

Ashland Village Apartments

1450-1496 167th Avenue, San Leandro, CA 94578



NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

RENT DISCLAIMER

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

Activity ID #ZAG0010348

Marcus & Millichap

OFFICES THROUGHOUT THE U.S. AND CANADA
marcusmillichap.com

EXCLUSIVELY LISTED BY

Ethan H. Pintard

Senior Director Investments

Office: Palo Alto

Direct: 510.379.1285

Ethan.Pintard@marcusmillichap.com

License: CA #01255311

Marcus & Millichap

BROKER OF RECORD

Tony Solomon

California
3109095450
License: 01238010

Marcus & Millichap



DISCLAIMER

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

TABLE OF CONTENTS

SECTION 1 Executive Summary	7
SECTION 2 Financial Analysis	20
SECTION 3 Market Overview	26

SECTION 1

Executive Summary

OFFERING SUMMARY

INVESTMENT HIGHLIGHTS

SITE PLANS

REGIONAL MAP

LOCAL MAP

AERIAL MAP

Marcus & Millichap

OFFERING SUMMARY



Listing Price
\$6,360,000



Cap Rate
4.25%



of Units
20

FINANCIAL

Listing Price	\$6,360,000
Down Payment	100% / \$6,360,000
NOI	\$270,363
Cap Rate	4.25%
Total Return	4.25%
Price/SF	\$600.00
Rent/SF	\$4.09
Price/Unit	\$318,000

OPERATIONAL

Rentable SF	10,600 SF
# of Units	20
Lot Size	1.55 Acres (67,518 SF)
Occupancy	96%
Year Built	1947



ASHLAND VILLAGE APARTMENTS

1450-1496 167th Avenue, San Leandro, CA 94578

INVESTMENT OVERVIEW

The Ashland Village Apartments is a twenty (20) apartment complex located at 1450-1496 167th Avenue in the Ashland area of San Leandro, California. The unit mix is 20-one bedroom/one bath apartments. The structures were originally built in 1947 by the patriarch of the family. The 20 residences are situated on five separate lots with each parcel considered a four-plex. The total lot area of the complex offering is 1.55 acres. The property is situated in an opportunity zone, and a qualified census tract.

The apartments are one bedroom/one bath with attached, enclosed garages. Each apartment has two exterior entrances. The residences have porches off the front and rear entryway. Recently, ownership has installed washer and dryer appliances upon turnover. All dwellings possess individual hot water heaters and separate meters for gas, electricity, and water utilities. Garbage is the only utility paid by landlord.

Here is a summary of recent property improvements made by ownership.

- *New windows were installed in all the units in approximately 2019.
- *New roofs and new gutters were installed on all buildings in 2023.
- *All driveways were sealed in 2018.
- *Reconstruction of front and back porches on all units was conducted in 2023.
- *Exteriors of all buildings were primed and then painted in 2023.
- *New garage doors were installed in all units in 2023.
- *19 of the 20 of the floor furnaces have been replaced with gas wall units. (All except 1486.)
- *Approximately 15 units have had bathrooms and kitchens remolded within last 10 years.
- *Electrical upgrades have been done on many of the units on an as needed basis (installation of breaker subpanels and wiring as needed).
- *Security and safety solar lighting was installed throughout the complex in 2023.

1450-1496 167th Avenue in San Leandro, California, is in unincorporated Alameda County more commonly known as the Ashland district. This community is located between the city of San Leandro and Hayward and bounded by Hesperian Blvd to the West, I-580 to the East, 150th Ave to the North and Hampton Rd to the South, where it meets the Cherryland District. The freeway entrance is a quarter mile away connecting the East-West corridor I-580 to the North-South corridor I-880. AC transit routes on E. 14th Street can connect residents to the Bayfair BART and Downtown Hayward BART stations.

The five separate parcels allow an investor to maximize leverage. The 1.55-acre site grants further residential development. All expenses are controllable due to the fact tenants pay for gas, electricity, and water expenses. Unincorporated Alameda County does not legislate rental increases and property is only subject to state of California limits. This is the first time Ashland Village Apartments have been on the market and have remained under family ownership since 1947.













TAX MAP //

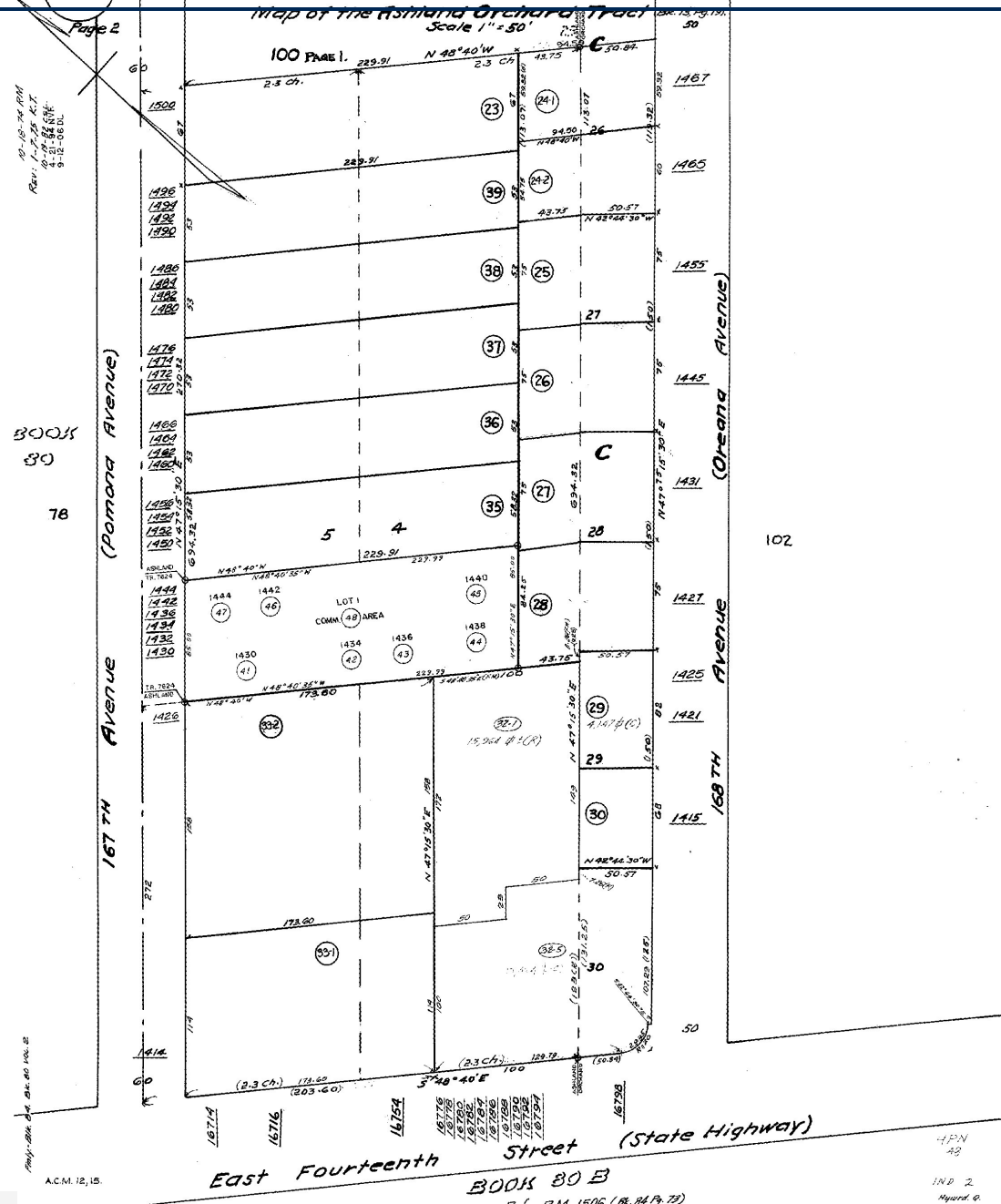
ASSESSOR'S MAP 80A

CODE AREA Nos. 80-129

100

Map of the Orchard Tract et al., pg. 11.

TR. 7624 289/97-99



10-18-74 R.M.
Rev. 1-25-77
8-2-88
9-12-88 D.L.

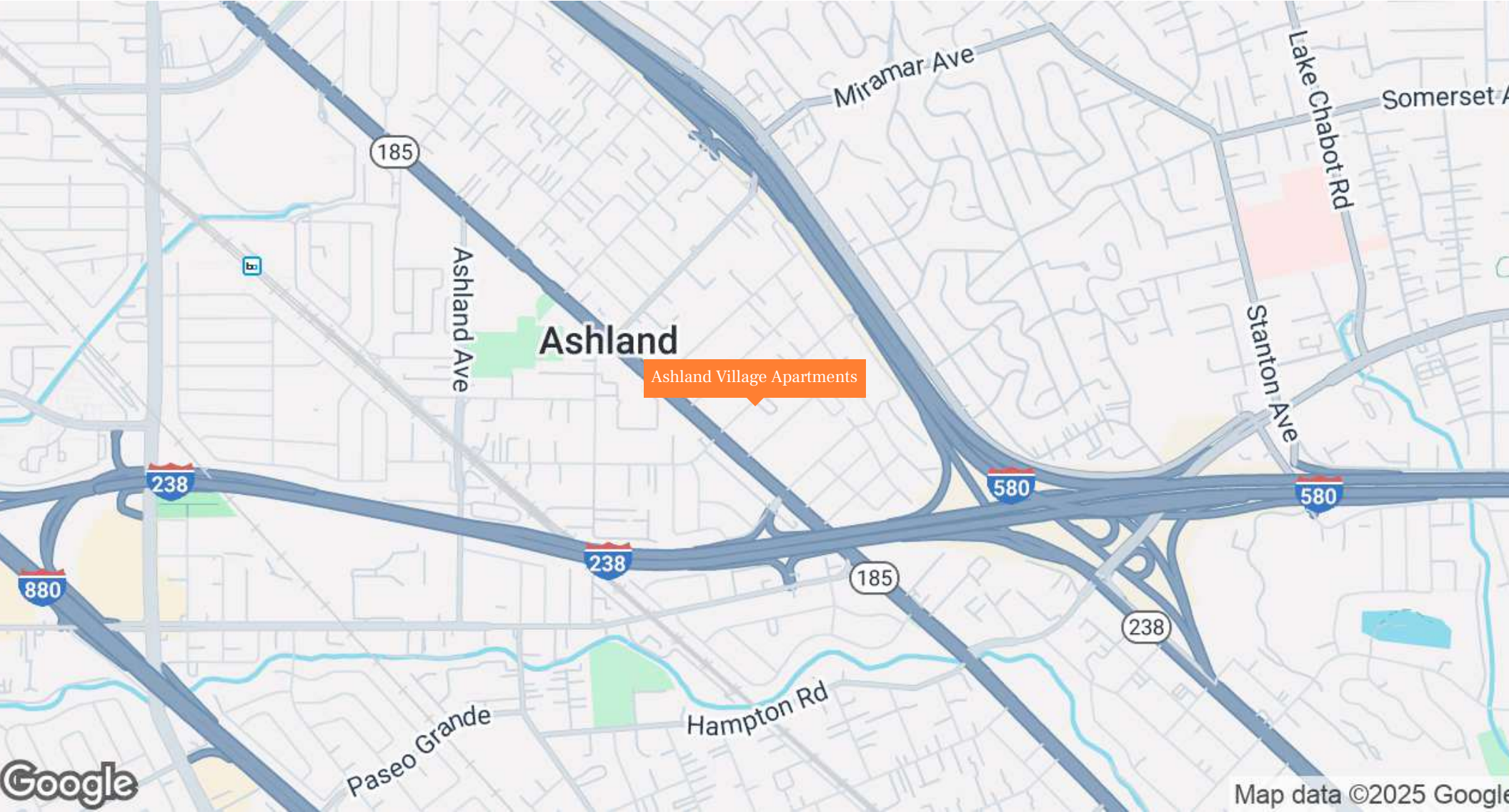
BOOK 80
78

16714
16716
16754

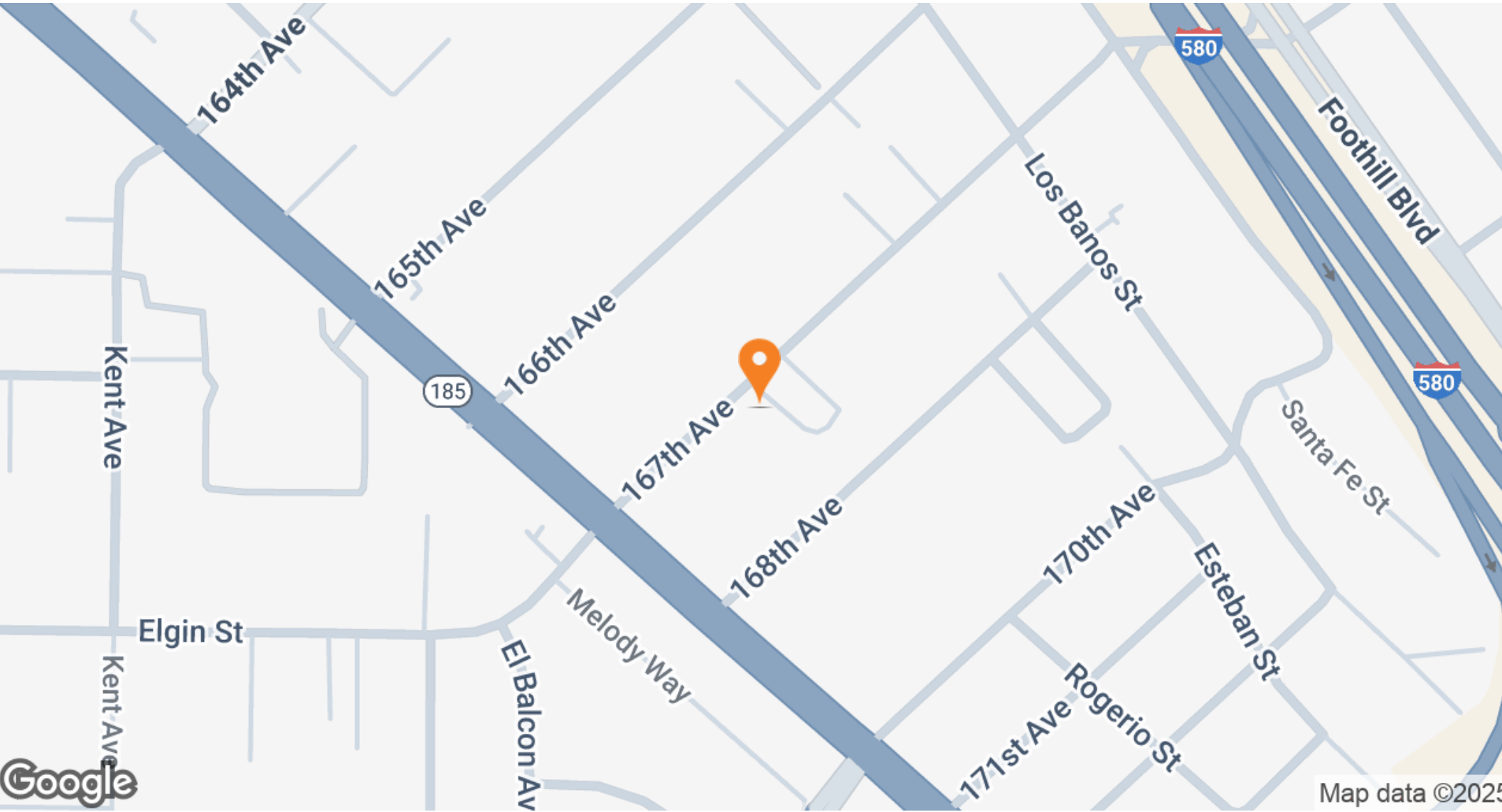
East Fourteenth Street (State Highway)
BOOK 80 B
P.L. P.M. 1906 (B. 84 B. 72)

HPN
48
IND. 2
Myard. 0.

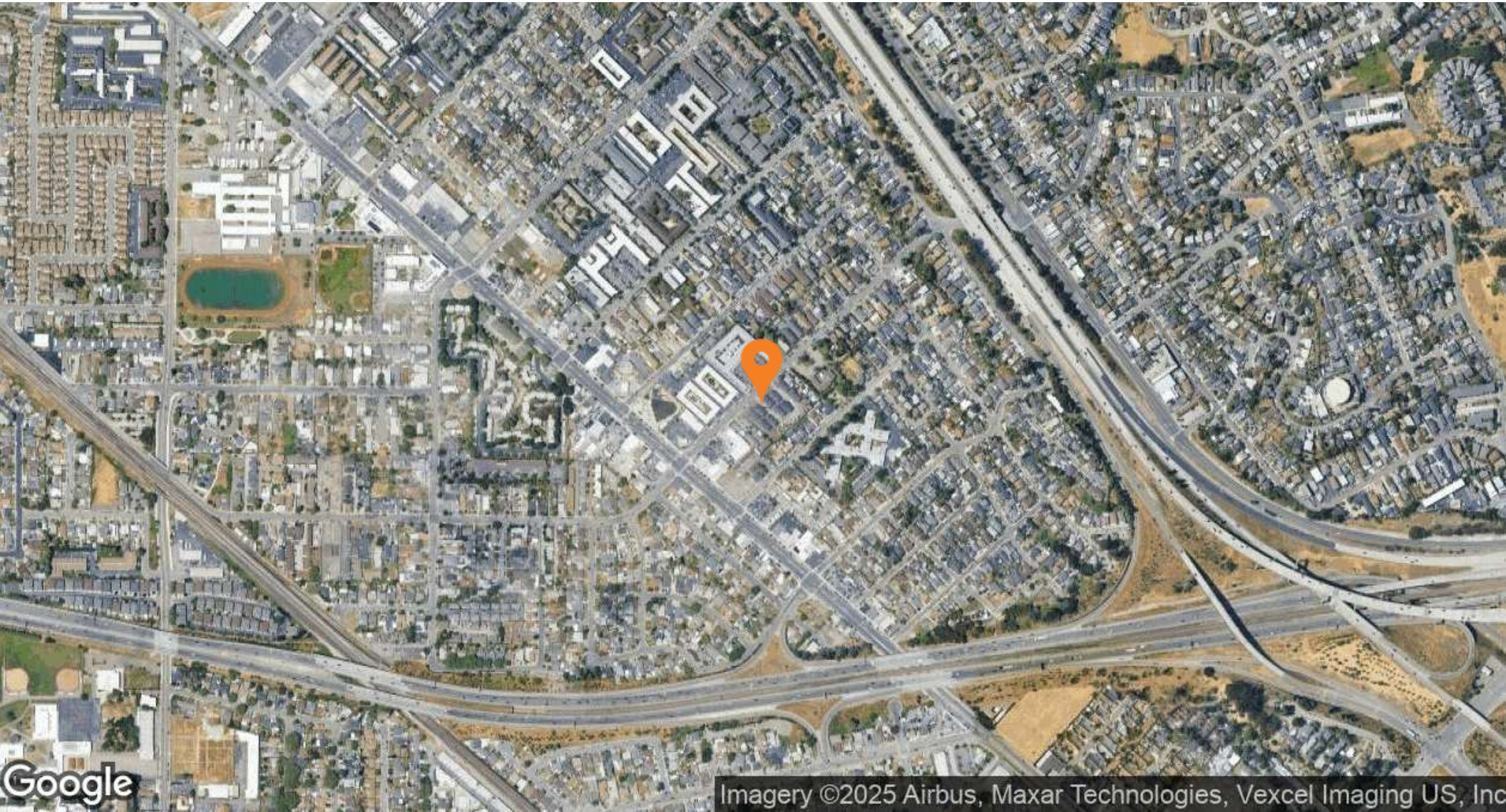
Ashland Village Apartments // REGIONAL MAP



LOCAL MAP // **Ashland Village Apartments**



Ashland Village Apartments // AERIAL MAP



SECTION 2

Financial Analysis

FINANCIAL DETAILS

Marcus & Millichap

Ashland Village Apartments // FINANCIAL DETAILS

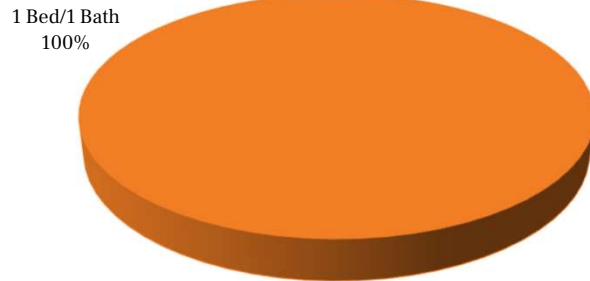
As of July,2025

UNIT	UNIT TYPE	Square Feet	SCHEDULED	SCHEDULED	POTENTIAL	POTENTIAL
			Rent / Month	Rent / SF/ Month	Rent / Month	Rent/ SF/ Month
1450	1 Bedroom/1 Bath Garage	530	\$1,735	\$3.27	\$2,150	\$4.06
1452	1 Bedroom/1 Bath Garage	530	\$1,950	\$3.68	\$2,150	\$4.06
1454	1 Bedroom/1 Bath Garage	530	\$1,620	\$3.06	\$2,150	\$4.06
1456	1 Bedroom/1 Bath Garage	530	\$1,918	\$3.62	\$2,150	\$4.06
1460	1 Bedroom/1 Bath Garage	530	\$1,900	\$3.58	\$2,150	\$4.06
1462	1 Bedroom/1 Bath Garage	530	\$2,131	\$4.02	\$2,150	\$4.06
1464	1 Bedroom/1 Bath Garage	530	\$1,921	\$3.62	\$2,150	\$4.06
1466	1 Bedroom/1 Bath Garage	530	\$1,950	\$3.68	\$2,150	\$4.06
1470	1 Bedroom/1 Bath Garage	530	\$1,620	\$3.06	\$2,150	\$4.06
1472	1 Bedroom/1 Bath Garage	530	\$1,900	\$3.58	\$2,150	\$4.06
1474	1 Bedroom/1 Bath Garage	530	\$1,525	\$2.88	\$2,150	\$4.06
1476	1 Bedroom/1 Bath Garage	530	\$2,275	\$4.29	\$2,275	\$4.29
1480	1 Bedroom/1 Bath Garage	530	\$1,950	\$3.68	\$2,150	\$4.06
1482	1 Bedroom/1 Bath Garage	530	\$2,010	\$3.79	\$2,150	\$4.06
1484	1 Bedroom/1 Bath Garage	530	\$2,247	\$4.24	\$2,250	\$4.25
1486	1 Bedroom/1 Bath Garage	530	\$1,950	\$3.68	\$2,150	\$4.06
1490	1 Bedroom/1 Bath Garage	530	\$1,620	\$3.06	\$2,150	\$4.06
1492	1 Bedroom/1 Bath Garage	530	\$1,434	\$2.71	\$2,150	\$4.06
1494	1 Bedroom/1 Bath Garage	530	\$2,153	\$4.06	\$2,200	\$4.15
1496	1 Bedroom/1 Bath Garage	530	\$2,260	\$4.26	\$2,275	\$4.29
Total		10,600	\$38,067	\$3.59	\$43,400	\$4.09

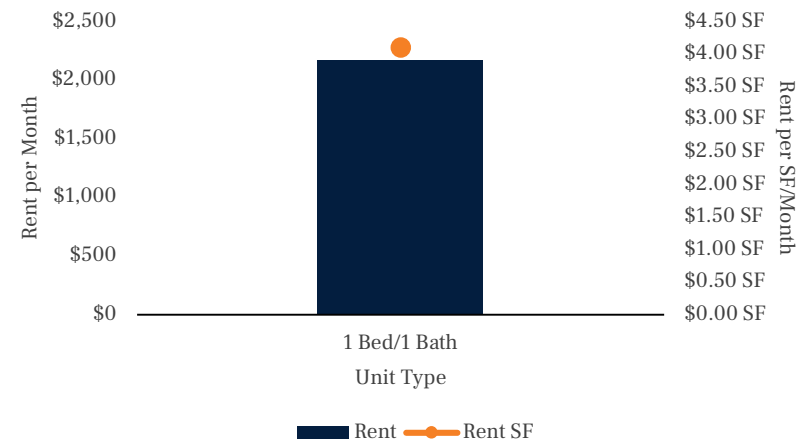
FINANCIAL DETAILS // Ashland Village Apartments

UNIT TYPE	# OF UNITS	AVG SQ FEET	RENTAL RANGE	SCHEDULED			POTENTIAL		
				AVERAGE RENT	AVERAGE RENT / SF	MONTHLY INCOME	AVERAGE RENT	AVERAGE RENT / SF	MONTHLY INCOME
1 Bedroom/1 Bath Garage	20	530	\$1,434 - \$2,275	\$1,903	\$3.59	\$38,067	\$2,170	\$4.09	\$43,400
TOTALS/WEIGHTED AVERAGE:	20	530		\$1,903	\$3.59	\$38,067	\$2,170	\$4.09	\$43,400
GROSS ANNUALIZED RENTS				\$456,805			\$520,800		

Unit Distribution



Unit Rent



Ashland Village Apartments // FINANCIAL DETAILS

INCOME	Current		Scheduled	NOTES	PER UNIT	PER SF
Rental Income						
Gross Scheduled Rent	456,805		531,216	[1]	26,561	50.11
Physical Vacancy	(18,272)	4.0%	(26,561)	5.0% [2]	(1,328)	(2.51)
TOTAL VACANCY	(\$18,272)	4.0%	(\$26,561)	5.0%	(\$1,328)	(\$3)
EFFECTIVE GROSS INCOME	\$438,533		\$504,655		\$25,233	\$47.61
EXPENSES						
	Current		Scheduled	NOTES	PER UNIT	PER SF
Real Estate Taxes	87,533		87,533	[3]	4,377	8.26
Insurance	19,000		19,000	[4]	950	1.79
Utilities - PG&E	1,200		1,500	[5]	75	0.14
Utilities - Water & Sewer	4,200		4,800	[6]	240	0.45
Trash Removal	8,496		8,700	[7]	435	0.82
Repairs & Maintenance	15,000		17,000	[8]	850	1.60
Landscaping	7,200		7,800	[9]	390	0.74
General & Administrative	2,000		3,000	[10]	150	0.28
Operating Reserves	6,000		7,000	[11]	350	0.66
Management Fee	17,541		20,186	[12]	1,009	1.90
TOTAL EXPENSES	\$168,170		\$176,519		\$8,826	\$16.65
EXPENSES AS % OF EGI	38.3%		35.0%			
NET OPERATING INCOME	\$270,363		\$328,136		\$16,407	\$30.96

Notes and assumptions to the above analysis are on the following page.

FINANCIAL DETAILS // Ashland Village Apartments

NOTES TO OPERATING STATEMENT

- [1] Based on July 2025 Rent Roll Annualized
- [2] 4% Vacancny Rate
- [3] Asking Price Multiplied by 1.18866% Plus \$12,065.10 for Special Assessments. Each Parcel has a \$2,413.02 Special Assessment Fee
- [4] Current Policy With Travellers
- [5] Estimated for Calendar Year 2025
- [6] Estimated for Calendar Year 2025
- [7] Estimated Expense from Waste Management Residential Rates 20 Gallon Bins
- [8] Estimated at \$750/Unit
- [9] Estimated at \$600/Unit
- [10] Estimated at \$100/Unit
- [11] Estimated at \$300/Unit
- [12] Based on 4% of Collected Rents

Ashland Village Apartments // FINANCIAL DETAILS

SUMMARY		
Price	\$6,360,000	
Down Payment	\$6,360,000	100%
Number of Units	20	
Price Per Unit	\$318,000	
Price Per SqFt	\$600.00	
Rentable SqFt	10,600	
Lot Size	1.55 Acres	
Approx. Year Built	1947	

RETURNS	Current	Scheduled	Reno
CAP Rate	4.25%	5.16%	11.50%
GRM	13.92	11.97	
Cash-on-Cash	4.25%	5.16%	
Debt Coverage Ratio	N/A	N/A	

# OF UNITS	UNIT TYPE	SQFT/UNIT	SCHEDULED RENTS	MARKET RENTS
20	1 Bed/1 Bath	530	\$1,903	\$2,170

OPERATING DATA				
INCOME		Current	Scheduled	
Gross Scheduled Rent		\$456,805	\$531,216	
Less: Vacancy/Deductions	4.0%	\$18,272	5.0%	\$26,561
Total Effective Rental Income		\$438,533	\$504,655	
Other Income		\$0	\$0	
Effective Gross Income		\$438,533	\$504,655	
Less: Expenses	38.3%	\$168,170	35.0%	\$176,519
Net Operating Income		\$270,363	\$328,136	
Cash Flow		\$270,363	\$328,136	
Debt Service		\$0	\$0	
Net Cash Flow After Debt Service	4.25%	\$270,363	5.16%	\$328,136
Principal Reduction		\$0	\$0	
TOTAL RETURN		4.25%	\$270,363	5.16%

EXPENSES	Current	Scheduled
Real Estate Taxes	\$87,533	\$87,533
Insurance	\$19,000	\$19,000
Utilities - PG&E	\$1,200	\$1,500
Utilities - Water & Sewer	\$4,200	\$4,800
Trash Removal	\$8,496	\$8,700
Repairs & Maintenance	\$15,000	\$17,000
Landscaping	\$7,200	\$7,800
General & Administrative	\$2,000	\$3,000
Operating Reserves	\$6,000	\$7,000
Management Fee	\$17,541	\$20,186
TOTAL EXPENSES	\$168,170	\$176,519
Expenses/Unit	\$8,408	\$8,826
Expenses/SF	\$15.87	\$16.65

SECTION 3

Market Overview

MARKET OVERVIEW

DEMOGRAPHICS

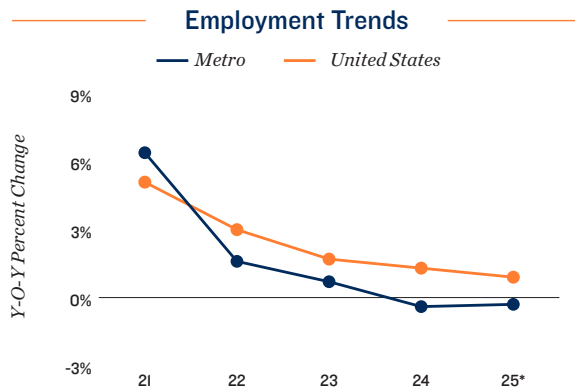
Marcus & Millichap

OAKLAND

Shifting Development Patterns and Demographics Reshape Oakland's Rental Outlook

Construction slowdown key to rental market recovery. The Oakland metro area has experienced elevated multifamily completions since 2019. The city has averaged about 3,500 units delivered annually, compared with a mean of 1,300 units from 2013 to 2018. In stark contrast, only 1,000 new units are expected to open this year, making Oakland the slowest-growing major U.S. rental market. This sharp contraction arrives at a critical moment, as it will help sustain falling vacancy amid stagnating growth in population, employment and income. Tightening vacancy should in turn position the average effective rent to gradually improve after two years of declines.

Supply growth shifts to outer submarkets. In recent years, development has been concentrated in the Oakland-Berkeley area. An average of 2,100 annual deliveries over the past five years has led to an elevated vacancy rate of 7.1 percent as of March 2025 — well above the 4.1 percent average from 2010 to 2019. This year, however, Oakland-Berkeley is expected to add only 250 new units, falling behind Fremont — a more affordable submarket with easy access to San Jose. The Livermore-Pleasanton area is also seeing a surge in activity. Several hundred units are slated for delivery here in late 2025 and early 2026. Still, consistent leasing should keep suburban vacancy steady, while the urban core rate is set to decline substantially. These shifts highlight a market pivot to underbuilt, cost-effective areas in response to persistent renter affordability constraints.



Multifamily 2025 Outlook



3,400
JOBS
will be lost

EMPLOYMENT:

Oakland will shed jobs for a second straight year, driven largely by cuts in blue-collar roles. The metro already lost over 5,000 positions in the first quarter, though it is projected to recover over the rest of the year.



1,000
UNITS
will be completed

CONSTRUCTION:

Fremont will be the focal point of development this year, as half of all new units will open there. Overall, this year marks the second-lowest delivery total since 2015. Inventory growth stands at just 0.4 percent.



60
BASIS POINT
decrease in vacancy

VACANCY:

The vacancy rate continues to drop as net absorption outpaces new supply for a second consecutive year. The metrowide figure is expected to reach 4.3 percent, which is still 30 basis points higher than the level in 2019.



3.1%
INCREASE
in effective rent

RENT:

As a result of slowing construction and a lower vacancy rate, the average effective rent is forecast to increase for the first time in two years to about \$2,652 per month, marking the highest level in the metro's history.

MARKET OVERVIEW // Ashland Village Apartments

1Q 2025 — 12-Month Period

CONSTRUCTION

2,547 units completed

- Inventory grew 1.0 percent in the 12 months ended in March. Just 300 units were delivered in the first quarter — the lowest total in six years.
- About 80 percent of new units were in the Oakland-Berkeley submarket, which saw around 2,000 additions in that span. Additional deliveries occurred in San Ramon-Dublin, Concord-Martinez and Fremont.

VACANCY

80 basis point decrease in vacancy Y-O-Y

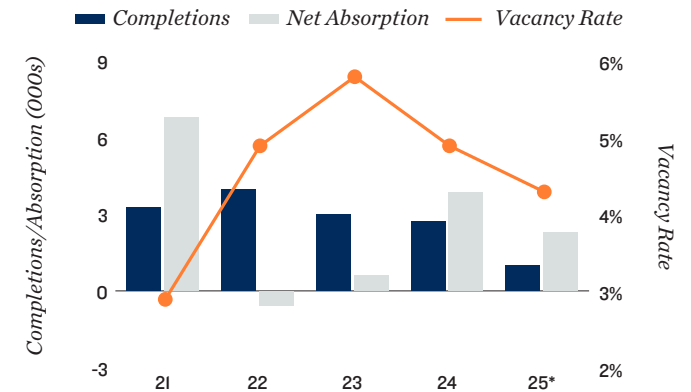
- Overall vacancy declined for a fifth consecutive quarter in March, falling to 4.8 percent — the lowest rate since the fourth quarter of 2022.
- Class A and B vacancies each saw a 100-basis-point drop over the past year to the rate of 5.7 percent and 4.3 percent, respectively. Class C properties vacancy followed with a 50-basis-point decline, landing at 5.1 percent.

RENT

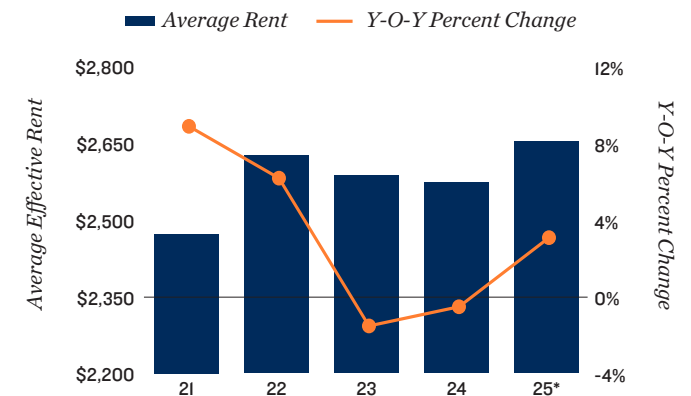
0.7% increase in the average effective rent Y-O-Y

- Despite rent reductions across all classes — down 0.5 percent, 0.7 percent and 1.3 percent for Class A, B and C, respectively — the metrowide average rose slightly to \$2,598 per month, driven by a wave of Class A openings.
- The concentration of these new openings in the Oakland-Berkeley area fueled a 1.6 percent rent decline — the largest among all submarkets.

Supply and Demand



Rent Trends

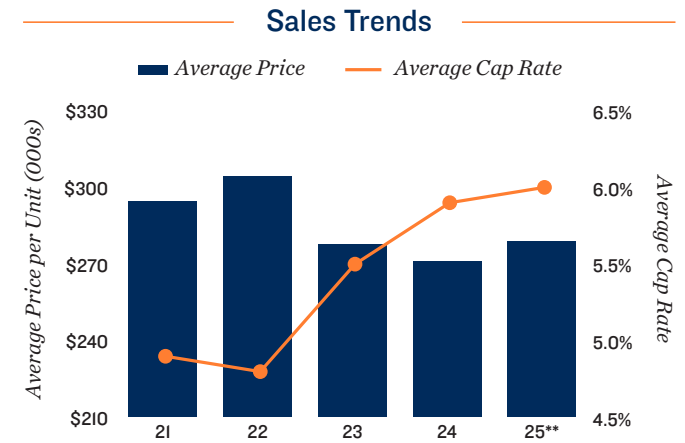


* Forecast

Sources: CoStar Group, Inc.; Real Capital Analytics; RealPage, Inc.

Investment Highlights

- After a slower 2023, transaction activity is rebounding. The number of sales is up 33 percent in the 12-month period ended in March. The average price per unit also rose for the first time in two years, though it remains 10 percent below the 2022 peak. This relatively lower pricing pushed the average cap rate to 6.0 percent — the highest in a decade, suggesting investors are adjusting to a higher interest rate environment.
- Sales of Class A properties surged 200 percent over the last 12 months compared with the 2020-2023 annual average. These high-end deals were focused in Oakland, Berkeley and Fremont, reflecting ongoing interest in luxury assets and aligning with recent construction trends.
- Despite concentrated development, vacancy declined in eight of nine submarkets across the metro over the past year. The steepest drops — over 150 basis points — occurred in Northwest Contra Costa County and the Hayward-San Leandro-Union City area, where minimal new units were added. These close-in suburbs are becoming increasingly attractive to renters and investors alike due to their more affordable rents, easy access to employment centers and lower entry costs.



** Through 1Q

Sources: CoStar Group, Inc.; Real Capital Analytics; RealPage, Inc.

Complete Demographic Summary Report

August 01, 2025

(1 Selected): 5 Mile Radius: 1456 167th Ave Ashland CA 94578

//

Population Demographics										
	2010		2020		2024		2029		Percent Change	
	Census		Census		Estimates		Projections		2010 to 2020	2024 to 2029
Total Population	359,556		393,896		382,499		387,214		9.6%	1.2%
Population Density (Pop/Sq Mi)	4,573.62		4,394.86		4,865.46		4,925.00		-3.9%	1.2%
Total Households	120,785		128,125		130,200		131,716		6.1%	1.2%
Population by Gender:										
Male	175,481	48.8%	192,434	51.1%	189,089	50.6%	0	0.0%	9.7%	-100.0%
Female	184,071	51.2%	201,462	48.9%	193,410	49.4%	0	0.0%	9.4%	-100.0%
Population by Race										
	2010		2020		2024		2029		Percent Change	
	Census		Census		Estimates		Projections		2010 to 2020	2024 to 2029
White	142,032	39.5%	90,414	23.0%	85,163	22.3%	80,753	20.9%	-36.3%	-5.2%
Black	50,297	14.0%	44,727	11.4%	42,553	11.1%	41,548	10.7%	-11.1%	-2.4%
American Indian or Alaska Native	3,134	0.9%	5,947	1.5%	6,016	1.6%	6,103	1.6%	89.7%	1.4%
Asian/Native Hawaiian/Other Pacific Islander	79,634	22.1%	113,232	28.7%	115,749	30.3%	121,905	31.5%	42.2%	5.3%
Some Other Race	61,564	17.1%	88,793	22.5%	82,835	21.7%	84,822	21.9%	44.2%	2.4%
Two or More Races	22,896	6.4%	50,784	12.9%	50,183	13.1%	52,083	13.4%	121.8%	3.8%
Population by Ethnicity										
	2010		2020		2024		2029		Percent Change	
	Census		Census		Estimates		Projections		2010 to 2020	2024 to 2029
Hispanic	124,426	34.6%	143,252	36.4%	134,450	35.1%	0	0.0%	15.1%	-100.0%
Not Hispanic or Latino	235,128	65.4%	243,527	61.8%	248,049	64.8%	0	0.0%	3.6%	-100.0%
Population by Age										
	2010		2020		2024		2029		Percent Change	
	Census		Census		Estimates		Projections		2010 to 2020	2024 to 2029
0 to 4	24,817	6.9%	21,983	5.6%	20,776	5.4%	20,303	0.0%	-11.4%	-2.3%
5 to 14	47,578	13.2%	47,636	12.1%	43,982	11.5%	43,026	0.0%	0.1%	-2.2%
15 to 19	25,240	7.0%	24,643	6.3%	22,726	5.9%	21,575	0.0%	-2.4%	-5.1%
20 to 24	24,644	6.9%	25,684	6.5%	22,022	5.8%	22,191	0.0%	4.2%	0.8%
25 to 34	52,276	14.5%	60,283	15.3%	57,159	14.9%	55,022	0.0%	15.3%	-3.7%
35 to 44	50,598	14.1%	55,819	14.2%	56,099	14.7%	58,169	0.0%	10.3%	3.7%
45 to 54	52,616	14.6%	50,584	12.8%	50,236	13.1%	51,131	0.0%	-3.9%	1.8%

Complete Demographic Summary Report

August 01, 2025

(1 Selected): 5 Mile Radius: 1456 167th Ave Ashland CA 94578

	2010		2020		2024		2029		Percent Change	
	Census		Census		Estimates		Projections		2010 to 2020	2024 to 2029
55 to 64	40,485	7.7%	50,575	12.8%	49,656	13.0%	48,903	0.0%	24.9%	-1.5%
65 to 74	20,673	5.7%	34,525	8.8%	35,156	9.2%	38,506	0.0%	67.0%	9.5%
75 to 84	13,552	3.8%	15,047	3.8%	16,642	4.4%	19,577	0.0%	11.0%	17.6%
85+	7,078	2.0%	7,117	1.8%	8,045	2.1%	8,811	0.0%	0.6%	9.5%
Median Age:										
Total Population	359,556.0		38.4		39.0		40.0			

Households by Income

	2010		2020		2024		2029		Percent Change	
	Census		Census		Estimates		Projections		2010 to 2020	2024 to 2029
\$0 - \$15,000	11,509	9.5%	8,819	6.9%	8,313	6.4%	7,435	5.6%	-23.4%	-10.6%
\$15,000 - \$24,999	10,123	8.4%	6,196	4.8%	5,996	4.6%	5,785	4.4%	-38.8%	-3.5%
\$25,000 - \$34,999	10,898	9.0%	7,610	5.9%	6,736	5.2%	6,396	4.9%	-30.2%	-5.0%
\$35,000 - \$49,999	16,247	13.5%	10,484	8.2%	9,551	7.3%	9,198	7.0%	-35.5%	-3.7%
\$50,000 - \$74,999	23,758	19.7%	18,476	14.4%	16,049	12.3%	14,396	10.9%	-22.2%	-10.3%
\$75,000 - \$99,999	16,204	13.4%	16,285	12.7%	16,040	12.3%	14,447	11.0%	0.5%	-9.9%
\$100,000 - \$149,999	20,232	16.8%	25,513	19.9%	25,384	19.5%	24,645	18.7%	26.1%	-2.9%
\$150,000+	10,659	8.8%	34,743	27.1%	42,130	32.4%	49,414	37.5%	225.9%	17.3%
Average Hhld Income	\$82,022		\$121,936		\$134,950		\$147,146		48.7%	9.0%
Median Hhld Income	\$61,612		\$98,923		\$109,804		\$120,663		60.6%	9.9%
Per Capita Income	\$27,841		\$40,174		\$46,324		\$50,456		44.3%	8.9%

Employment

	2010		2020		2024		2029		Percent Change	
	Census	%	Census	%	Estimates	%	Projections	%	2010 to 2020	2024 to 2029
Total Population 16+	282,242		319,465		313,276		319,495		13.2%	2.0%
Total Labor Force	188,718	66.9%	211,099	66.1%	204,939	65.4%	206,233	64.5%	11.9%	0.6%
Civilian, Employed	160,435	85.0%	199,792	62.5%	195,389	62.4%	195,760	61.3%	24.5%	0.2%
Civilian, Unemployed	28,264	15.0%	11,097	3.5%	9,352	3.0%	10,275	3.2%	-60.7%	9.9%
In Armed Forces	19	0.0%	209	0.1%	198	0.1%	198	0.1%	1,001.5%	-0.1%
Not In Labor Force	93,520	33.1%	108,366	33.9%	108,337	34.6%	113,261	35.5%	15.9%	4.5%
% Blue Collar	39,832	42.8%	86,930	43.5%	84,433	43.2%	84,557	43.3%	118.2%	0.1%
% White Collar	91,746	57.2%	112,862	56.5%	110,956	56.8%	111,203	56.9%	23.0%	0.2%

Housing Units

	2010		2020		2024		2029		Percent Change	
	Census		Census		Estimates		Projections		2010 to 2020	2024 to 2029
Total Housing Units	128,173		132,666		134,871		136,482		3.5%	1.2%

Complete Demographic Summary Report

August 01, 2025

(1 Selected): 5 Mile Radius: 1456 167th Ave Ashland CA 94578

//

	2010		2020		2024		2029		Percent Change	
	Census		Census		Estimates		Projections		2010 to 2020	2024 to 2029
Total Occupied Housing Units	n/a	n/a	128,125	96.6%	130,200	96.5%	131,716	96.5%	n/a	1.2%
Owner Occupied: Owned with a mortgage or loan	n/a	n/a	53,008	41.4%	53,477	41.1%	53,991	41.0%	n/a	1.0%
Owner Occupied: Owned free and clear	n/a	n/a	16,130	12.6%	17,622	13.5%	18,099	13.7%	n/a	2.7%
Renter Occupied	n/a	n/a	58,988	46.0%	59,101	45.4%	59,627	45.3%	n/a	0.9%
Vacant	7,389	5.8%	4,541	3.4%	4,671	3.5%	4,766	3.5%	-38.5%	2.0%

Vehicles Available

	2010		2020		2024		2029		Percent Change	
	Census		Census		Estimates		Projections		2010 to 2020	2024 to 2029
0 Vehicles Available	8,555	7.1%	8,118	6.3%	8,565	6.6%	8,739	6.6%	-5.1%	2.0%
1 Vehicle Available	37,962	31.4%	35,966	28.1%	36,212	27.8%	36,571	27.8%	-5.3%	1.0%
2+ Vehicles Available	74,262	61.5%	84,041	65.6%	85,423	65.6%	86,406	65.6%	13.2%	1.2%
Average Vehicles Per Household	2.05		0.01		0.01		0.00		-99.5%	-100.0%

Marital Status

	2010		2020		2024		2029		Percent Change	
	Census		Census		Estimates		Projections		2010 to 2020	2024 to 2029
Married, Spouse Present	119,549	41.6%	123,934	38.2%	126,026	39.7%	128,053	39.5%	3.7%	1.6%
Married, Spouse Absent	18,482	6.4%	20,770	6.4%	20,597	6.5%	21,754	6.7%	12.4%	5.6%
Divorced	27,738	9.7%	31,116	9.6%	29,304	9.2%	30,081	9.3%	12.2%	2.7%
Widowed	16,188	5.6%	19,092	5.9%	18,720	5.9%	19,240	5.9%	17.9%	2.8%
Never Married	105,202	36.6%	129,364	39.9%	123,094	38.7%	124,756	38.5%	23.0%	1.4%
Age 15+ Population	287,162		324,276		317,741		323,884		12.9%	1.9%

Educational Attainment

	2010		2020		2024		2029		Percent Change	
	Census		Census		Estimates		Projections		2010 to 2020	2024 to 2029
Grade K - 8	10,028	8.3%	12,572	4.6%	14,105	5.2%	14,851	8.3%	25.4%	5.3%
Grade 9 - 11	14,746	6.2%	20,015	4.7%	11,546	4.2%	11,622	4.1%	35.7%	0.7%
High School Graduate	63,788	26.9%	67,021	24.5%	63,970	23.4%	65,072	23.2%	5.1%	98.3%

Complete Demographic Summary Report

August 01, 2025

(1 Selected): 5 Mile Radius: 1456 167th Ave Ashland CA 94578

	2010		2020		2024		2029		Percent Change	
	Census		Census		Estimates		Projections		2010 to 2020	2024 to 2029
Some College, No Degree	37,510	15.8%	39,539	38.9%	54,052	19.8%	55,193	19.7%	47.7%	2.1%
Associates Degree	16,802	7.1%	21,621	7.9%	21,311	7.8%	21,817	7.8%	28.7%	2.4%
Bachelor's Degree	44,453	18.7%	58,388	21.3%	58,227	21.3%	59,617	21.3%	31.3%	2.4%
Graduate Degree	14,780	6.2%	27,051	15.7%	29,091	10.7%	30,301	10.8%	83.0%	4.2%
No Schooling Completed	6,262	2.6%	10,164	3.7%	11,686	4.3%	12,356	4.4%	62.3%	5.7%
Age 25+ Population	237,273		273,949		272,993		280,118		15.5%	2.6%

Seasonal Population by Quarter

2024	
Estimates	
Q4 2021	1,328
Q1 2022	1,058
Q2 2022	1,201
Q3 2022	1,222
Q4 2022	1,266
Q1 2023	880
Q2 2023	887
Q3 2023	890
Q4 2023	945

//

EXCLUSIVELY LISTED BY

Ethan H. Pintard

Senior Director Investments

Office: Palo Alto

Direct: 510.379.1285

Ethan.Pintard@marcusmillichap.com

License: CA #01255311

Marcus & Millichap