

OFFERING MEMORANDUM

712 Santa Clara Ave

712 Santa Clara Ave
Alameda CA 94501

712 Santa Clara Ave

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*Exclusively Marketed
by:*

Logan Martinez

Fiduciary Real Estate
Services

(949) 377-3737

logan@fiduciaryrealestates

ervices.com

01960924



712 SANTA CLARA AVE

01	Executive Summary
	Investment Summary
	Unit Mix Summary

OFFERING SUMMARY

ADDRESS	712 Santa Clara Ave Alameda CA 94501
COUNTY	Alameda
BUILDING SF	4,674 SF
LAND SF	6,950 SF
LAND ACRES	.16
NUMBER OF UNITS	6
YEAR BUILT	1942
APN	73-422-16

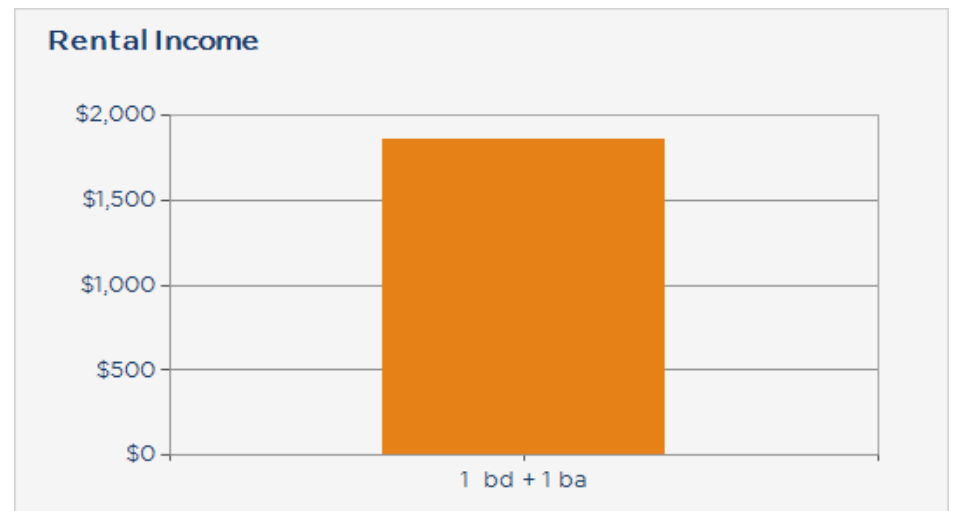
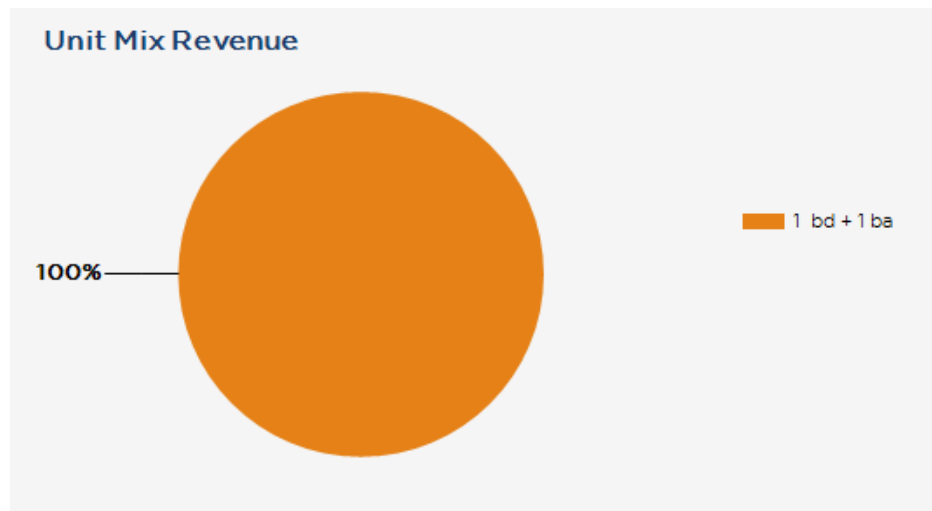
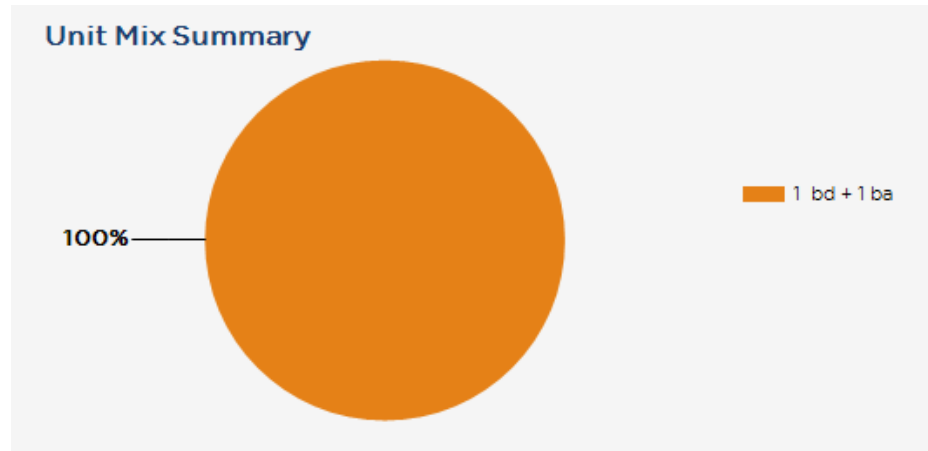
FINANCIAL SUMMARY

PRICE	\$1,300,000
PRICE PSF	\$278.13
PRICE PER UNIT	\$216,667
OCCUPANCY	100.00%
NOI (2025)	\$94,272
CAP RATE (2025)	7.25%
GRM (2025)	9.79

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2026 Population	27,216	193,973	412,221
2026 Median HH Income	\$117,695	\$99,456	\$105,873
2026 Average HH Income	\$170,176	\$143,339	\$154,324

Unit Mix	# Units	Current Rent	Monthly Income
1 bd + 1 ba	6	\$1,858	\$11,150
Totals/Averages	6	\$1,858	\$11,150



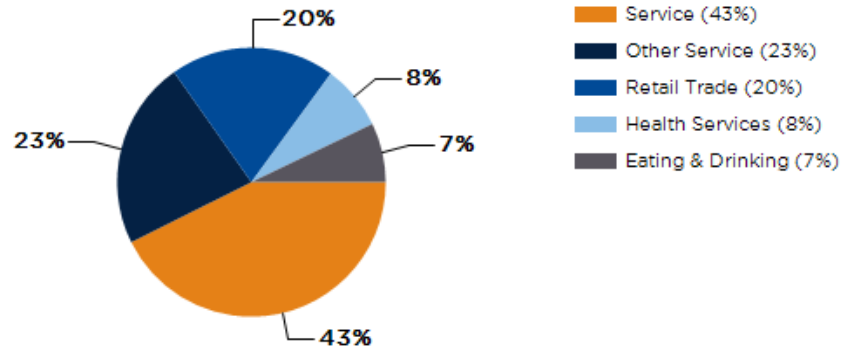
712 SANTA CLARA AVE

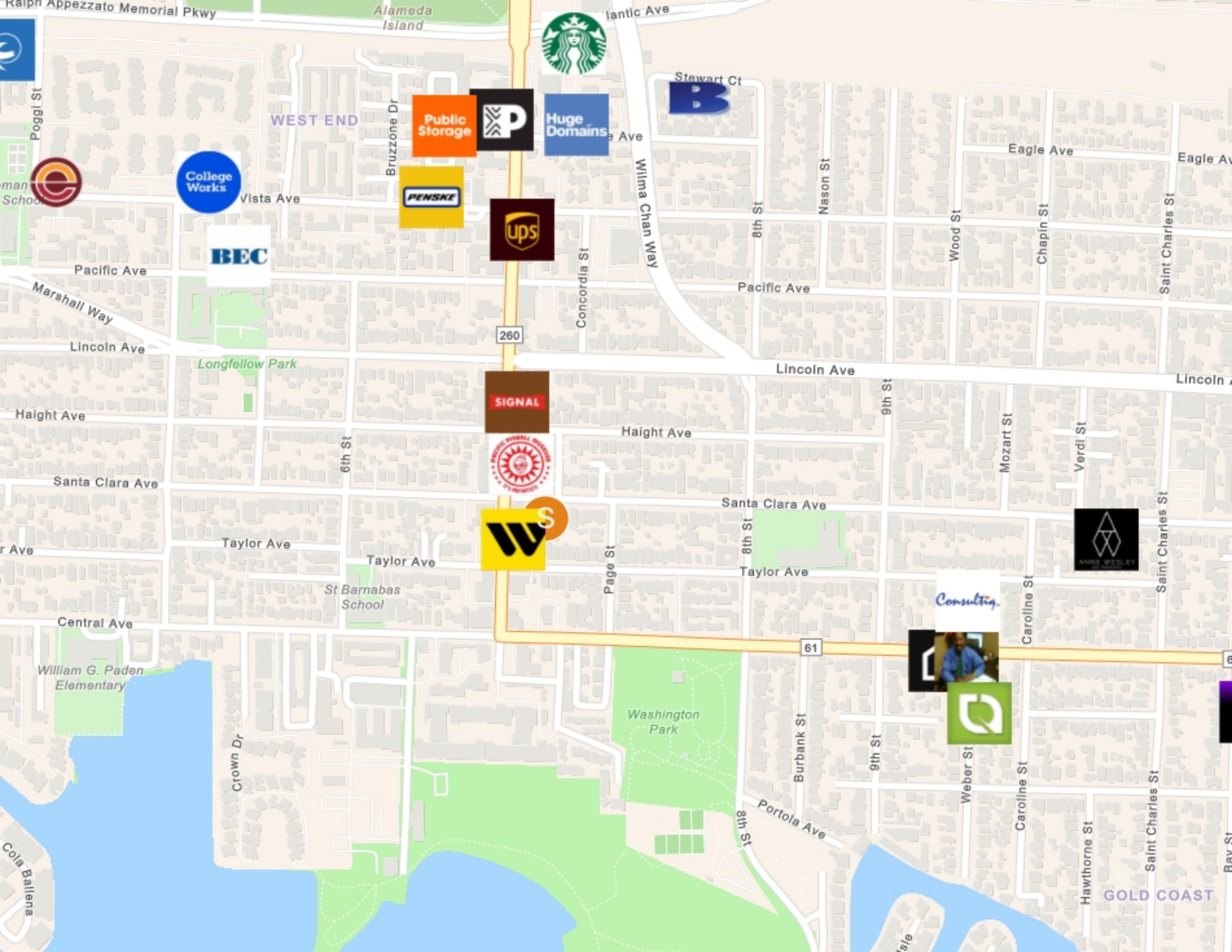
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Location

- Location Summary
- Local Business Map
- Major Employers Map
- Aerial View Map
- Traffic Counts
- Drive Times (Heat Map)

Major Industries by Employee Count





GOLD COAST

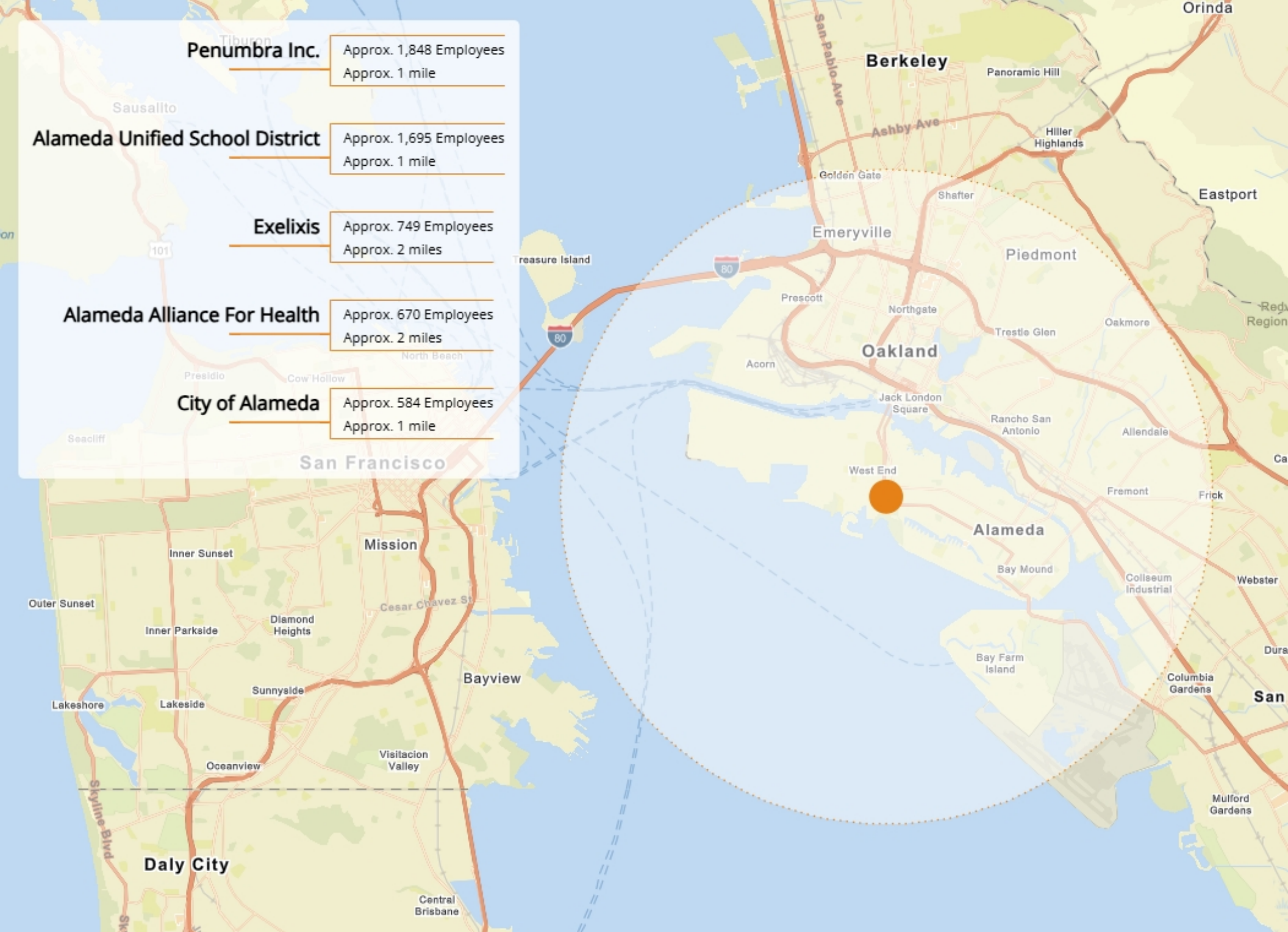
Penumbra Inc. Approx. 1,848 Employees
Approx. 1 mile

Alameda Unified School District Approx. 1,695 Employees
Approx. 1 mile

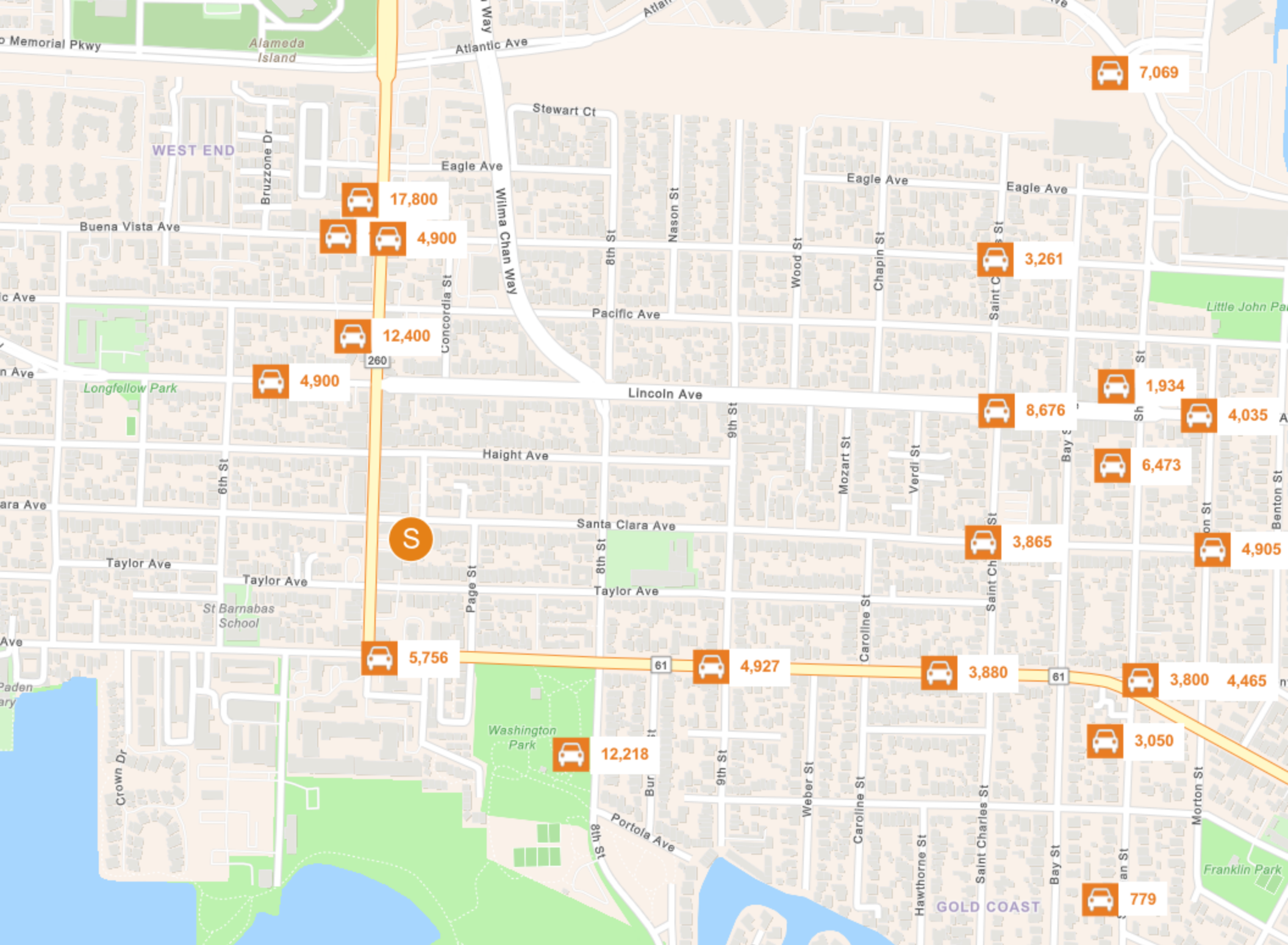
Exelixis Approx. 749 Employees
Approx. 2 miles

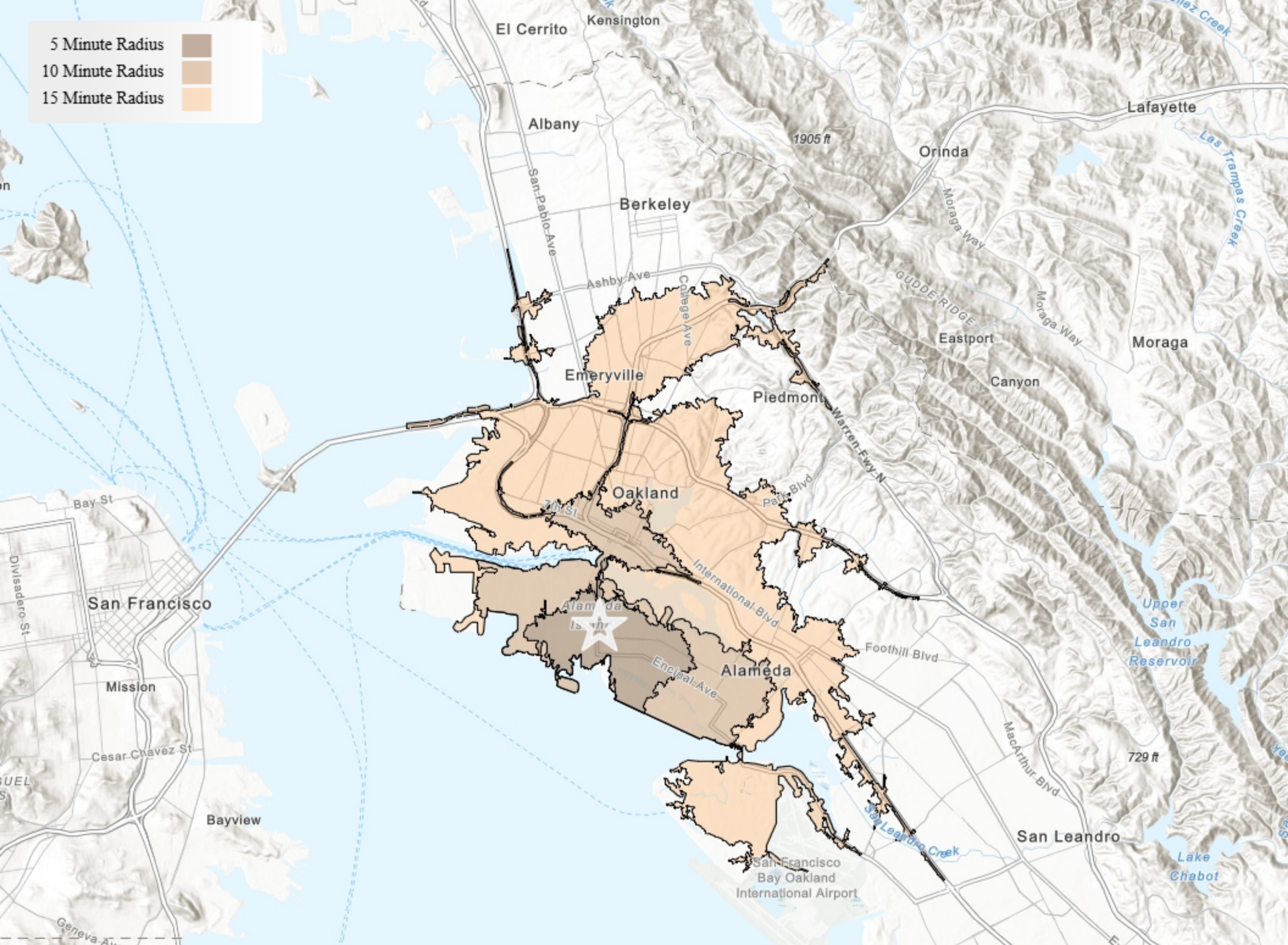
Alameda Alliance For Health Approx. 670 Employees
Approx. 2 miles

City of Alameda Approx. 584 Employees
Approx. 1 mile









712 SANTA CLARA AVE

03 Property Description

Property Features

Property Images

PROPERTY FEATURES

NUMBER OF UNITS	6
BUILDING SF	4,674
LAND SF	6,950
LAND ACRES	.16
YEAR BUILT	1942
# OF PARCELS	1
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1



712 SANTA CLARA AVE

Rent Roll

Rent Roll

04

Unit	Unit Mix	Current Rent	Move-in Date	Lease End	Notes
1	1 bd + 1 ba	\$2,100.00	05/04/2024	04/30/2026	
2	1 bd + 1 ba	\$2,100.00	07/09/2025	06/30/2026	
3	1 bd + 1 ba	\$1,676.00	07/01/1998		MTM
4	1 bd + 1 ba	\$1,839.00	01/23/2014		MTM
5	1 bd + 1 ba	\$1,676.00	07/01/1998		MTM
6	1 bd + 1 ba	\$1,759.00	07/27/2007		MTM
Totals / Averages		\$11,150.00			

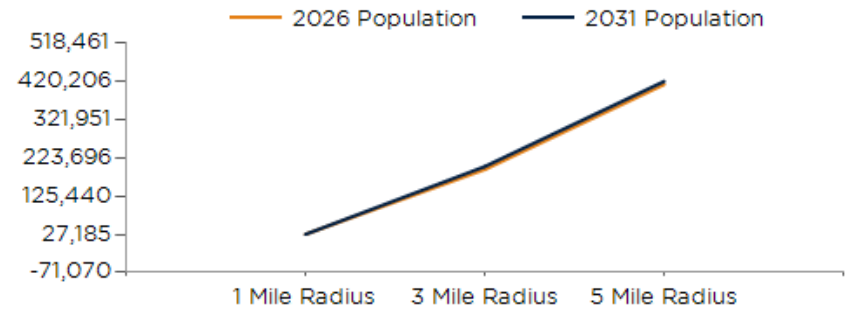
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05 Demographics

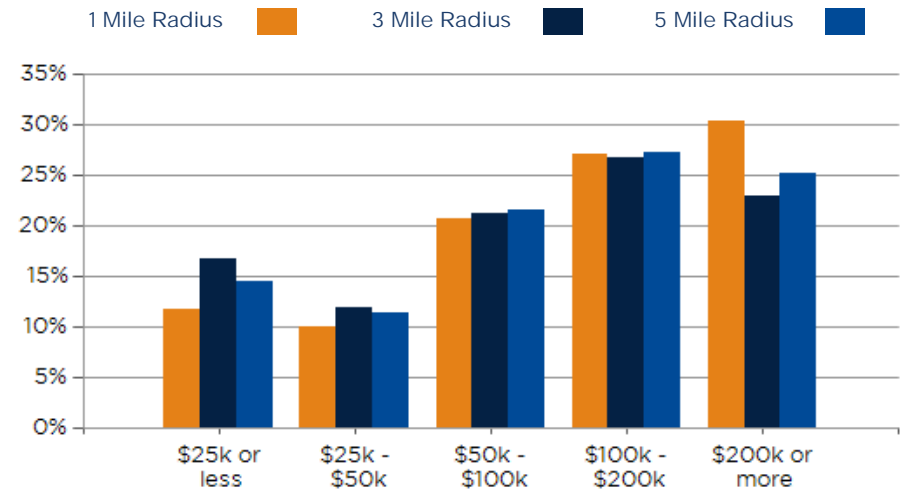
- General Demographics
- Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	25,033	165,660	363,560
2010 Population	25,448	165,610	359,911
2026 Population	27,216	193,973	412,221
2031 Population	27,185	201,507	420,206
2026 African American	2,091	26,935	65,940
2026 American Indian	209	2,525	6,762
2026 Asian	9,446	61,659	100,001
2026 Hispanic	3,569	36,553	93,639
2026 Other Race	1,319	19,900	54,453
2026 White	10,559	59,484	132,780
2026 Multiracial	3,449	22,369	49,943
2026-2031: Population: Growth Rate	-0.10%	3.85%	1.90%

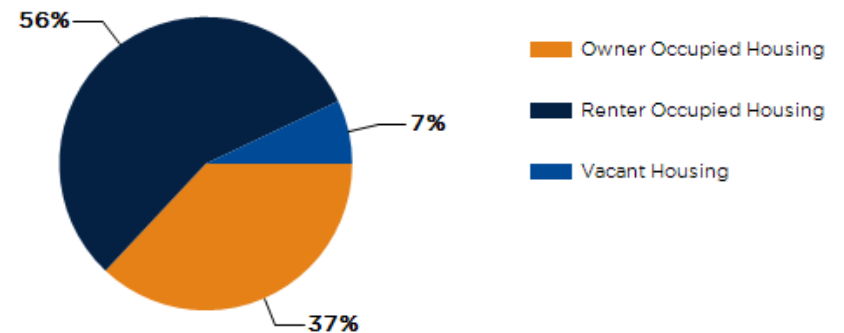
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	860	8,818	15,903
\$15,000-\$24,999	472	4,846	8,452
\$25,000-\$34,999	395	3,676	7,303
\$35,000-\$49,999	747	6,017	11,760
\$50,000-\$74,999	1,242	9,515	19,396
\$75,000-\$99,999	1,102	7,779	16,653
\$100,000-\$149,999	1,791	12,774	27,165
\$150,000-\$199,999	1,267	8,924	18,510
\$200,000 or greater	3,427	18,683	42,305
Median HH Income	\$117,695	\$99,456	\$105,873
Average HH Income	\$170,176	\$143,339	\$154,324



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

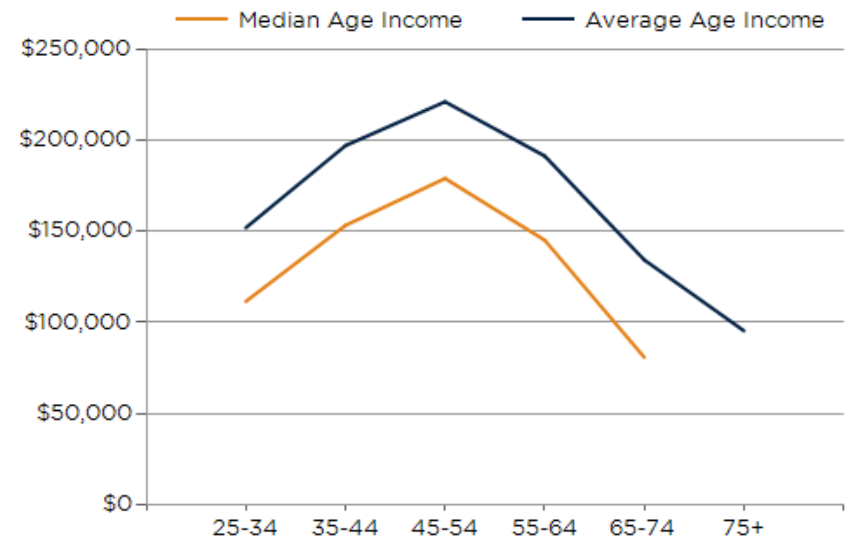
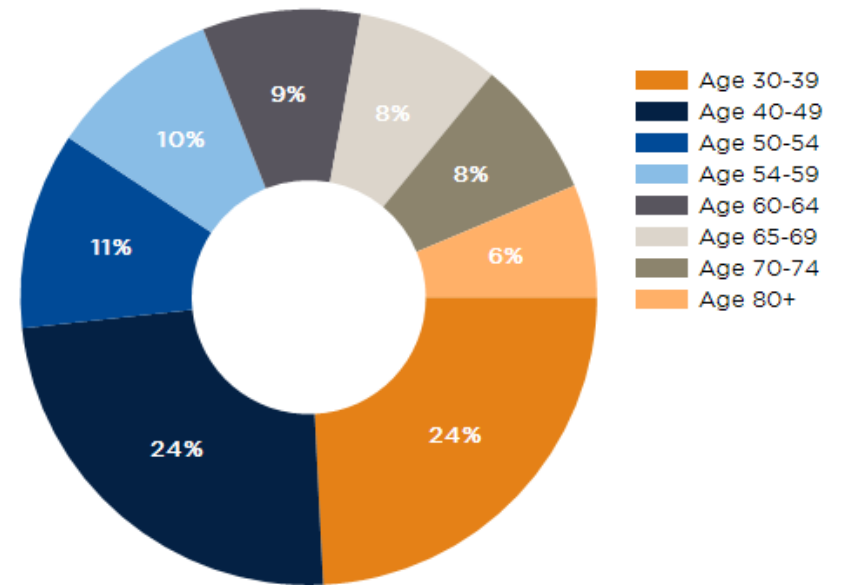


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	2,023	19,799	41,270
2026 Population Age 35-39	2,177	18,001	37,992
2026 Population Age 40-44	2,256	15,566	33,500
2026 Population Age 45-49	1,922	12,784	28,132
2026 Population Age 50-54	1,919	12,202	26,509
2026 Population Age 55-59	1,681	10,816	22,615
2026 Population Age 60-64	1,537	10,169	20,878
2026 Population Age 65-69	1,399	9,641	19,431
2026 Population Age 70-74	1,339	8,479	17,419
2026 Population Age 75-79	1,099	6,467	13,312
2026 Population Age 80-84	596	3,984	7,867
2026 Population Age 85+	575	4,341	7,761
2026 Population Age 18+	22,238	162,580	341,354
2026 Median Age	42	39	39
2031 Median Age	43	40	40

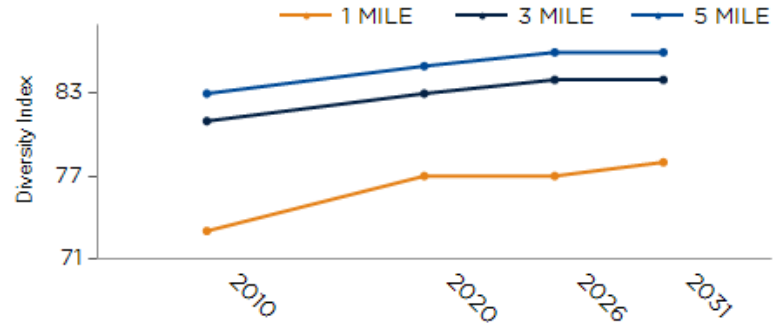
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$111,631	\$103,287	\$106,333
Average Household Income 25-34	\$152,221	\$138,499	\$145,334
Median Household Income 35-44	\$153,525	\$120,893	\$127,323
Average Household Income 35-44	\$197,430	\$167,525	\$175,891
Median Household Income 45-54	\$179,354	\$134,223	\$142,461
Average Household Income 45-54	\$221,575	\$181,175	\$192,885
Median Household Income 55-64	\$145,377	\$111,535	\$121,011
Average Household Income 55-64	\$191,755	\$159,739	\$174,434
Median Household Income 65-74	\$80,894	\$66,076	\$73,984
Average Household Income 65-74	\$134,520	\$114,938	\$126,860
Average Household Income 75+	\$95,467	\$80,091	\$91,677

Population By Age

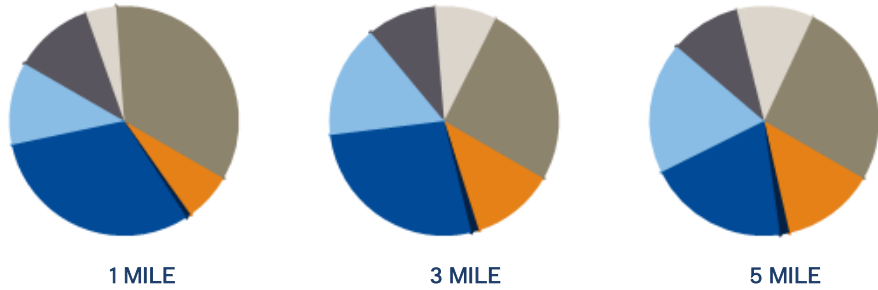


DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	78	84	86
Diversity Index (current year)	77	84	86
Diversity Index (2020)	77	83	85
Diversity Index (2010)	73	81	83

POPULATION DIVERSITY



POPULATION BY RACE

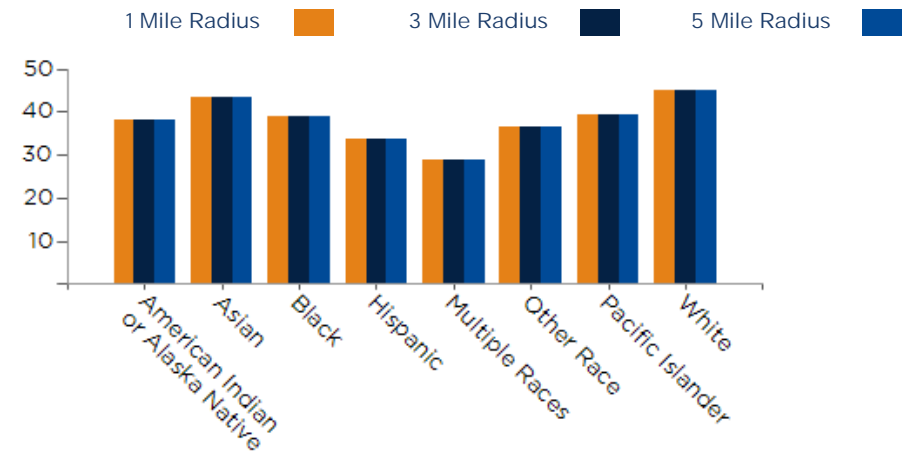


2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	38	34	32
Median Asian Age	43	44	43
Median Black Age	39	40	41
Median Hispanic Age	34	33	32
Median Multiple Races Age	29	31	31
Median Other Race Age	37	34	33
Median Pacific Islander Age	40	36	36
Median White Age	45	41	41

2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	7%	12%	13%
American Indian	1%	1%	1%
Asian	31%	27%	20%
Hispanic	12%	16%	19%
Multiracial	11%	10%	10%
Other Race	4%	9%	11%
White	34%	26%	26%

2026 MEDIAN AGE BY RACE



Company Profile
Company Bio

06

Team Biographies



TERESA GORMAN

*Senior Broker and Attorney
DRE: 00969257*

A widely respected trust & estate attorney, Teresa ensures legal compliance on all transactions.



BAILEY MARTINEZ

*Senior Associate
DRE: 02030819*

After graduating from Stanford University, Bailey joined FRES as a specialist in commercial properties.

RUBEN MARTINEZ

*Senior Broker
DRE: 01027549*

With 30 years of real estate experience, Ruben serves as the point of contact for all clients.



LOGAN MARTINEZ

*Broker Associate
DRE: 01960924*

Logan utilizes his business degree from NYU to analyze market trends and provide property valuations.



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Exclusively Marketed by:

Logan Martinez

Fiduciary Real Estate Services

(949) 377-3737

logan@fiduciaryrealestateservices.com

01960924

