

Brokaw Commons



- First City Sports by LA Fitness in Northern California
- 100,000 Square Foot Retail Center
- Across from New Residential Development (261 Units)
- Next to Lowe's Home Improvement
- Across from North Park Plaza
- Signalized Corner - all Directions
- Extensive Outdoor Seating Opportunity

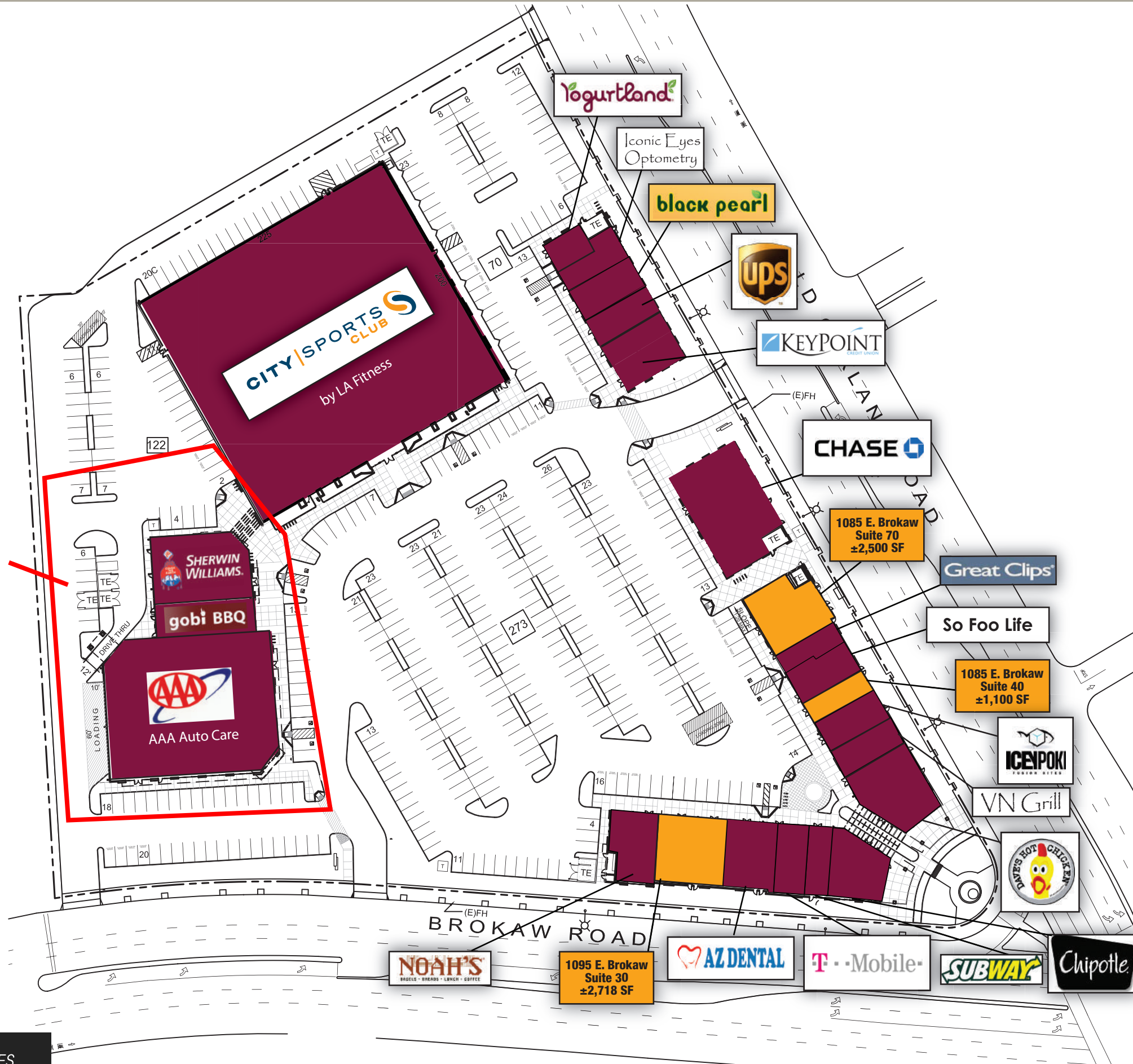
2022 Demographics	1 Mile	3 Miles	5 Miles
Total Population	16,828	198,588	542,264
Total Daytime Population	31,382	276,650	679,380
Avg. Household Income	\$183,618	\$174,798	\$163,246



Brokaw Commons

EAST BROKAW ROAD & OAKLAND ROADS, SAN JOSE

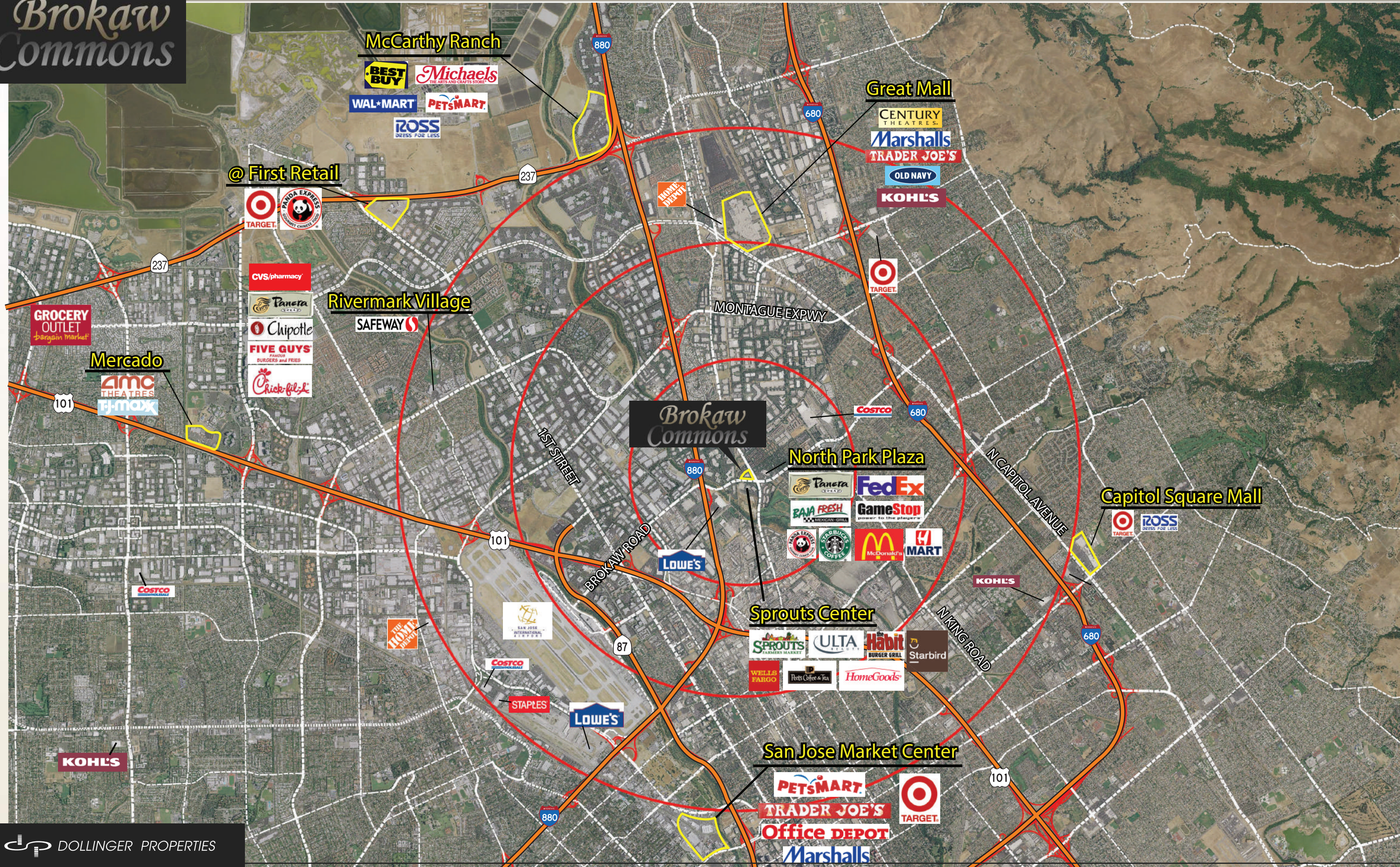
Phase II
Deliverable Now



■ Leased
■ Available

Brokaw Commons

EAST BROKAW ROAD & OAKLAND ROADS, SAN JOSE



	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2020)	15,505	205,729	561,624
Projected Population (2025)	15,483	205,396	561,258
Census Population (2010)	14,951	164,727	485,628
Census Population (2000)	12,111	149,201	457,325
Projected Annual Growth (2020 to 2025)	-22	-333	-366
Historical Annual Growth (2010 to 2020)	554	41,002	75,996
Historical Annual Growth (2000 to 2010)	2,841	15,526	28,303
	0.4%	2.0%	1.4%
	2.3%	1.0%	0.0%
Households			
Estimated Households (2020)	5,298	67,700	179,894
Projected Households (2025)	5,528	70,707	188,038
Census Households (2010)	5,048	52,117	150,944
Census Households (2000)	4,148	43,435	133,522
Projected Annual Growth (2020 to 2025)	232	3,007	8,144
Historical Annual Growth (2010 to 2020)	247	15,583	28,949
Historical Annual Growth (2000 to 2010)	901	8,682	17,422
	0.0%	0.0%	0.0%
	0.5%	3.0%	1.0%
	2.2%	2.0%	1.3%
Average Household Income			
Estimated Average Household Income (2020)	\$169,410	\$168,053	\$150,404
Projected Average Household Income (2025)	\$204,072	\$205,626	\$181,691
Census Average Household Income (2010)	\$105,353	\$91,798	\$84,082
Census Average Household Income (2000)	\$98,460	\$81,169	\$77,117
Projected Annual Growth (2020 to 2025)	\$34,662	\$37,572	\$31,287
Historical Annual Growth (2010 to 2020)	\$64,057	\$76,256	\$66,322
Historical Annual Growth (2000 to 2010)	\$6,893	\$10,629	\$6,965
	4.1%	4.5%	4.2%
	6.1%	8.3%	7.9%
	0.7%	1.3%	0.9%
Median Household Income			
Estimated Median Household Income (2020)	\$128,803	\$118,541	\$110,367
Projected Median Household Income (2025)	\$148,826	\$138,080	\$128,254
Census Median Household Income (2010)	\$91,644	\$78,461	\$70,508
Census Median Household Income (2000)	\$87,194	\$70,703	\$65,523
Projected Annual Growth (2020 to 2025)	\$20,024	\$19,539	\$17,887
Historical Annual Growth (2010 to 2020)	\$37,159	\$40,080	\$39,858
Historical Annual Growth (2000 to 2010)	\$4,450	\$7,757	\$4,985
	3.1%	3.3%	3.2%
	4.1%	5.1%	5.7%
	0.5%	1.1%	0.8%
Per Capita Income			
Estimated Per Capita Income (2020)	\$57,960	\$55,711	\$48,461
Projected Per Capita Income (2025)	\$72,956	\$71,196	\$61,157
Census Per Capita Income (2010)	\$35,573	\$29,043	\$26,135
Census Per Capita Income (2000)	\$34,091	\$23,619	\$22,470
Projected Annual Growth (2020 to 2025)	\$14,995	\$15,485	\$12,686
Historical Annual Growth (2010 to 2020)	\$22,387	\$26,668	\$22,326
Historical Annual Growth (2000 to 2010)	\$1,483	\$5,424	\$3,665
	5.2%	5.0%	5.2%
	6.3%	9.2%	8.5%
	0.4%	2.3%	1.6%
Other Income			
Estimated Families (2020)	3,955	46,558	122,342
Estimated Average Family Income (2020)	\$164,499	\$178,345	\$163,997
Estimated Median Family Income (2020)	\$137,548	\$128,159	\$124,206
Estimated Average Household Net Worth (2020)	\$2,089,559	\$1,878,914	\$1,722,799

Demographic Source: Applied Geographic Solutions 4/2020, TIGER Geography

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	1 mi radius	3 mi radius	5 mi radius
Household Income Distribution (2020)			
HH Income \$200,000 or More	1,468	15,911	37,959
HH Income \$150,000 to \$199,999	705	9,203	22,993
HH Income \$125,000 to \$149,999	418	6,402	15,567
HH Income \$100,000 to \$124,999	558	7,404	18,340
HH Income \$75,000 to \$99,999	654	6,782	18,676
HH Income \$50,000 to \$74,999	631	7,279	21,890
HH Income \$35,000 to \$49,999	313	4,251	13,779
HH Income \$25,000 to \$34,999	167	2,541	7,667
HH Income \$15,000 to \$24,999	190	3,866	10,776
HH Income \$10,000 to \$14,999	49	1,671	4,930
HH Income Under \$10,000	144	2,389	7,316
	27.7%	23.5%	21.1%
	13.3%	13.6%	12.8%
	7.9%	9.5%	8.7%
	10.5%	10.9%	10.2%
	12.3%	10.0%	10.4%
	11.9%	10.8%	12.2%
	5.9%	6.3%	7.7%
	3.2%	3.8%	4.3%
	3.6%	5.7%	6.0%
	0.9%	2.5%	2.7%
	2.7%	3.5%	4.1%
Race & Ethnicity			
White (2020)	1,972	53,041	182,550
Black or African American (2020)	501	6,716	18,854
American Indian or Alaska Native (2020)	46	1,230	4,243
Asian (2020)	11,830	114,936	241,535
Hawaiian or Pacific Islander (2020)	30	666	2,215
Other Race (2020)	705	20,696	87,365
Two or More Races (2020)	421	8,443	24,863
Population less than 18 (2020)	2,900	39,746	112,731
White Not Hispanic	152	3,800	12,162
Black or African American	113	1,168	3,425
Asian	2,078	21,080	42,687
Other Not Hispanic	140	2,235	5,794
Hispanic	417	11,463	48,662
Not Hispanic or Latino Population (2020)	13,966	160,766	382,273
Not Hispanic White	1,432	34,019	107,645
Not Hispanic Black or African American	468	6,100	17,021
Not Hispanic Amer Indian AK Native	15	430	1,245
Not Hispanic Asian	11,618	112,214	236,184
Not Hispanic Hawaiian Pacific Islander	28	583	1,947
Not Hispanic Other Race	120	2,139	4,772
Not Hispanic Two or More Races	286	5,282	13,459
Hispanic or Latino Population (2020)	1,539	44,962	179,351
Hispanic White	540	19,023	74,905
Hispanic Black or African American	33	616	1,832
Hispanic American Indian Alaska Native	31	800	2,998
Hispanic Asian	212	2,723	5,351
Hispanic Hawaiian Pacific Islander	3	84	268
Hispanic Other Race	585	18,557	82,593
Hispanic Two or More Races	135	3,161	11,403
Not Hispanic or Latino Population (2025)	14,013	161,794	387,688
Hispanic or Latino Population (2025)	1,471	43,602	173,569
Not Hispanic or Latino Population (2010)	13,119	120,156	304,386
Hispanic or Latino Population (2010)	1,832	44,571	181,243
Not Hispanic or Latino Population (2000)	10,665	106,071	286,294
Hispanic or Latino Population (2000)	1,445	43,130	171,031
Projected Annual Growth (2020 to 2025)	-	-	-
Historical Annual Growth (2000 to 2020)	93	1,832	8,319
Historical Annual Growth (2000 to 2010)	387	1,441	10,211
	2.7%	0.3%	0.6%

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EAST BROKAW ROAD & OAKLAND ROADS

Brokaw Commons

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