

PRIME RETAIL LOCATION
OFFERING MEMORANDUM



Former Chase Bank

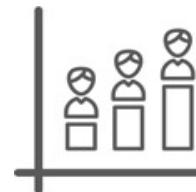
2436 Almaden Rd
San Jose CA 95125

THE SPACE

Location	2436 Almaden Rd, San Jose, CA, 95125
COUNTY	Santa Clara
APN	456-23-004
Cross Street	Almaden Exwy
Traffic Count	95000
Square Feet	4360
Lease Type	NNN

HIGHLIGHTS

- Heavy Traffic Count
- Ideal Neighboring Tenants
- Frontage on Almaden Expressway



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
24,322	244,945	670,432



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$167,251	\$142,948	\$146,350



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
9,352	86,800	222,434

PROPERTY FEATURES

BUILDING SF	4,360
GLA (SF)	4,360
LAND SF	21,780
YEAR BUILT	1984
YEAR RENOVATED	2011
ZONING TYPE	C
BUILDING CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	22
PARKING RATIO	5/1000
CORNER LOCATION	Yes
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1

MECHANICAL

HVAC	2 Units
ELECTRICAL / POWER	500 Amps

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	18,475	214,939	620,272
2010 Population	22,610	231,047	641,187
2021 Population	24,322	244,945	670,432
2026 Population	24,996	249,722	686,533
2021 African American	1,111	9,012	22,585
2021 American Indian	227	2,170	5,926
2021 Asian	5,571	65,020	191,358
2021 Hispanic	6,427	82,420	233,936
2021 Other Race	2,669	38,764	111,031
2021 White	13,123	114,643	298,726
2021 Multiracial	1,532	14,379	38,089
2021-2026: Population: Growth Rate	2.75 %	1.95 %	2.40 %
2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	451	5,158	13,118
\$15,000-\$24,999	466	4,812	11,351
\$25,000-\$34,999	663	5,311	12,338
\$35,000-\$49,999	577	6,808	16,810
\$50,000-\$74,999	1,044	12,164	29,999
\$75,000-\$99,999	660	8,538	22,919
\$100,000-\$149,999	1,274	12,981	34,116
\$150,000-\$199,999	1,263	9,818	26,177
\$200,000 or greater	2,952	21,210	55,606
Median HH Income	\$127,946	\$101,630	\$104,912
Average HH Income	\$167,251	\$142,948	\$146,350

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	7,553	75,163	201,560
2010 Total Households	8,751	81,485	211,046
2021 Total Households	9,352	86,800	222,434
2026 Total Households	9,588	88,400	228,439
2021 Average Household Size	2.57	2.78	2.96
2000 Owner Occupied Housing	4,410	40,518	112,276
2000 Renter Occupied Housing	2,943	33,222	85,599
2021 Owner Occupied Housing	5,104	42,631	114,214
2021 Renter Occupied Housing	4,248	44,169	108,220
2021 Vacant Housing	436	3,924	10,121
2021 Total Housing	9,788	90,724	232,555
2026 Owner Occupied Housing	5,272	43,574	116,286
2026 Renter Occupied Housing	4,316	44,826	112,153
2026 Vacant Housing	445	3,980	10,259
2026 Total Housing	10,033	92,380	238,698
2021-2026: Households: Growth Rate	2.50 %	1.85 %	2.65 %

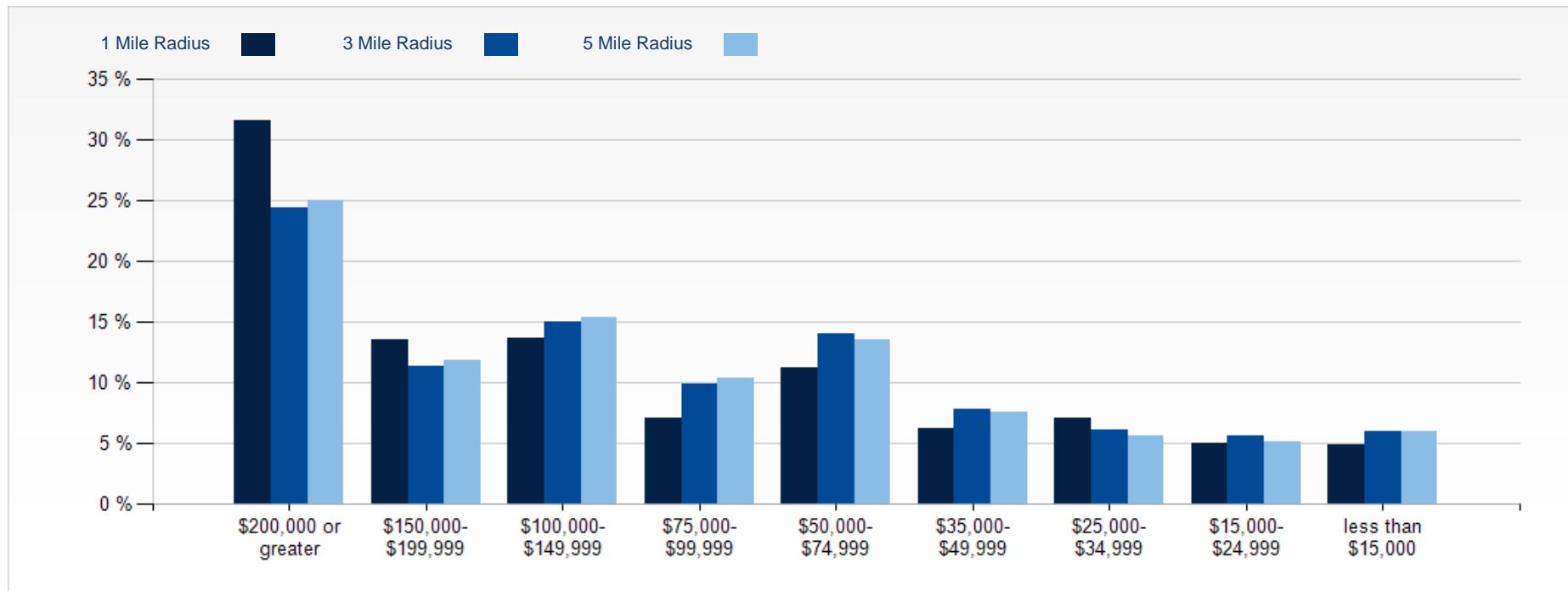
2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	1,499	18,488	51,435
2021 Population Age 35-39	1,708	18,594	50,392
2021 Population Age 40-44	1,783	17,166	45,985
2021 Population Age 45-49	1,760	16,170	44,271
2021 Population Age 50-54	1,626	15,282	42,385
2021 Population Age 55-59	1,562	14,631	40,449
2021 Population Age 60-64	1,348	13,015	36,379
2021 Population Age 65-69	1,128	10,485	29,124
2021 Population Age 70-74	928	8,523	23,178
2021 Population Age 75-79	606	5,911	15,904
2021 Population Age 80-84	339	3,771	10,094
2021 Population Age 85+	421	4,145	10,540
2021 Population Age 18+	18,145	186,422	512,692
2021 Median Age	38	36	36

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$114,220	\$97,622	\$101,926
Average Household Income 25-34	\$148,350	\$132,097	\$136,360
Median Household Income 35-44	\$159,149	\$124,185	\$127,567
Average Household Income 35-44	\$185,305	\$161,315	\$164,404
Median Household Income 45-54	\$190,820	\$142,214	\$144,177
Average Household Income 45-54	\$221,144	\$177,889	\$178,914
Median Household Income 55-64	\$158,749	\$121,116	\$123,044
Average Household Income 55-64	\$193,872	\$163,714	\$165,398
Median Household Income 65-74	\$79,281	\$73,724	\$77,416
Average Household Income 65-74	\$123,178	\$115,788	\$120,683
Average Household Income 75+	\$90,866	\$84,617	\$84,661

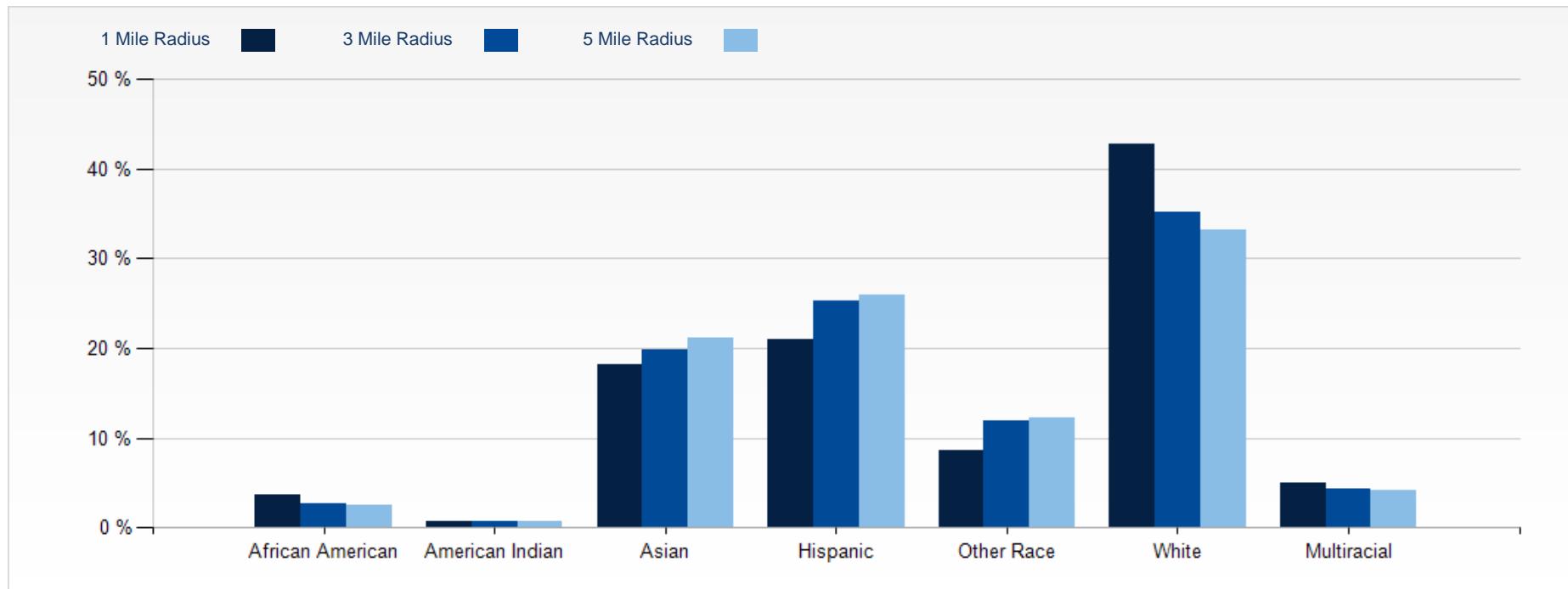
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,672	18,898	51,270
2026 Population Age 35-39	1,540	17,889	51,206
2026 Population Age 40-44	1,606	17,365	48,493
2026 Population Age 45-49	1,746	16,402	44,509
2026 Population Age 50-54	1,686	15,374	42,425
2026 Population Age 55-59	1,527	14,434	40,232
2026 Population Age 60-64	1,418	13,271	36,999
2026 Population Age 65-69	1,203	11,457	32,539
2026 Population Age 70-74	999	9,102	25,691
2026 Population Age 75-79	750	7,204	19,835
2026 Population Age 80-84	453	4,501	12,279
2026 Population Age 85+	414	4,426	11,517
2026 Population Age 18+	18,887	192,806	533,422
2026 Median Age	38	37	37

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$136,110	\$114,051	\$117,055
Average Household Income 25-34	\$172,635	\$153,852	\$157,672
Median Household Income 35-44	\$165,435	\$141,369	\$147,512
Average Household Income 35-44	\$200,184	\$179,620	\$184,730
Median Household Income 45-54	\$199,355	\$155,408	\$156,329
Average Household Income 45-54	\$235,287	\$195,144	\$196,216
Median Household Income 55-64	\$175,771	\$142,467	\$144,331
Average Household Income 55-64	\$216,866	\$184,868	\$186,558
Median Household Income 65-74	\$98,585	\$90,922	\$93,565
Average Household Income 65-74	\$148,490	\$139,864	\$144,612
Average Household Income 75+	\$119,416	\$107,331	\$107,536

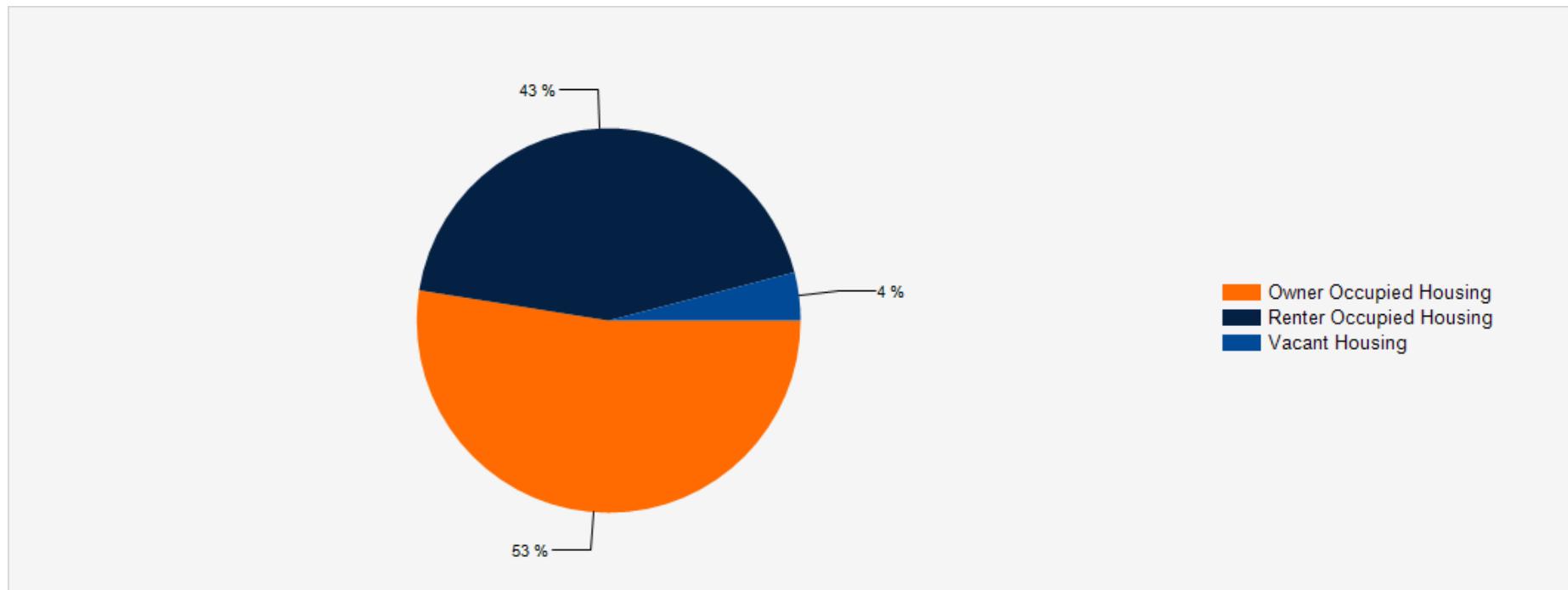
2021 Household Income



2021 Population by Race



2021 Household Occupancy - 1 Mile Radius



2021 Household Income Average and Median

