



 the econic company®

3520 Beacon Avenue, Fremont, CA

FULLY LEASED

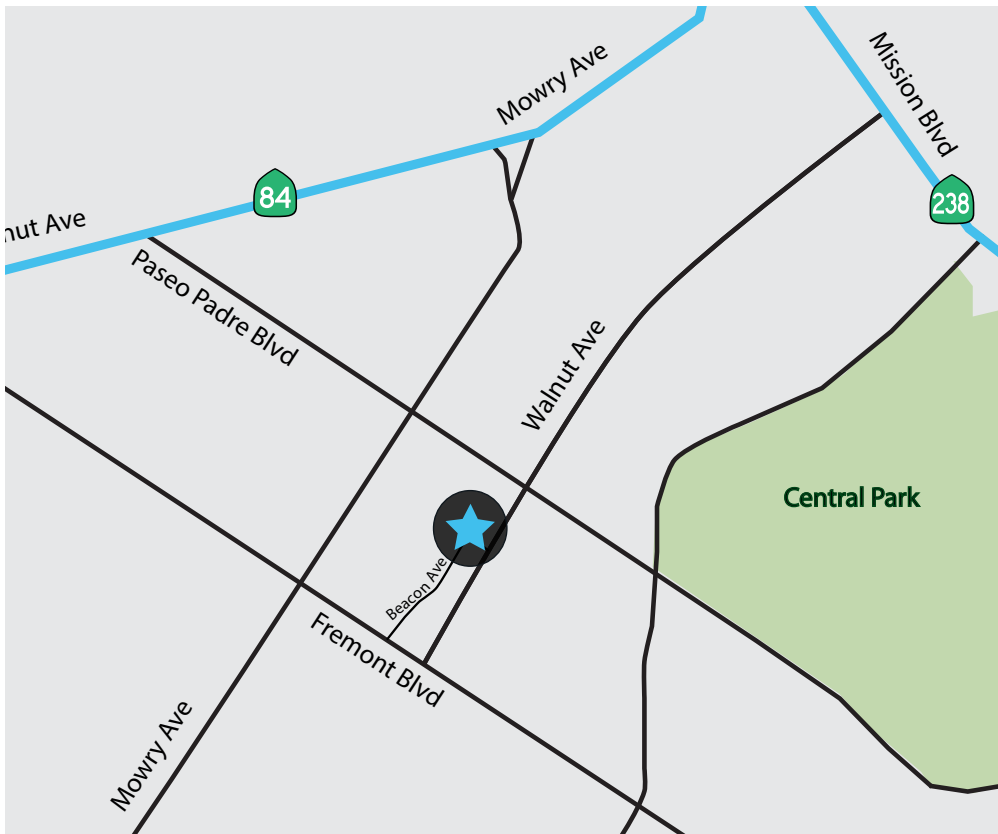
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Project Highlights

- Ground Floor Retail Space for Lease
- 275 Residential Units
- 30 Retail Parking Stalls
- Seeking: Coffee, Light Food, Personal Services, Fitness
- Ample Patio



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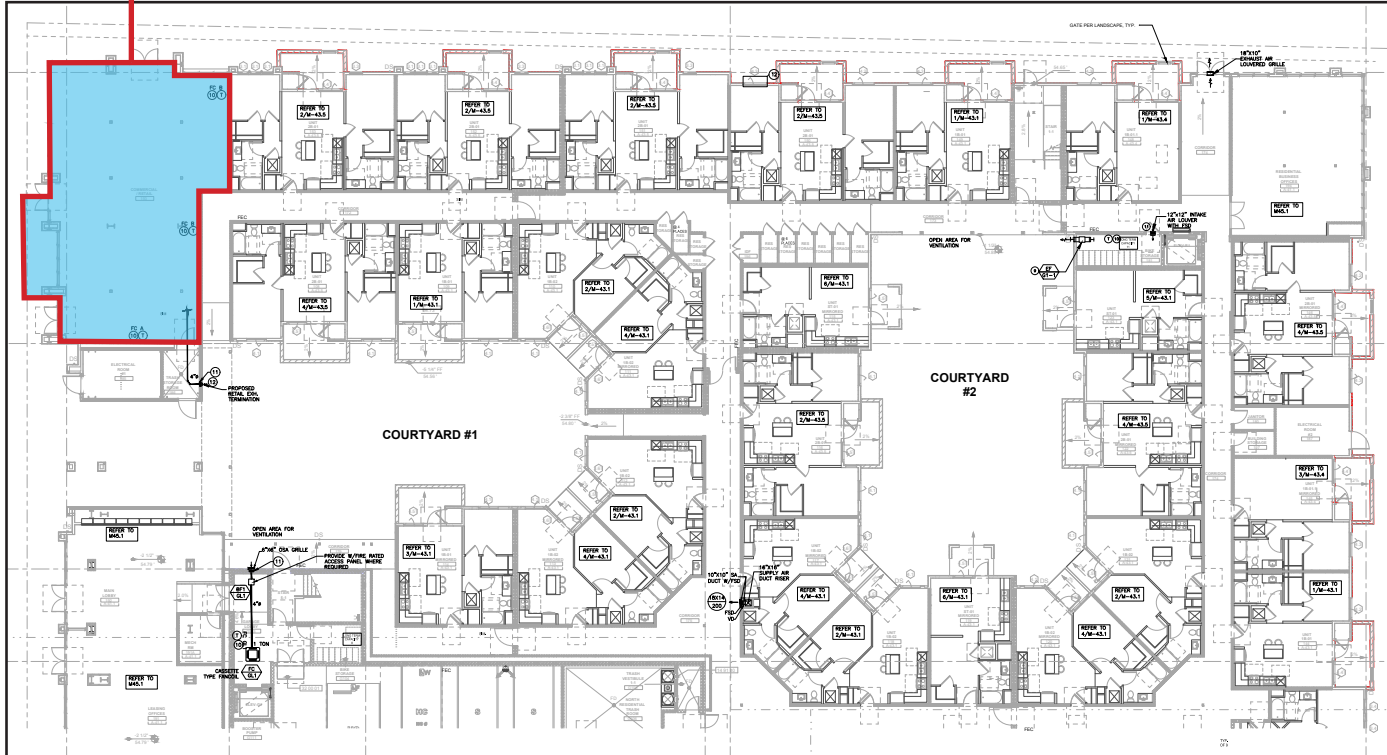
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Site Plan

Commercial/Retail



*This site plan is not drawn to scale.

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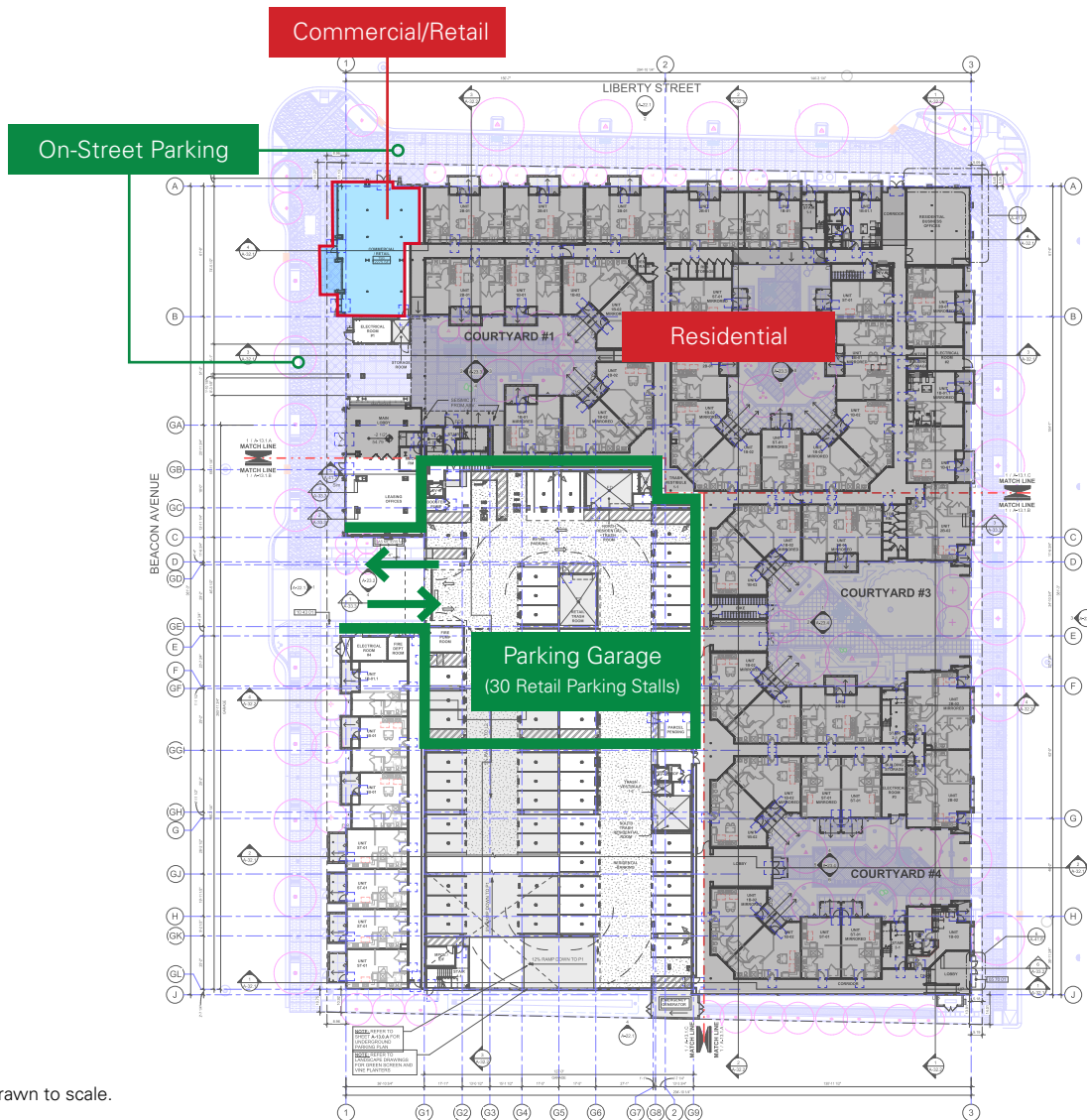
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Potential Demising Floor Plan



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Amenities Map



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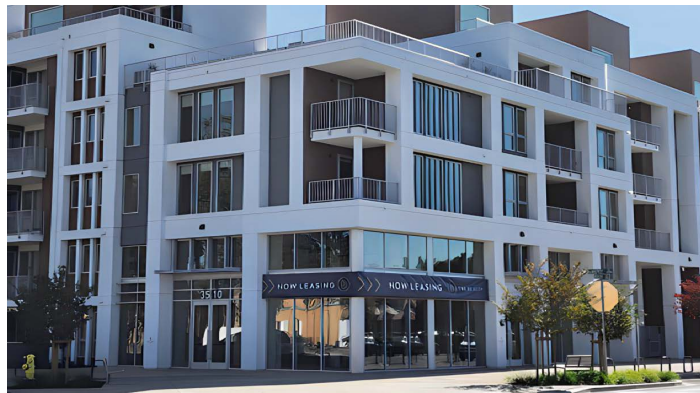
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Gallery



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Distance Demographics

3520 Beacon Ave Fremont, CA 94538		1 mi radius		3 mi radius		5 mi radius	
Population							
Estimated Population (2021)	38,208		180,636		305,247		
Projected Population (2026)	39,488		182,378		308,752		
Census Population (2020)	37,770		179,797		302,450		
Census Population (2010)	35,303		165,037		275,096		
Projected Annual Growth (2021-2026)	1,280	0.7%	1,742	0.2%	3,505	0.2%	
Historical Annual Growth (2020-2021)	438	-	839	0.5%	2,797	0.9%	
Historical Annual Growth (2010-2020)	2,467	0.7%	14,760	0.9%	27,354	1.0%	
Estimated Population Density (2021)	12,168	psm	6,392	psm	3,888	psm	
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi	
Households							
Estimated Households (2021)	13,714		59,286		97,145		
Projected Households (2026)	14,811		62,616		102,718		
Census Households (2020)	13,596		58,961		96,137		
Census Households (2010)	12,913		55,439		89,514		
Projected Annual Growth (2021-2026)	1,097	1.6%	3,330	1.1%	5,573	1.1%	
Historical Annual Change (2010-2021)	800	0.6%	3,847	0.6%	7,631	0.8%	
Average Household Income							
Estimated Average Household Income (2021)	\$160,815		\$171,473		\$175,060		
Projected Average Household Income (2026)	\$184,452		\$202,183		\$206,155		
Census Average Household Income (2010)	\$88,062		\$95,030		\$99,015		
Census Average Household Income (2000)	\$75,661		\$82,949		\$87,265		
Projected Annual Change (2021-2026)	\$23,637	2.9%	\$30,710	3.6%	\$31,095	3.6%	
Historical Annual Change (2000-2021)	\$85,155	5.4%	\$88,524	5.1%	\$87,795	4.8%	
Median Household Income							
Estimated Median Household Income (2021)	\$129,480		\$136,950		\$142,557		
Projected Median Household Income (2026)	\$151,663		\$159,326		\$165,560		
Census Median Household Income (2010)	\$77,533		\$83,330		\$86,281		
Census Median Household Income (2000)	\$66,421		\$72,802		\$76,278		
Projected Annual Change (2021-2026)	\$22,183	3.4%	\$22,376	3.3%	\$23,003	3.2%	
Historical Annual Change (2000-2021)	\$63,059	4.5%	\$64,148	4.2%	\$66,279	4.1%	
Per Capita Income							
Estimated Per Capita Income (2021)	\$57,824		\$56,443		\$55,848		
Projected Per Capita Income (2026)	\$69,285		\$69,579		\$68,719		
Census Per Capita Income (2010)	\$32,212		\$31,922		\$32,219		
Census Per Capita Income (2000)	\$28,346		\$28,205		\$28,451		
Projected Annual Change (2021-2026)	\$11,461	4.0%	\$13,136	4.7%	\$12,871	4.6%	
Historical Annual Change (2000-2021)	\$29,479	5.0%	\$28,238	4.8%	\$27,397	4.6%	
Estimated Average Household Net Worth (2021)	\$1.79 M		\$1.95 M		\$2.03 M		

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Distance Demographics (Cont.)

3520 Beacon Ave		1 mi radius		3 mi radius		5 mi radius	
Fremont, CA 94538							
Household Type (2021)							
Total Households	13,714		59,286		97,145		
Households with Children	4,810	35.1%	23,413	39.5%	40,793	42.0%	
Average Household Size	2.7		3.0		3.1		
Household Density per Square Mile	4,367		2,098		1,238		
Population Family	32,050	83.9%	159,183	88.1%	273,736	89.7%	
Population Non-Family	5,592	14.6%	18,909	10.5%	28,029	9.2%	
Population Group Quarters	566	1.5%	2,545	1.4%	3,483	1.1%	
Family Households	9,609	70.1%	45,453	76.7%	76,588	78.8%	
Married Couple Households	7,391	76.9%	35,561	78.2%	60,548	79.1%	
Other Family Households with Children	2,218	23.1%	9,892	21.8%	16,041	20.9%	
Family Households with Children	4,778	49.7%	23,290	51.2%	40,586	53.0%	
Married Couple with Children	3,665	76.7%	18,354	78.8%	32,438	79.9%	
Other Family Households with Children	1,113	23.3%	4,936	21.2%	8,148	20.1%	
Family Households No Children	4,831	50.3%	22,163	48.8%	36,002	47.0%	
Married Couple No Children	3,726	77.1%	17,207	77.6%	28,110	78.1%	
Other Family Households No Children	1,106	22.9%	4,956	22.4%	7,892	21.9%	
Non-Family Households	4,104	29.9%	13,833	23.3%	20,557	21.2%	
Non-Family Households with Children	32	0.8%	123	0.9%	207	1.0%	
Non-Family Households No Children	4,072	99.2%	13,710	99.1%	20,350	99.0%	
Average Family Household Size	3.3		3.5		3.6		
Average Family Income	\$190,774		\$194,980		\$196,137		
Median Family Income	\$147,526		\$156,733		\$160,979		
Average Non-Family Household Size	1.4		1.4		1.4		
Marital Status (2021)							
Population Age 15 Years or Over	31,441		147,408		246,904		
Never Married	8,539	27.2%	42,213	28.6%	71,253	28.9%	
Currently Married	18,206	57.9%	81,454	55.3%	137,349	55.6%	
Previously Married	4,695	14.9%	23,741	16.1%	38,302	15.5%	
Separated	1,652	35.2%	7,472	31.5%	12,628	33.0%	
Widowed	1,279	27.2%	6,821	28.7%	10,662	27.8%	
Divorced	1,764	37.6%	9,447	39.8%	15,012	39.2%	
Educational Attainment (2021)							
Adult Population Age 25 Years or Over	27,923		129,340		216,144		
Elementary (Grade Level 0 to 8)	730	2.6%	4,200	3.2%	6,830	3.2%	
Some High School (Grade Level 9 to 11)	1,045	3.7%	5,538	4.3%	9,600	4.4%	
High School Graduate	5,097	18.3%	26,197	20.3%	44,348	20.5%	
Some College	3,103	11.1%	19,417	15.0%	32,137	14.9%	
Associate Degree Only	1,093	3.9%	6,971	5.4%	11,614	5.4%	
Bachelor Degree Only	8,426	30.2%	36,483	28.2%	60,076	27.8%	
Graduate Degree	8,429	30.2%	30,534	23.6%	51,539	23.8%	
Any College (Some College or Higher)	21,051	75.4%	93,405	72.2%	155,367	71.9%	
College Degree + (Bachelor Degree or Higher)	16,855	60.4%	67,017	51.8%	111,615	51.6%	

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Distance Demographics (Cont.)

3520 Beacon Ave Fremont, CA 94538	1 mi radius	3 mi radius	5 mi radius
Transportation To Work (2021)			
Worker Base Age 16 years or Over	19,488	87,192	145,360
Drive to Work Alone	11,645 59.8%	59,288 68.0%	99,997 68.8%
Drive to Work in Carpool	1,498 7.7%	8,269 9.5%	13,551 9.3%
Travel to Work by Public Transportation	4,148 21.3%	11,528 13.2%	18,906 13.0%
Drive to Work on Motorcycle	47 0.2%	276 0.3%	406 0.3%
Bicycle to Work	83 0.4%	454 0.5%	887 0.6%
Walk to Work	308 1.6%	1,227 1.4%	2,134 1.5%
Other Means	82 0.4%	549 0.6%	828 0.6%
Work at Home	1,677 8.6%	5,599 6.4%	8,653 6.0%
Daytime Demographics (2021)			
Total Businesses	1,665	5,993	10,020
Total Employees	18,987	60,681	120,070
Company Headquarter Businesses	68 4.1%	243 4.1%	473 4.7%
Company Headquarter Employees	4,480 23.6%	12,201 20.1%	29,709 24.7%
Employee Population per Business	11.4 to 1	10.1 to 1	12.0 to 1
Residential Population per Business	22.9 to 1	30.1 to 1	30.5 to 1
Adj. Daytime Demographics Age 16 Years or Over	30,617	119,072	218,294
Labor Force			
Labor Population Age 16 Years or Over (2021)	31,168	145,651	243,699
Labor Force Total Males (2021)	15,573 50.0%	72,022 49.4%	120,348 49.4%
Male Civilian Employed	11,682 75.0%	49,854 69.2%	83,155 69.1%
Male Civilian Unemployed	611 3.9%	3,634 5.0%	5,442 4.5%
Males in Armed Forces	25 0.2%	27 -	63 -
Males Not in Labor Force	3,254 20.9%	18,508 25.7%	31,688 26.3%
Labor Force Total Females (2021)	15,595 50.0%	73,628 50.6%	123,352 50.6%
Female Civilian Employed	7,806 50.1%	37,338 50.7%	62,205 50.4%
Female Civilian Unemployed	671 4.3%	2,583 3.5%	4,772 3.9%
Females in Armed Forces	25 0.2%	42 -	52 -
Females Not in Labor Force	7,093 45.5%	33,665 45.7%	56,322 45.7%
Unemployment Rate	1,282 4.1%	6,218 4.3%	10,214 4.2%
Occupation (2021)			
Occupation Population Age 16 Years or Over	19,488	87,192	145,360
Occupation Total Males	11,682 59.9%	49,854 57.2%	83,155 57.2%
Occupation Total Females	7,806 40.1%	37,338 42.8%	62,205 42.8%
Management, Business, Financial Operations	3,498 17.9%	16,344 18.7%	27,241 18.7%
Professional, Related	9,117 46.8%	33,341 38.2%	55,964 38.5%
Service	1,890 9.7%	10,932 12.5%	17,991 12.4%
Sales, Office	2,621 13.4%	13,755 15.8%	22,578 15.5%
Farming, Fishing, Forestry	6 -	83 -	160 0.1%
Construction, Extraction, Maintenance	836 4.3%	4,907 5.6%	8,058 5.5%
Production, Transport, Material Moving	1,520 7.8%	7,828 9.0%	13,368 9.2%
White Collar Workers	15,235 78.2%	63,441 72.8%	105,783 72.8%
Blue Collar Workers	4,252 21.8%	23,751 27.2%	39,578 27.2%

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