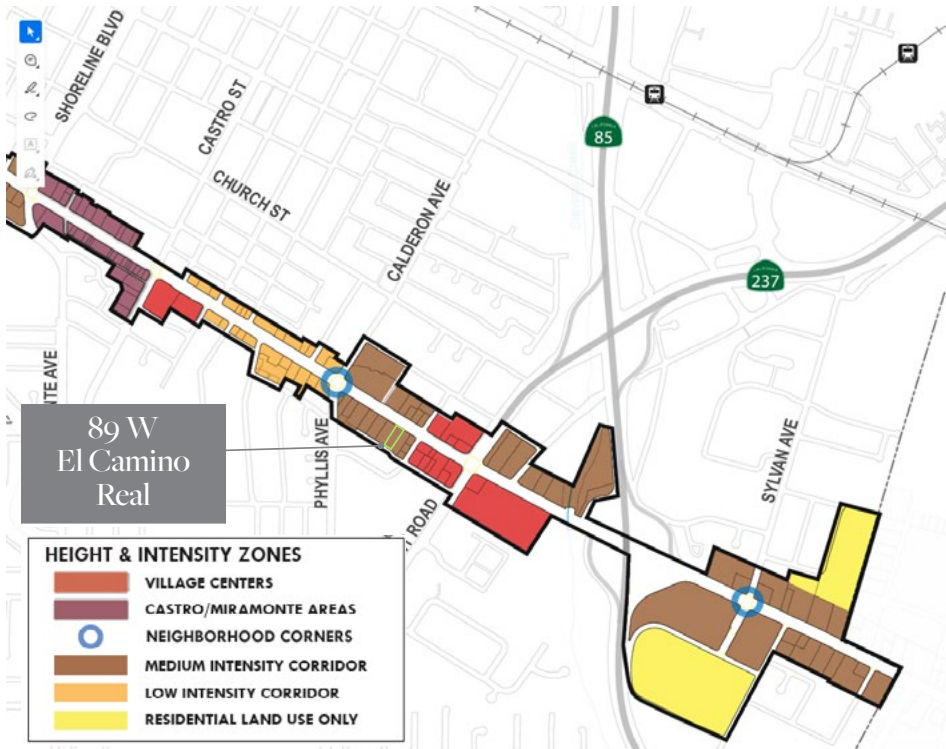
Land Use Highlights



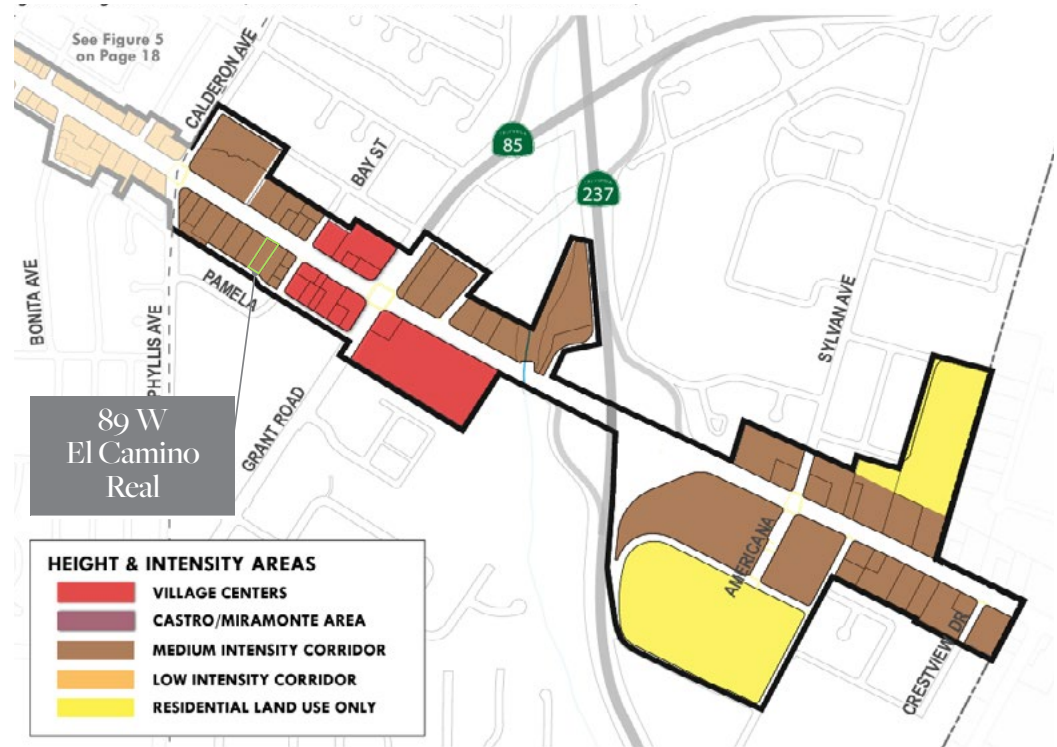
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2025 QCT and and DDA Area	DDA Small - Yes; QCT - No
PROJECT SPECIFIC	
Lot Boundaries	240' long by 84'-5" narrow
Lot Coverage	52%
AMI Level	30%-50% AMI
Density Bonus	Yes, 80% FAR bonus
Max Floor Area Ratio	1.85 FAR
Project Floor Area Ratio	3.21 FAR
Floor Area - Residential & Gross	47,245 SF & 64,786 SF
Density	133 DU/AC
Total Units	61 units (30 units at 30%, 30 units at 50%, 1 Manager's unit)
Unit Mix	Studios - 8, 1 Bed - 21; 2 Bed - 16, 3 Bed - 16
Parking	31 spaces, 0.51 spaces/unit
Parking Plan	4 at grade, 3 tier parking stackers for 28 stacker stalls, plus 3 on grade stalls
Height	7 stories or 88'
Open Space	7,000 SF (or 115 SF/unit)
Incentives	Reduced parking & open space
Waivers	Increased height & reduced setbacks

City of Mountain View El Camino Real Precise Plan

PRECISE PLAN



HEIGHT AND FAR AREAS



The City of Mountain View El Camino Real Precise Plan covers 287 acres and extends the entire 3.9-mile length of El Camino Real in the City, including some adjacent parcels. The Precise Plan, adopted on November 17, 2014, implements the City’s 2030 General Plan vision for the El Camino Real Corridor as a revitalized grand boulevard. The Precise Plan aims to create a more livable community along the boulevard through policies and standards that promote a “tiered” development approach, which concentrates higher density activities at specific locations with improved transit access.

Table 3: Summary of Maximum Floor Area Ratios*

Area	Base Process	Tier 1 Process	Tier 2 Process
Village Centers	1.35 FAR Residential/Hotel 0.5 FAR Commercial/Office	2.3 FAR Residential 1.85 FAR Hotel 0.5 FAR Commercial/Office	2.3 FAR Hotel 1.0 FAR Commercial/Office
Castro/Miramonte Sub-Area 1	1.35 FAR Residential/Hotel 0.5 FAR Commercial/Office	1.85 FAR Residential/Hotel 0.5 FAR Commercial	--
Castro/Miramonte Sub-Area 2	1.35 FAR Residential/Hotel 0.5 FAR Commercial/Office	No Max FAR	--
Medium Intensity Corridor	1.35 FAR Residential/Hotel 0.5 FAR Commercial/Office	1.85 FAR Residential/Hotel 0.5 FAR Commercial/Office	--
Low Intensity Corridor	1.35 FAR Residential/Hotel 0.5 FAR Commercial/Office	--	--
Residential-Only Areas	See page 28 for details.		

* In mixed-use projects: a) the total project FAR shall not exceed the maximum Residential FAR or Hotel FAR listed in this table; and b) the Commercial/Office FAR shall not exceed the maximum Commercial/Office FAR listed in this table.

02 LOCATION DESCRIPTION



San Antonio Station

TRADER JOE'S	SAFEWAY	KOHL'S
Mendocino Farms	Pacific Catch	STARBUCKS
Il Fornaio	Orangetheory	ICON
HYATT CENTRIC	veggiegrill	STAN'S

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North Bayshore

Google	Microsoft	intuit
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CAFE BAKLAVA	Sakoon	easceal
LUDWIG'S	KNOW THYSELF	MAISON ALYZÉE
美崙	DZ	OREN'S HUMMUS

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Grant Road

Mountain View Overview

INTRODUCING THE CITY OF MOUNTAIN VIEW

- The City of Mountain View has a total area of 12.3 square miles, of which 12.0 square miles are land & 0.30 square miles are covered by water.
- Originally a Mexican land grant in 1842, later passed on & resold again to eventually develop into the cities of Mountain & Sunnyvale. Majority of growth occurred from the 1940s to 1970s.
- Located in the heart of Silicon Valley, bounded to the north by Palo Alto, to the south by Los Altos, to the east by Sunnyvale & Moffett Federal Airfield & ~40 miles south from San Francisco.
- Mountain View's population increased by 13.0% from 70,708 in 2000 to 81,302 in 2020, which is above the growth rate of the Bay Area.
- Mountain View's population makes up 4.2% of Santa Clara County.
- In 2019, Mountain View's youth population under the age of 24 was 22,023, millennial population between ages 25-44 was 32,763 and senior population 65 and older was 8,955. These age groups represent 27%, 40% and 11%, respectively, of Mountain View's population.
- Approximately 7.4% of the City's current housing stock has been built since 2010, more than was built between 2000 and 2009.
- Home prices increased by 230% from 2001 to 2020, versus Santa Clara County where the typical home price increased by 168%.
- Rental prices increased by 79% from 2009 to 2019, versus Santa Clara County where the median rent increased by 68%.
- As of July, 2023, the State Employment Development Department estimates the City of Mountain View's unemployment rate at 3.00%, and California's rate at 4.60%.
- In Mountain View, the largest proportion of renters falls in the Greater than 100% of HUD Area Median Family Income (HAMFI) group at 57%.
- In Mountain View, there are a total of 33,547 households and 58% are renters & 42% are owners.

TABLE 2: POPULATION GROWTH TRENDS

GEOGRAPHY	1990	2000	2010	2020
Mountain View	67,365	70,708	74,066	81,302
Santa Clara County	1,497,577	1,682,585	1,781,642	1,945,166
Bay Area	6,020,147	6,784,348	7,150,739	7,703,016

Source: California Department of Finance, E-4 series; BAE, 2021.

TABLE 3: HOUSEHOLD GROWTH TRENDS

GEOGRAPHY	1990	2000	2010	2020
Mountain View	29,990	31,242	31,957	34,184
Santa Clara County	520,180	565,863	604,204	643,265
Bay Area	2,245,865	2,466,020	2,606,288	2,752,510

Source: California Department of Finance, E-5 and E-8 series; BAE, 2021.

TABLE 4: POPULATION BY AGE, 2010-2019

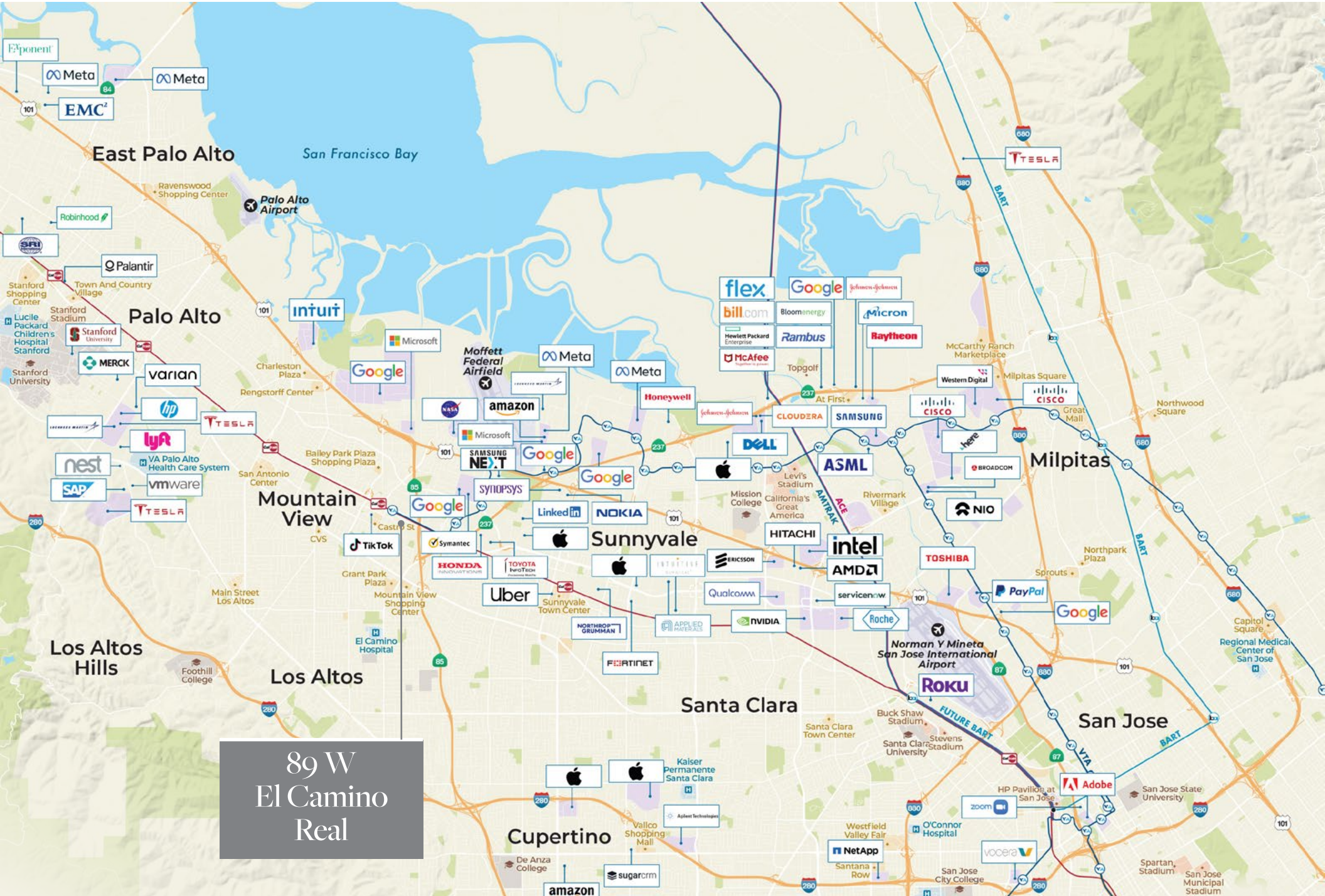
AGE GROUP	2010		2019		2010-2019	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
Age 0-14	12,568	17.0%	14,087	17.3%	1,519	12.1%
Age 15-24	7,428	10.0%	7,936	9.7%	508	6.8%
Age 25-34	15,637	21.1%	19,243	23.6%	3,606	23.1%
Age 35-44	12,940	17.5%	13,520	16.6%	580	4.5%
Age 45-54	10,294	13.9%	9,922	12.2%	-372	-3.6%
Age 55-64	7,353	9.9%	7,993	9.8%	640	8.7%
Age 65+	7,846	10.6%	8,955	11.0%	1,109	14.1%
Total, All Ages	74,066	100.0%	81,656	100.0%	7,590	10.2%

Sources: U.S. Census Bureau, Census 2010 SF1, Table P12; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001; BAE, 2021.

Amenities Map



Silicon Valley Employer Map



89 W
El Camino
Real

Transit Map



89 W
El Camino
Real

03

BAY AREA MULTIFAMILY FUNDAMENTALS



San Antonio Station

TRADER JOE'S	SAFEWAY	KOHL'S
Mendocino Farms	Pacific Catch MEDITERRANEAN FISH HOUSE	STARBUCKS
Il Fornaio	Orangetheory	ICON
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CAFE BAKLAVA	Sakoon	eascaL
LUDWIG'S RESTAURANT	KNOW THYSELF EAST WEST BOOKSHOP	MAISON ALYZÉE
美崙	DZ DOPPIO ZERO	OREN'S HUMMUS

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99'S RANCH MARKET	NOB HILL	CITY SPORTS CLUB
Marshalls	The Habit BURGER GRILL	Peet's COFFEE

Smart & Final	Walgreens	STARBUCKS
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IN-N-OUT BURGER

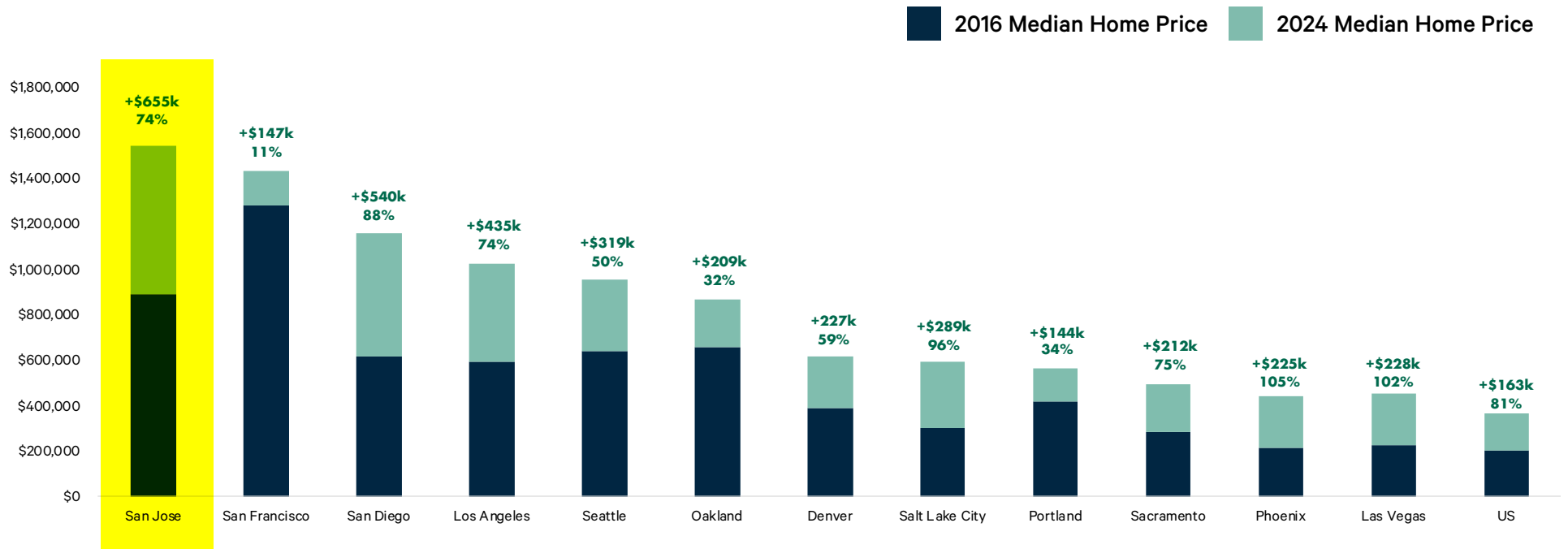


Grant Road

Q3 2024 Bay Area Multifamily Fundamentals

Market/Submarket	Existing Inventory (Units)	Completions				Net Absorption				Vacancy Rate			Rent per Unit			
		Current Qtr. (Units)	Current Qtr. (% of E.I.)	YTD (Units)	YTD (% of E.I.)	Current Qtr. (Units)	Current Qtr. Absorption Ratio	YTD (Units)	YTD Absorption Ratio	Current Qtr. (%)	QoQ Change (BPS)	YoY Change (BPS)*	Current Qtr. (%)	Q2 2024 (\$)	QoQ Chg. (\$)	YoY Chg. (%)
San Francisco / SF Peninsula	259,536	1,732	0.7%	3,180	1.2%	3,076	1.8	4,270	1.3	4.2	-40	65	3,308	3,280	28	1.9
Downtown San Francisco	86,718	34	0.0%	586	0.7%	915		801		5.6	-102	-105	3,138	3,138		-1.2
SoMa	49,335	866	1.8%	1,462	3.0%	1,126		2,107		4.6	-62	-106	3,463	3,417	46	.3
Marin County	19,421	0	0.0%	50	0.3%	-14		25		4.4	7	-20	3,149	3,134	15	2.0
West San Francisco	39,420	0	0.0%	0	0.0%	167		-111		3.9	-42	-3	3,425	3,404	21	1.6
Central San Mateo County	23,466	130	0.6%	130	0.6%	125		205		3.8	0	-25	3,321	3,290	31	1.0
North San Mateo County	19,804	0	0.0%	0	0.0%	79		206		2.6	-40	-67	2,878	2,857	21	4.8
South San Mateo County	21,372	702	3.3%	952	4.5%	678		1,037		4.3	-3	-22	3,763	3,734	29	1.6
Silicon Valley	176,592	2,728	1.5%	4,879	2.8%	2,551	.9	4,799	1.0	4.5	10	20	3,188	3,140	49	2.3
Central San Jose	26,428	214	0.8%	220	0.8%	221		402		4.3	-6	-70	3,088	3,037	51	.3
East San Jose	12,632	50	0.4%	50	0.4%	236		196		5.6	-150	-79	2,726	2,664	61	-1.6
Mountain View/Palo Alto/Los Altos	32,784	711	2.2%	1,352	4.1%	595		870		6.3	22	224	3,489	3,432	57	-1.0
North San Jose/Milpitas	14,339	0	0.0%	15	0.1%	-40		95		3.6	28	13	3,225	3,150	75	.0
North Sunnyvale	17,469	1,486	8.5%	1,965	11.2%	1,463		1,981		3.4	-17	-28	3,225	3,212	13	1.9
Santa Clara	20,331	48	0.2%	48	0.2%	-94		25		4.5	69	28	3,311	3,300	11	3.4
South San Jose	21,300	219	1.0%	755	3.5%	216		887		4.0	-3	-25	2,942	2,914	28	.0
South Sunnyvale/Cupertino	10,672	0	0.0%	0	0.0%	-1		69		4.4	1	-83	3,370	3,295	75	1.7
West San Jose/Campbell	20,637	0	0.0%	474	2.3%	-45		274		5.2	22	96	2,951	2,878	73	.6
Oakland/East Bay	228,124	1,542	0.7%	3,076	1.3%	1,877	1.2	3,965	1.3	5.2	-22	-23	2,591	2,600	-9	-1.5
Concord/Martinez	16,610	294	1.8%	356	2.1%	272		381		5.1	4	-66	2,317	2,315	2	-3
Fremont	21,682	248	1.1%	360	1.7%	343		571		3.9	-49	-44	2,725	2,713	12	-7
Hayward/San Leandro/Union City	31,923	0	0.0%	57	0.2%	251		222		5.0	-79	-5	2,423	2,412	11	-1.1
Livermore/Pleasanton	9,029	0	0.0%	0	0.0%	-7		79		4.8	8	-67	2,730	2,787	-57	-1.4
Northeast Contra Costa County	11,044	0	0.0%	0	0.0%	-85		110		5.3	77	-119	2,224	2,193	31	.1
Northwest Contra Costa County	16,187	33	0.2%	33	0.2%	126		243		5.2	-59	-96	2,427	2,449	-22	-4
Oakland/Berkeley	99,804	452	0.5%	1,749	1.8%	390		1,846		7.7	3	29	2,696	2,730	-34	-3.2
San Ramon/Dublin	8,902	515	5.8%	521	5.9%	511		580		3.3	-15	-34	2,710	2,711	-1	-2
Walnut Creek/Lafayette	12,943	0	0.0%	0	0.0%	76		-67		5.2	-59	67	2,640	2,656	-15	.7
Total Bay Area Market	664,252	6,002	0.9%	11,135	1.7%	7,504	1.3	13,034	1.2	4.6	-21	-28	3,030	3,009	21	1.0

Median Single-Family Home Value



MEDIAN HOME PRICE vs. MEDIAN HOUSEHOLD INCOME

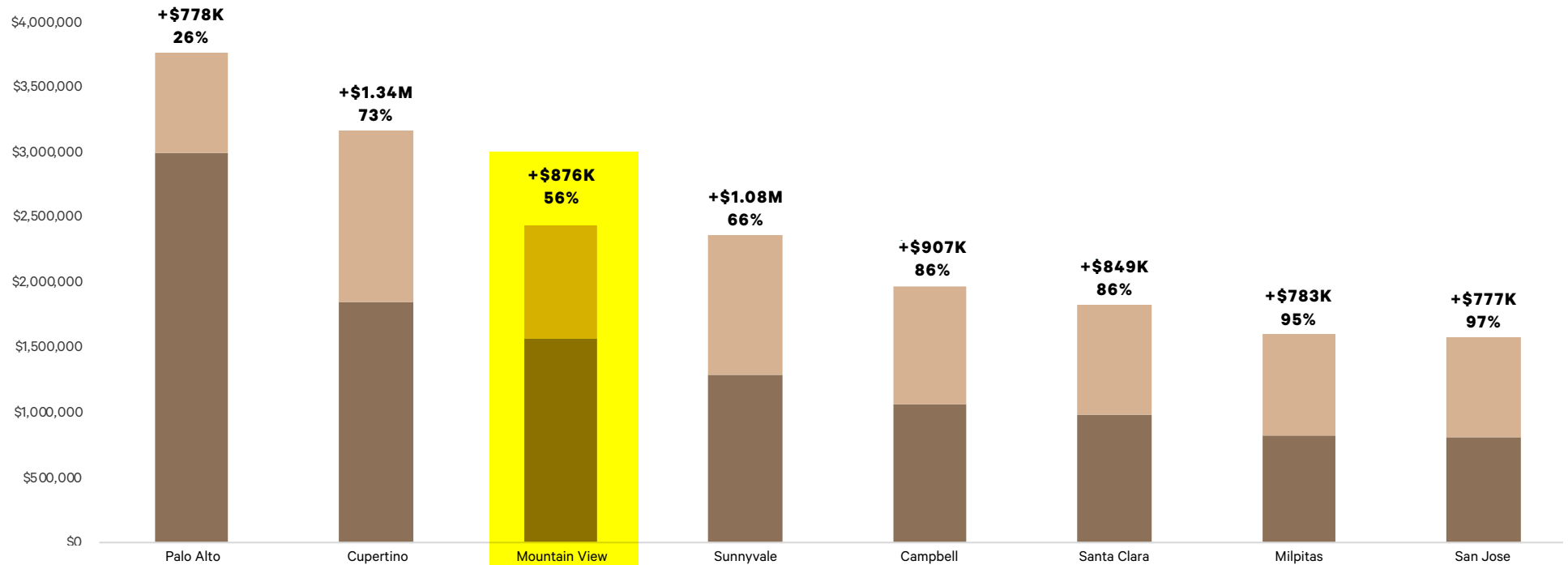
	San Jose	San Francisco	San Diego	Los Angeles	Seattle	Oakland	Denver	Salt Lake City	Portland	Sacramento	Phoenix	Las Vegas	US
MHP	\$1,543,617	\$1,428,507	\$1,154,908	\$1,025,234	\$955,374	\$867,304	\$615,213	\$591,455	\$561,682	\$495,207	\$440,515	\$452,326	\$364,458
MHI	\$130,295	\$129,536	\$96,517	\$76,152	\$115,656	\$89,420	\$85,243	\$70,189	\$84,170	\$78,218	\$71,736	\$62,391	\$72,603
Ratio	11.8	11.0	12.0	13.5	8.3	9.7	7.2	8.4	6.7	6.3	6.1	7.2	5.0
RTI 24	28%	31%	37%	43%	24%	35%	28%	28%	25%	29%	25%	28%	25%
RTI 21	25%	29%	33%	43%	23%	40%	27%	25%	24%	28%	25%	26%	21%
MTI 24	79%	76%	82%	93%	58%	67%	50%	59%	47%	44%	43%	49%	33%
MTI 21	41%	52%	39%	54%	36%	46%	33%	35%	31%	26%	23%	28%	22%

ZILLOW MEDIAN HOME PRICE GROWTH

	San Jose	San Francisco	San Diego	Los Angeles	Seattle	Oakland	Denver	Salt Lake City	Portland	Sacramento	Phoenix	Las Vegas	US
2024 YoY	9.2%	-2.3%	11.8%	4.9%	1.5%	-4.2%	19.0%	1.3%	0.1%	4.9%	4.5%	8.3%	5.9%
8-Yr Avg	7.4%	1.1%	8.8%	7.4%	5.0%	3.2%	5.9%	9.6%	3.4%	7.5%	10.5%	10.2%	8.1%

Source: Zillow, U.S. Census Bureau, Jan 2024

Santa Clara County Median Home Prices



MEDIAN HOME PRICE vs. MEDIAN HOUSEHOLD INCOME

	Palo Alto	Cupertino	Mountain View	Sunnyvale	Campbell	Santa Clara	Milpitas	San Jose
MHP	\$3,774,757	\$3,185,908	\$2,444,890	\$2,359,087	\$1,963,406	\$1,835,987	\$1,605,456	\$1,581,497
MHI	\$201,579	\$200,001	\$170,552	\$171,283	\$135,768	\$157,118	\$164,127	\$130,295
Ratio	18.7	15.9	14.3	13.8	14.5	11.7	9.8	12.1
RTI 24	21%	21%	23%	21%	25%	23%	22%	27%
RTI 21	19%	18%	22%	20%	23%	22%	21%	26%
MTI 24	131%	115%	103%	99%	104%	87%	70%	88%
MTI 21	88%	70%	72%	62%	63%	53%	45%	51%

ZILLOW MEDIAN HOME PRICE GROWTH

	Palo Alto	Cupertino	Mountain View	Sunnyvale	Campbell	Santa Clara	Milpitas	San Jose
2024 YoY	5.5%	16.1%	14.1%	17.2%	19.3%	16.6%	19.7%	17.2%
8-yr avg	2.6%	7.3%	5.6%	8.4%	8.6%	8.6%	9.5%	9.7%

Bay Area Economic Drivers

CRITICAL MASS OF KNOWLEDGE WORKERS



20%

of California's population lives in the Bay Area

8.01 million

People in the Bay Area

TOP PERFORMING ECONOMIC OUTPUT



PRIME BLEND OF ELITE CORPORATIONS AND WELL FUNDED START-UPS

FORTUNE
500

2nd in total number of Fortune 500 companies with 31 after New York



The Bay Area generates 15% of all U.S. patents, more than double the next largest region, New York

WORLD CLASS RESEARCH INSTITUTIONS

The Bay Area is home to the nation's largest concentration of basic and applied research facilities with six leading research universities, five national laboratories, and numerous private and independent research labs and organizations.

NATIONAL LABORATORIES

- ▶ Lawrence Berkeley Laboratory
- ▶ Lawrence Livermore Laboratory
- ▶ Ames Research Center
- ▶ SLAC National Accelerator Laboratory
- ▶ Sandia National Laboratories (Livermore)



LEADING RESEARCH UNIVERSITIES

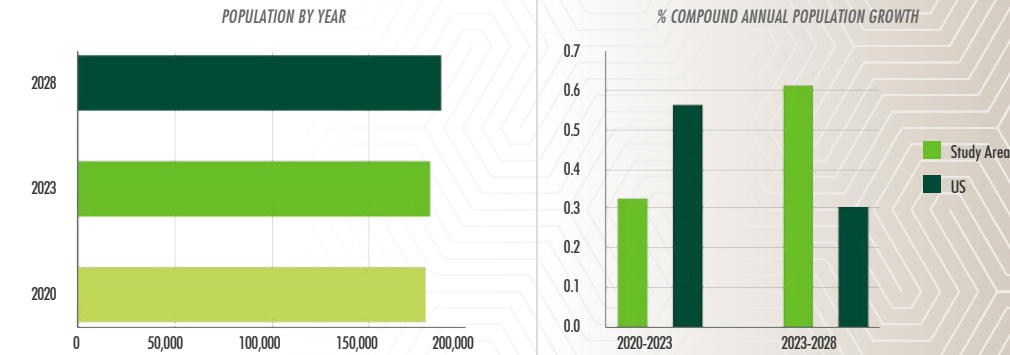
- ▶ Stanford University
- ▶ University of California - Berkeley
- ▶ University of California - San Francisco
- ▶ Santa Clara University
- ▶ San Jose State University
- ▶ San Francisco State University

Property Demographics

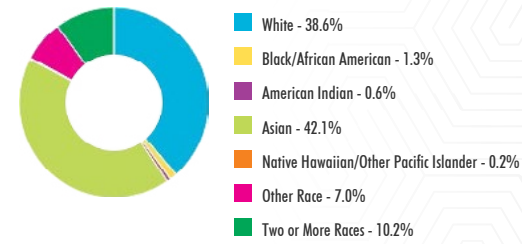
DEMOGRAPHIC BRIEF

	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Population - Current Year Estimate	25,494	181,039	376,507
2029 Population - Five Year Projection	25,754	186,627	386,189
2020 Population - Census	25,719	178,579	369,779
2010 Population - Census	22,102	162,158	335,825
2020-2024 Annual Population Growth Rate	-0.21%	0.32%	0.43%
2024-2029 Annual Population Growth Rate	0.20%	0.61%	0.51%
HOUSEHOLDS			
2024 Households - Current Year Estimate	10,350	71,745	143,808
2029 Households - Five Year Projection	10,554	74,999	149,535
2010 Households - Census	9,603	66,051	130,744
2020 Households - Census	10,467 94.2%	70,398 93.7%	140,451 93.9%
2020-2024 Compound Annual Household Growth Rate	-0.26%	0.45%	0.56%
2024-2029 Annual Household Growth Rate	0.39%	0.89%	0.78%
2024 Average Household Size	2.43	2.50	2.60
HOUSEHOLD INCOME			
2024 Average Household Income	\$260,452	\$257,052	\$254,461
2029 Average Household Income	\$291,496	\$285,294	\$282,942
2024 Median Household Income	\$200,001	\$200,001	\$200,001
2029 Median Household Income	\$200,001	\$200,001	\$200,001
2024 Per Capita Income	\$105,443	\$101,898	\$97,143
2029 Per Capita Income	\$118,957	\$114,657	\$109,511
HOUSING UNITS			
2024 Housing Units	11,392	79,016	157,797
2024 Vacant Housing Units	1,042 9.1%	7,271 9.2%	13,989 8.9%
2024 Occupied Housing Units	10,350 90.9%	71,745 90.8%	143,808 91.1%
2024 Owner Occupied Housing Units	4,292 37.7%	32,280 40.9%	67,507 42.8%
2024 Renter Occupied Housing Units	6,058 53.2%	39,465 49.9%	76,301 48.4%
EDUCATION			
2024 Population 25 and Over	18,719	132,398	274,582
HS and Associates Degrees	2,788 14.9%	24,692 18.6%	52,054 19.0%
Bachelor's Degree or Higher	15,382 82.2%	102,803 77.6%	211,929 77.2%
PLACE OF WORK			
2024 Businesses	1,651	8,016	15,925
2024 Employees	28,447	98,829	215,467

POPULATION



RACE & ETHNICITY



14.1% HISPANIC/LATINO POPULATION (ALL RACES)

INCOME

\$200,001
MEDIAN HOUSEHOLD INCOME

\$101,898
PER CAPITA INCOME

HOME OWNERSHIP

45.0%
OWNER-OCCUPIED UNITS

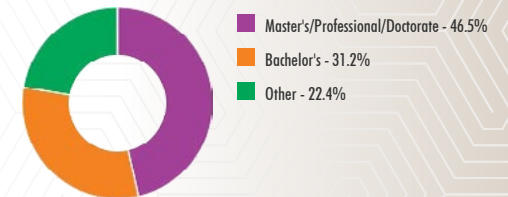
EMPLOYMENT

98,829 EMPLOYEES

8,016 BUSINESSES

3.8% RESIDENTIAL UNEMPLOYMENT RATE

EDUCATION



Property Aerials





89 W El Camino Real

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