

535 E. SANTA CLARA STREET

Marcus & Millichap

SAN JOSE, CA 95112



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ENTITLED STUDENT-HOUSING DEVELOPMENT OPPORTUNITY

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Marcus & Millichap

EXCLUSIVELY LISTED BY:

YURI SERGUNIN, CCIM

SENIOR MANAGING DIRECTOR INVESTMENTS

C: (650) 701-5590 | O: (650) 391-1764

Yuri.Sergunin@marcusmillichap.com

License: CA 01908322

J.J. TAUGHINBAUGH

SENIOR MANAGING DIRECTOR INVESTMENTS

C: (408) 348-8821 | O: (650) 391-1807

JJ.Taughinbaugh@marcusmillichap.com

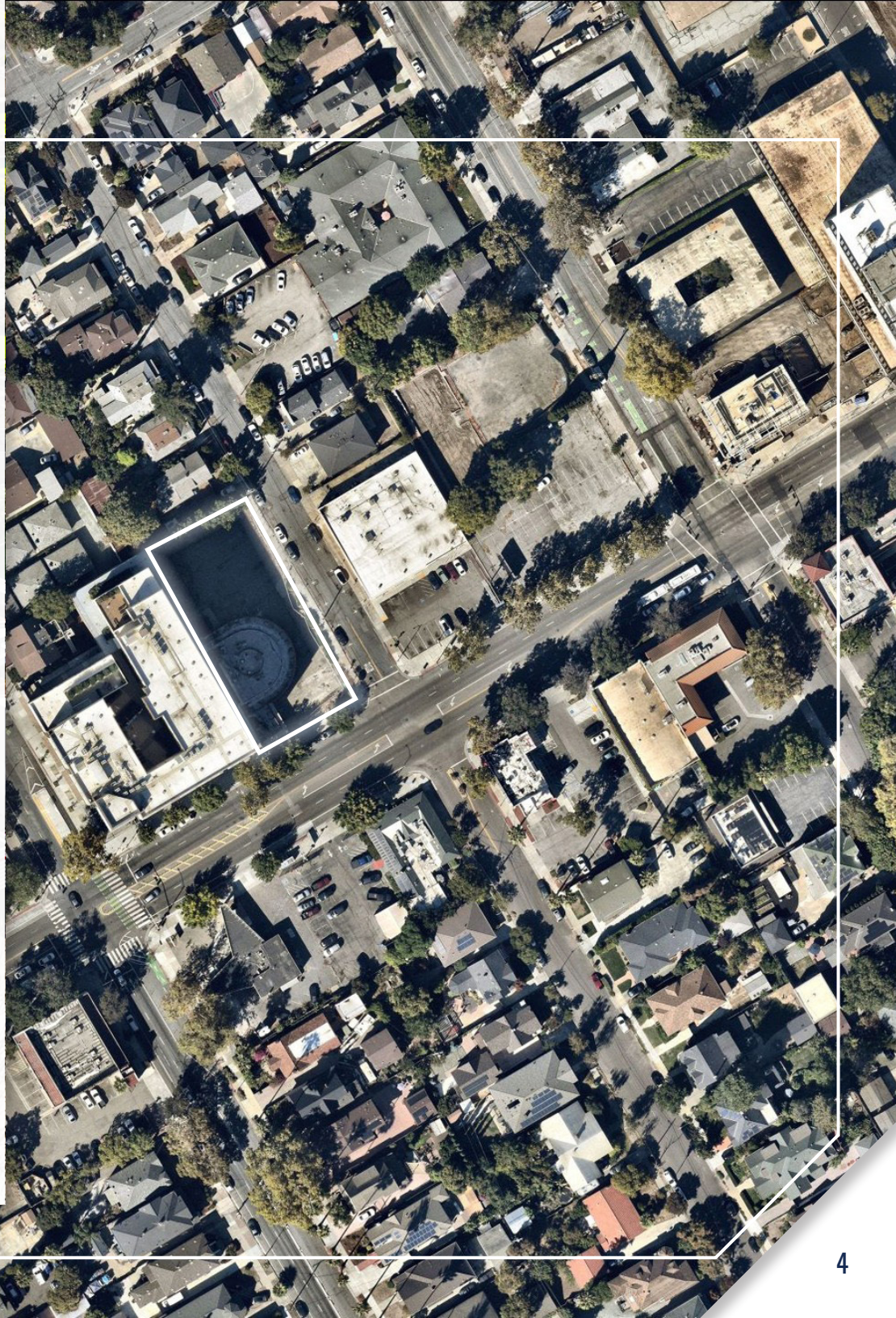
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PROPERTY SUMMARY

ADDRESS	535 E. Santa Clara Street San Jose, CA 95112
PRICE	\$3,800,000
APN	46716088
ZONING	Urban Village
LOT SIZE	19,002 SF
PROJECT TYPE	6-Story Student-Housing with G Floor Retail
SUBMARKET AREA	San Jose State University

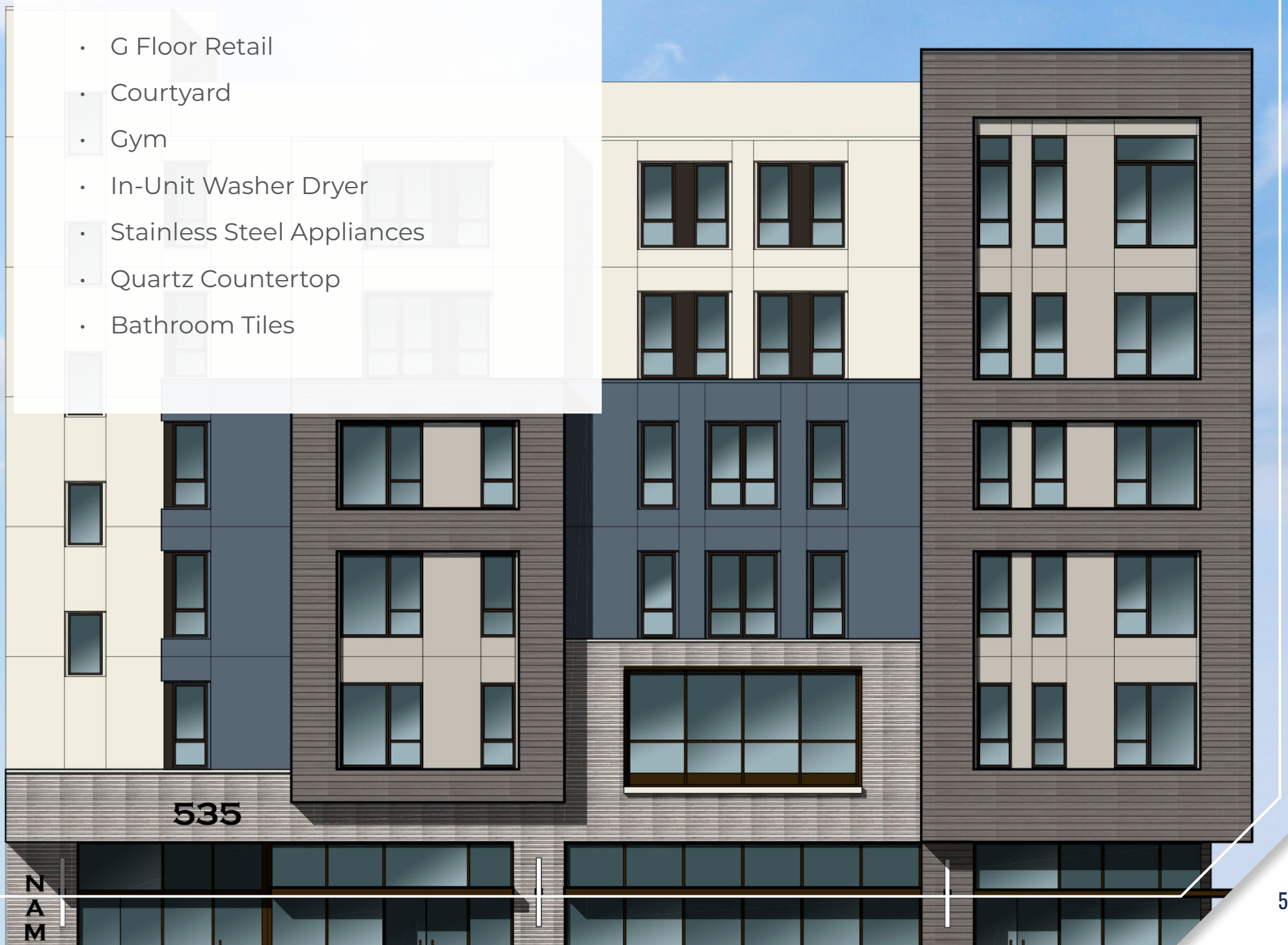
INVESTMENT HIGHLIGHTS

- 41-unit (147-room) student housing with 4,000 sf of G floor retail
- Adjacent to a successful student housing project called Sparta505 (505 E Santa Clara)
- Across the street from SJSU
- The project is currently entitled and one year away from construction

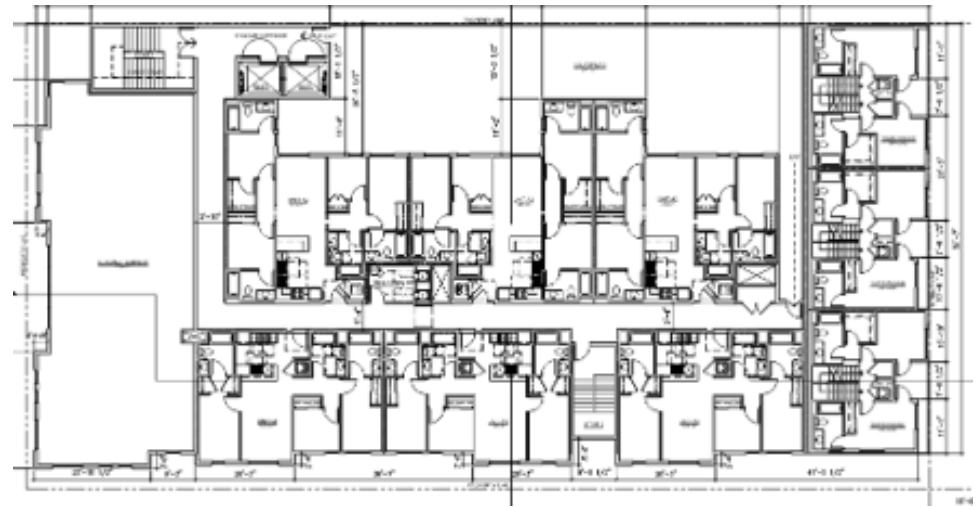
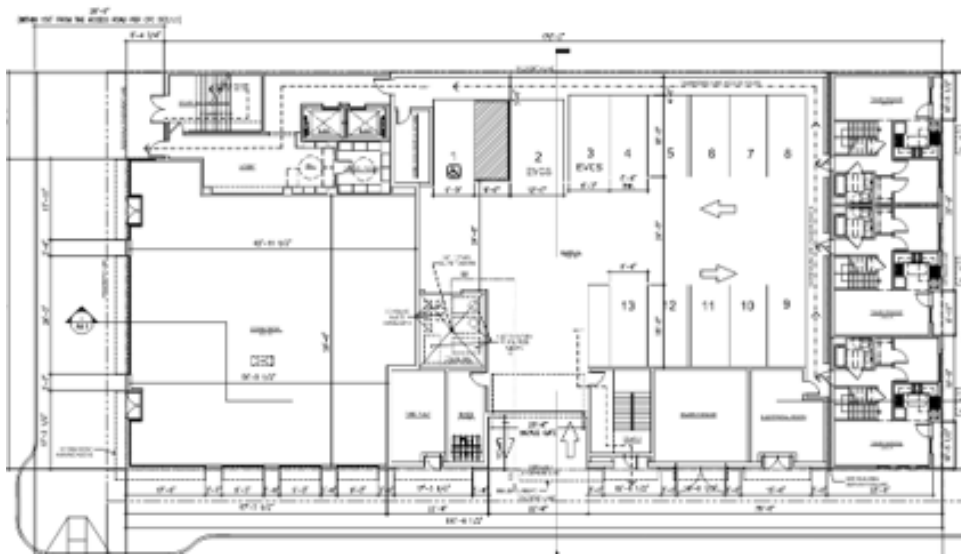


AMENITIES

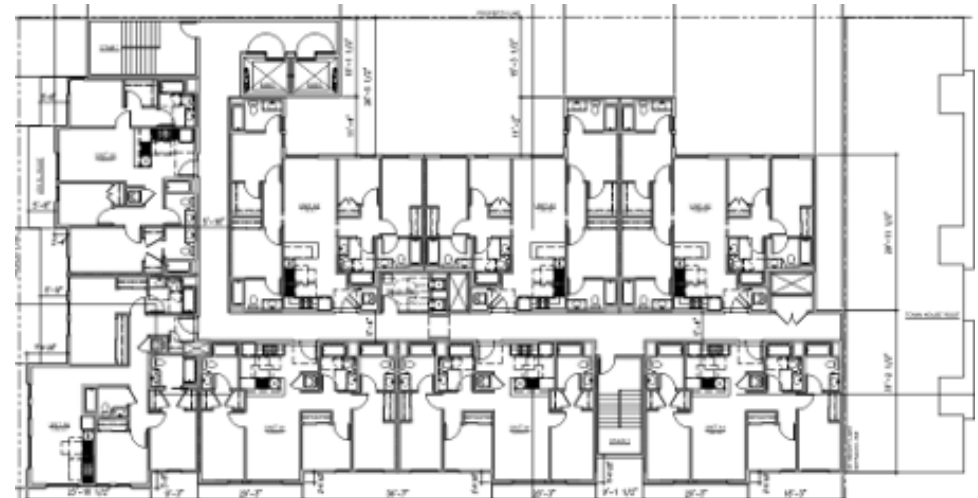
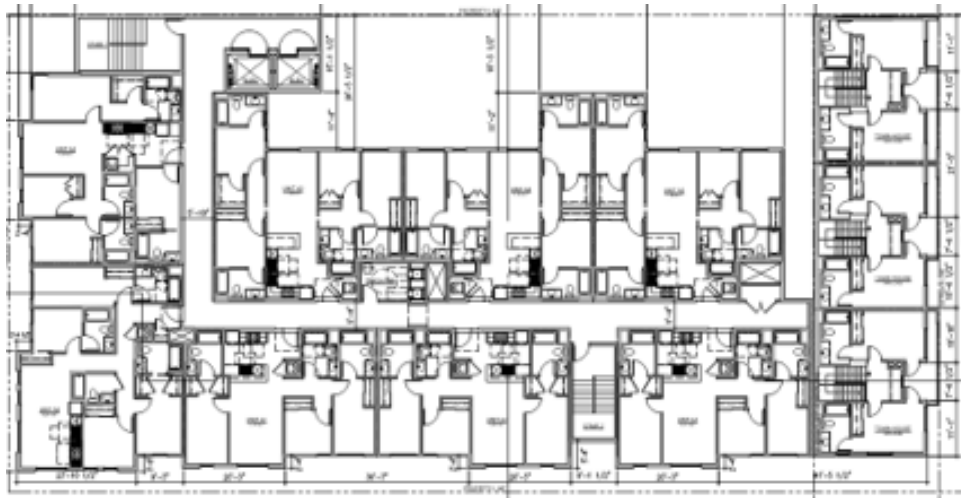
- G Floor Retail
- Courtyard
- Gym
- In-Unit Washer Dryer
- Stainless Steel Appliances
- Quartz Countertop
- Bathroom Tiles



G FLOOR & 2ND FLOOR SITEPLAN



3RD FLOOR & 4TH FLOOR SITEPLAN

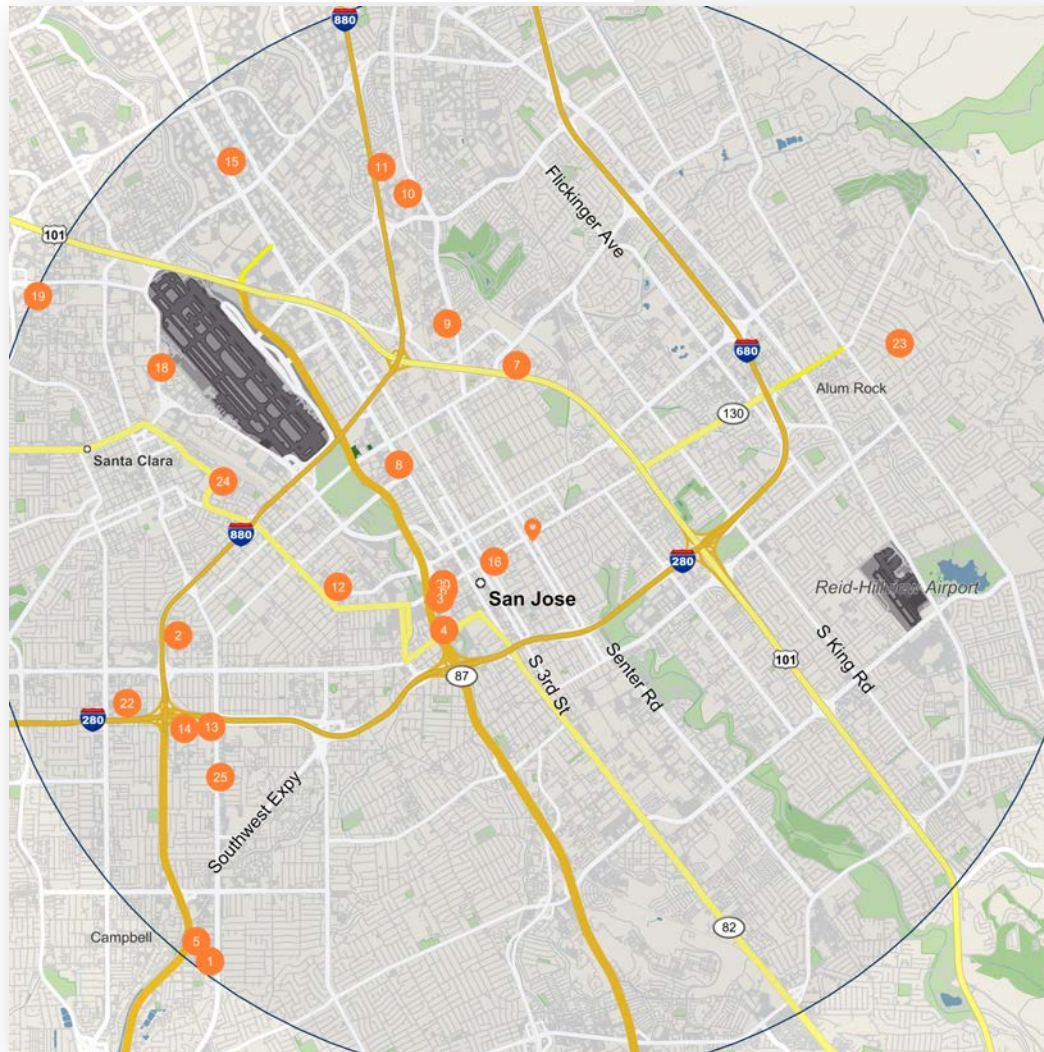


REGIONAL AERIAL



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EMPLOYER MAP



Major Employers

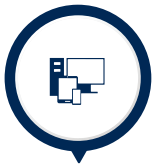
Employees

1	24 7ai Inc	7,236
2	Verity Health System Cal Inc-OConnor Hospital	5,983
3	Zoom Video Communications Inc-Zoom	5,667
4	Acer Cloud Technology Inc	5,027
5	Bairesdev LLC	3,500
6	Shutterfly LLC	3,489
7	Rosendin Electric Inc-Rosendin Electric	3,000
8	Universal Services America LP	2,708
9	Topbuild Services Group Corp-Masco	2,527
10	LSI Corporation-LSI Logic	2,400
11	Super Micro Computer Inc-SUPERMICRO	2,291
12	Santa Clara Valley Medical Ctr	2,210
13	Santa Clara Valley Medical Ctr	2,210
14	Santa Clara Valley Medical Ctr	2,210
15	Sanmina Corporation-SANMINA	2,139
16	City of San Jose	2,100
17	C&W Facility Services Inc	1,970
18	Coast Personnel Services Inc	1,895
19	Sodexo Management Inc	1,654
20	Jeppesen Dataplan Inc	1,636
21	Broadcom Corporation	1,633
22	Netapp Inc-Netapp	1,600
23	Sodexo Management Inc	1,527
24	President Bd of Trstees Snta C-President Bd of Trstees Snta C	1,400
25	Johnson Service Group Inc	1,388

DEMOGRAPHIC DATA

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.



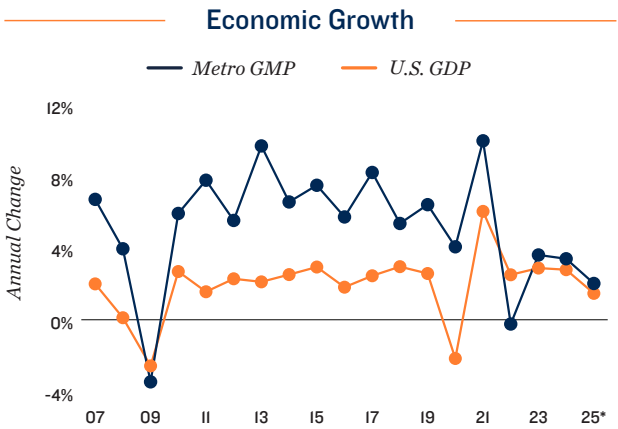
HISTORICAL HERITAGE

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 percent

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



POPULATION
2M
Growth 2025-2029*
1.5%



HOUSEHOLDS
691K
Growth 2025-2029*
1.6%



MEDIAN AGE
39
U.S. Median:
39

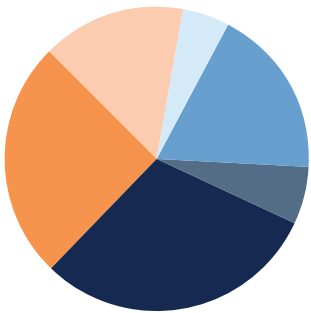


MEDIAN HOUSEHOLD INCOME
\$159,000
U.S. Median:
\$76,100

* Forecast

2025 Population by Age

5%	0-4 years
18%	5-19 years
6%	20-24 years
30%	25-44 years
25%	45-64 years
15%	65+ years



* Forecast

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

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