

FOR LEASE

# Nakamura Plaza

33131 Alvarado-Niles Road | Union City, CA



## Overview

AVAILABLE	2,580 SF
GLA	7,350 SF
NNN LEASE RATE	\$1.65 PSF



## Description

- Attractive architecture
- Co-tenants include dental offices, a medical clinic, and Mexico Tipico Restaurant
- Build-out includes 4 private offices, kitchen area and 2 restrooms
- Easy access to I-880 and located at signalized intersection
- Dense daytime population and residential base
- Excellent signage and convenient surface parking

## Demographics

	1 MILE	2 MILE	3 MILE
Total Population	18,935	96,878	170,520
Total Households	5,890	28,937	52,426
Average HH Income	\$121,459	\$121,586	\$123,762
Daytime Population	17,349	79,503	130,010

Year: 2018 | Source: Esri

## Traffic Counts

Alvarado-Niles Road	31,404 VPD
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Year: 2012 | Source: Google Earth Pro

## Contact

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	1 mile	2 miles	3 miles
<b>Population</b>			
2000 Population	18,191	88,944	152,662
2010 Population	18,041	91,450	158,901
2018 Population	18,935	96,878	170,520
2023 Population	19,580	100,549	177,754
2000-2010 Annual Rate	-0.08%	0.28%	0.40%
2010-2018 Annual Rate	0.59%	0.70%	0.86%
2018-2023 Annual Rate	0.67%	0.75%	0.83%
2018 Male Population	48.9%	49.5%	49.3%
2018 Female Population	51.1%	50.5%	50.7%
2018 Median Age	41.7	37.5	37.8
2018 Total Daytime Population	17,349	79,503	130,010
Workers	7,173	29,196	42,115
Residents	10,176	50,307	87,895

In the identified area, the current year population is 18,935. In 2010, the Census count in the area was 18,041. The rate of change since 2010 was 0.59% annually. The five-year projection for the population in the area is 19,580 representing a change of 0.67% annually from 2015 to 2020. Currently, the population is 48.9% male and 51.1% female.

<b>Data for all businesses in area</b>			
Total Businesses:	485	2,110	3,399
Total Employees:	6,937	26,503	39,472
Total Residential Population:	18,935	96,878	170,520
Employee/Residential Population Ratio:	0.37:1	0.27:1	0.23:1

## Median Age

The median age in this area is 41.7, compared to U.S. median age of 37.9.

<b>Race and Ethnicity</b>			
2018 White Alone	26.6%	23.6%	24.9%
2018 Black Alone	4.2%	4.5%	4.7%
2018 American Indian/Alaska Native Alone	0.4%	0.4%	0.4%
2018 Asian Alone	51.7%	53.5%	52.3%
2018 Pacific Islander Alone	1.0%	1.0%	1.2%
2018 Other Race	9.3%	10.2%	9.8%
2018 Two or More Races	6.7%	6.7%	6.7%
2018 Hispanic Origin (Any Race)	21.0%	22.0%	20.6%

Persons of Hispanic origin represent 21.0% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 77.3 in the identified area, compared to 63.0 for the U.S. as a whole.

<b>Median Household Income</b>			
2018 Median Household Income	\$98,771	\$101,318	\$102,236
2023 Median Household Income	\$109,892	\$111,017	\$112,787
2018-2023 Annual Rate	2.16%	1.85%	1.98%
<b>Average Household Income</b>			
2018 Average Household Income	\$121,459	\$121,586	\$123,762
2023 Average Household Income	\$140,605	\$140,240	\$143,265
2018-2023 Annual Rate	2.97%	2.90%	2.97%
<b>Per Capita Income</b>			
2018 Per Capita Income	\$38,494	\$36,484	\$38,323
2023 Per Capita Income	\$44,305	\$41,863	\$44,130
2018-2023 Annual Rate	2.85%	2.79%	2.86%

	1 mile	2 miles	3 miles
<b>2018 Employed Population 16+ by Occupation</b>			
Total	9,031	47,845	84,854
White Collar	66.5%	67.6%	68.8%
Management/Business/Financial	17.9%	16.2%	16.8%
Professional	24.0%	27.8%	28.8%
Sales	10.2%	9.4%	9.3%
Administrative Support	14.4%	14.2%	13.9%
Services	15.5%	14.9%	14.1%
Blue Collar	18.1%	17.5%	17.1%
Farming/Forestry/Fishing	0.4%	0.2%	0.2%
Construction/Extraction	2.9%	2.7%	2.6%
Installation/Maintenance/Repair	2.8%	3.1%	3.4%
Production	6.9%	6.0%	5.5%
Transportation/Material Moving	5.1%	5.5%	5.4%
<b>2018 Population 25+ by Educational Attainment</b>			
Total	13,483	66,298	116,759
Less than 9th Grade	3.8%	5.2%	5.7%
9th - 12th Grade, No Diploma	4.7%	4.9%	4.8%
High School Graduate	22.5%	22.5%	20.9%
GED/Alternative Credential	1.5%	1.8%	1.7%
Some College, No Degree	17.4%	17.7%	17.5%
Associate Degree	7.5%	6.8%	6.9%
Bachelor's Degree	25.6%	25.6%	26.3%
Graduate/Professional Degree	16.9%	15.4%	16.1%
<b>Households</b>			
2000 Households	5,563	26,052	46,850
2010 Households	5,644	27,465	49,186
2018 Total Households	5,890	28,937	52,426
2023 Total Households	6,061	29,910	54,405
2000-2010 Annual Rate	0.14%	0.53%	0.49%
2010-2018 Annual Rate	0.52%	0.63%	0.78%
2018-2023 Annual Rate	0.57%	0.66%	0.74%
2018 Average Household Size	3.19	3.33	3.23

The household count in this area has changed from 5,644 in 2010 to 5,890 in the current year, a change of 0.52% annually. The five-year projection of households is 6,061, a change of 0.57% annually from the current year total. Average household size is currently 3.19, compared to 3.17 in the year 2010. The number of families in the current year is 4,653 in the specified area.

## Households by Income

Current median household income is \$98,771 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$109,892 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$121,459 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$140,605 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$38,494 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$44,305 in five years, compared to \$32,501 for all U.S. households