

Downtown San
Carlos Dental
Building
SAN CARLOS, CA



OFFERING MEMORANDUM



Downtown San Carlos Dental Building

SAN CARLOS, CA

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PROPERTY DESCRIPTION

Downtown San Carlos Dental
Building
SAN CARLOS, CA

INVESTMENT OVERVIEW

Investment Highlights

- Highly Desirable Downtown San Carlos Location
- Near Proposed Transit Village and Wheeler Plaza Developments
- High Visibility and Foot Traffic Area
- Across the Street from World Famous Refuge Diner
- Rare Trophy Asset
- Built on Half an Acre in Downtown



The subject property is located on 990 Laurel Street. It offers an investor a unique opportunity to own a true "pride of ownership" investment property in highly desirable San Carlos, California.

The subject property contains 5,550 square feet of gross leasable area (GLA) and is situated on a half acre lot right in the heart of downtown San Carlos. There are currently four dentist tenants occupying this space, two of which are on gross lease, and the other two on triple net. The property is located on the corner of Laurel Street and Morse Boulevard and benefits from high visibility, as well as high volume of foot traffic on a daily basis.

The city of San Carlos has recently proposed two major development projects within close proximity to the subject property. These potential multi-use developments would further enhance the appeal of downtown San Carlos businesses in the near future.

As turnover on downtown real estate assets in San Carlos are few and far between, the sale of this property is truly a rare opportunity and would be a great long-term hold. The property has been well-maintained and owner-managed for years. The lot size could drive massive downtown rents with a high-end renovation.

San Carlos is an affluent small residential suburb located between Belmont to the north and Redwood City to the south, and has a population of roughly 28,500 (2010 census). Known to locals as "The City of Good Living", its main downtown area is comprised of restaurants and small shops. Every May, the town hosts the "Hometown Days" carnival in Burton Park, the city's largest park. In October, the Chamber of Commerce hosts the San Carlos "Art & Wine Festival". Thursday evenings during the summer, Laurel street is home to a weekly farmer's market known as "Hot Harvest Nights".

PROPERTY SUMMARY

The Offering

Property	Downtown San Carlos Dental Building
Property Address	990 Laurel Street San Carlos, CA 94070
Property Type	Dental Office
Assessor's Parcel Number	051-357-280

Site Description

Parcel Size	0.49 Acres
Type of Ownership	Fee Simple
Rentable Square Feet	5,550

Construction

Year Built/Renovated	1969 / 1987
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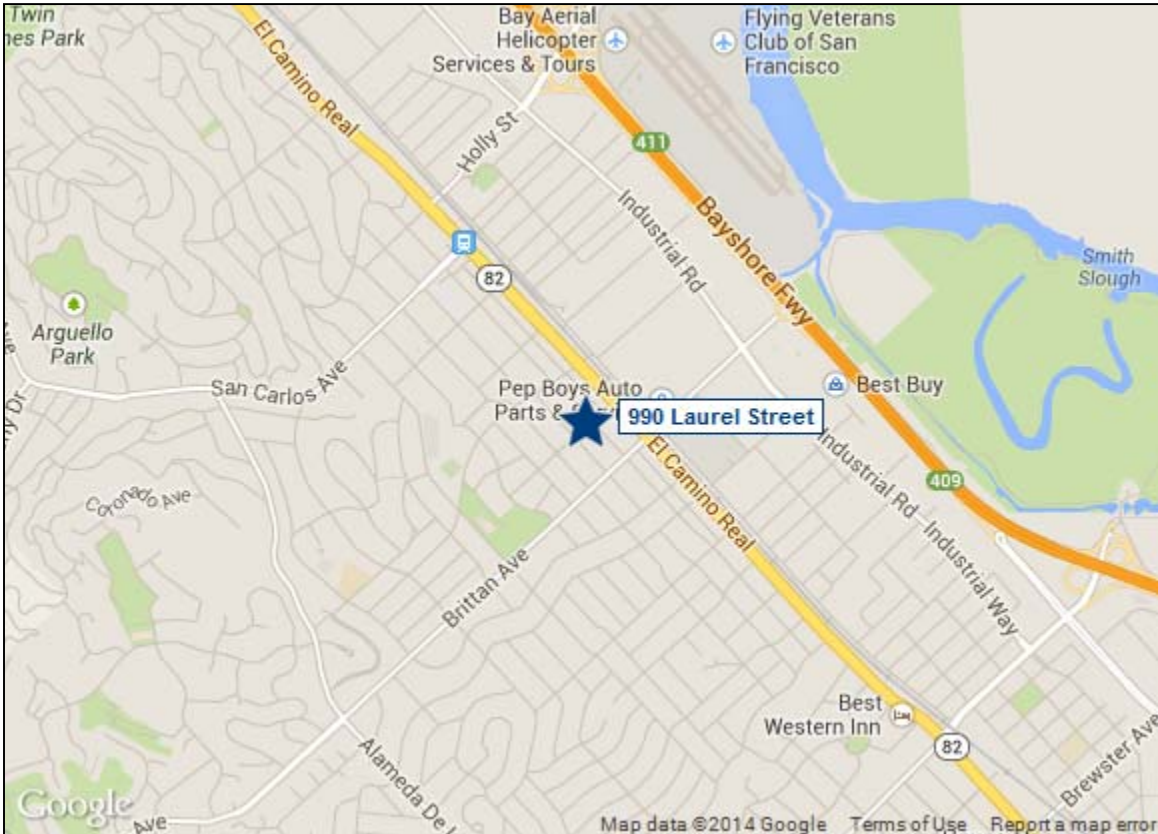
PROPERTY PHOTOS



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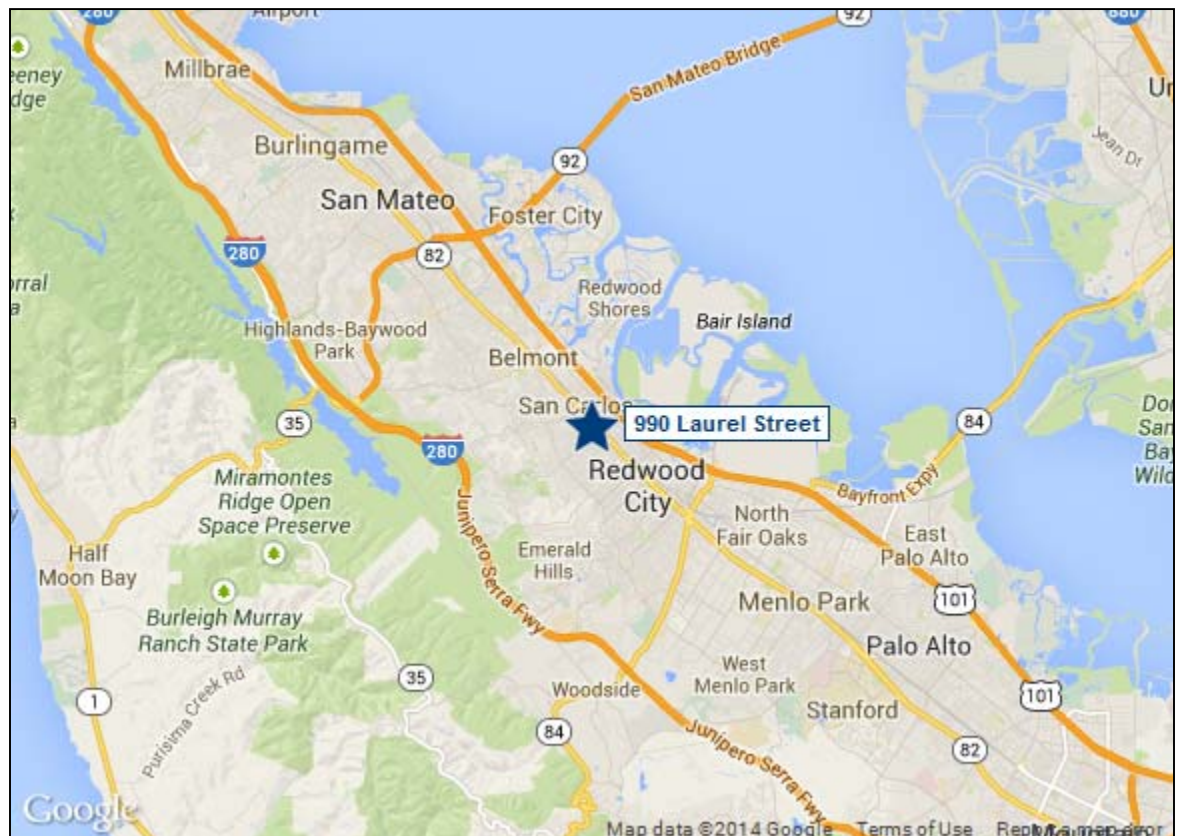
PROPERTY DESCRIPTION



Local Map



Regional Map



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PROPERTY DESCRIPTION

SITE PLAN



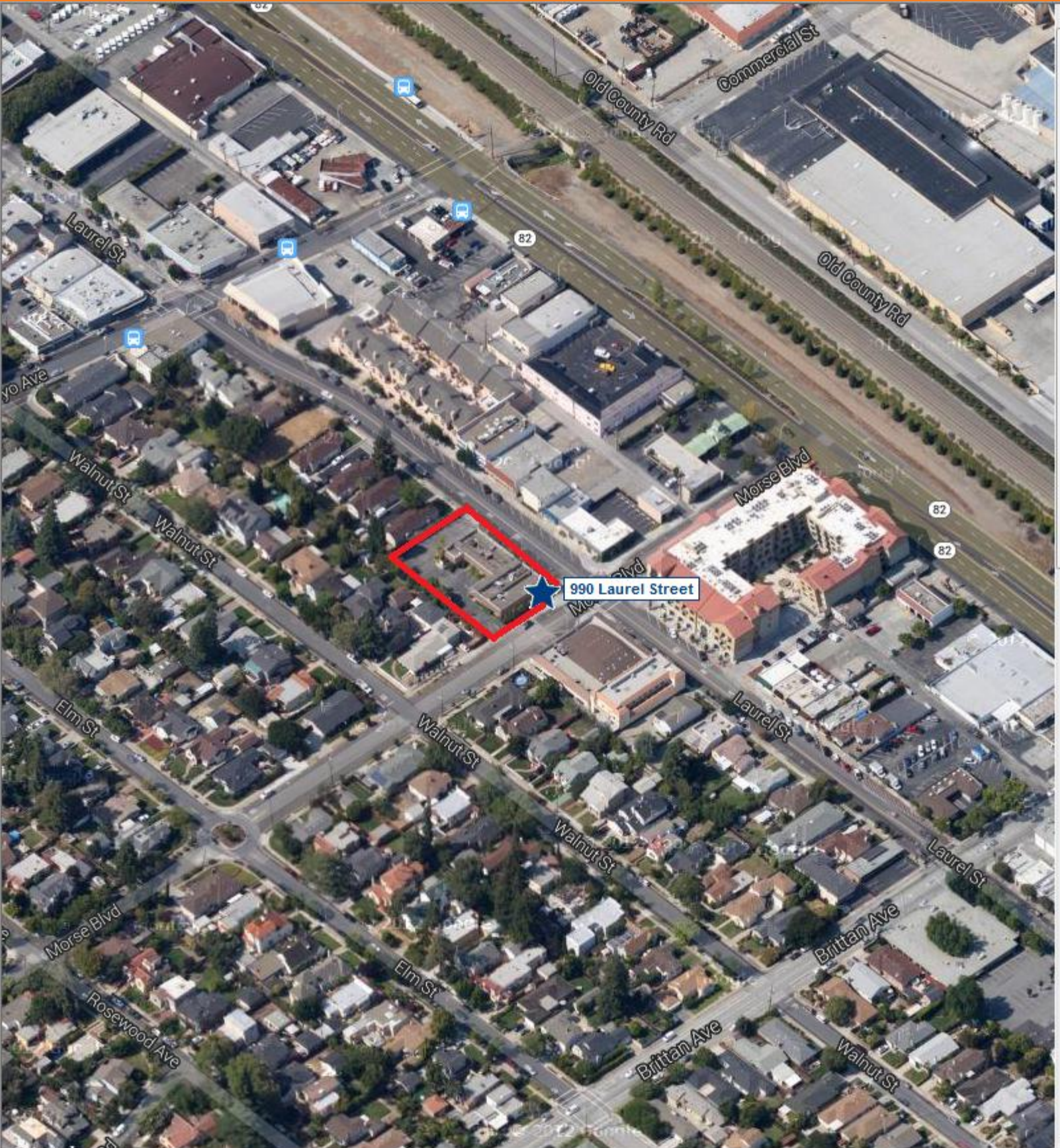
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PROPERTY DESCRIPTION



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PRICING AND FINANCIAL ANALYSIS

Downtown San Carlos Dental Building

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RENT ROLL

Suite	Tenant	SF	% of Total SF	Lease Commence	Lease Expire	Annual Rent	Rent/SF	Annual Rent Proforma	Rent/SF Proforma	Lease Type	Options
A	Pelzar & Klebaner	2,100	37.84%			\$82,509	\$39.29	\$105,000	\$50.00	Gross	
B	Hong	782	14.09%	1/15/2011	1/15/2016	\$33,032	\$42.24	\$39,100	\$50.00	NNN	(1) 5 yr
C	Alvarado	1,278	23.03%	10/1/2009	10/1/2014	\$47,542	\$37.20	\$63,900	\$50.00	Gross	(3) 5 yr
D	Clancy	1,390	25.05%	5/1/2014	5/1/2019	\$66,720	\$48.00	\$69,500	\$50.00	NNN	(1) 5 yr
TOTAL AVAILABLE											
TOTAL OCCUPIED		5,550	100%			\$229,803		\$277,500			
TOTAL		5,550	100%			\$229,803		\$277,500			

FINANCIAL OVERVIEW

Location

990 Laurel Street
San Carlos, CA 94070

Price	\$3,498,000
Down Payment	100% / \$3,498,000
Rentable Square Feet	5,550
Price/Rentable SF	\$630.27
CAP Rate - Current	5.30%
CAP Rate - Pro Forma	6.66%
Parcel Size	0.49 Acres
Year Built /Renovated	1969/1987
Type of Ownership	Fee Simple

Annualized Operating Data

Income	Current	Pro Forma
Base Rent		
Occupied Space	\$229,803	\$277,500
Gross Potential Rent	\$229,803	\$277,500
Expense Reimbursements	\$22,387	\$22,387
Gross Potential Income	\$252,190	\$299,887
Effective Gross Income	\$252,190	\$299,887
Total Expenses	\$66,846	\$66,846
Net Operating Income	\$185,344	\$233,041
Total Return	5.30% / \$185,344	6.66% / \$233,041

Expenses		
Real Estate Taxes	\$39,758	\$39,758
Speccial Assessments	\$1,804	\$1,804
Insurance	\$1,668	\$1,668
Water	\$1,471	\$1,471
Garbage	\$5,947	\$5,947
PG&E	\$551	\$551
Repairs & Maintenance	\$15,647	\$15,647
TOTAL EXPENSES	\$66,846	\$66,846
EXPENSES/SF	\$12.04	\$12.04

RECENT SALES

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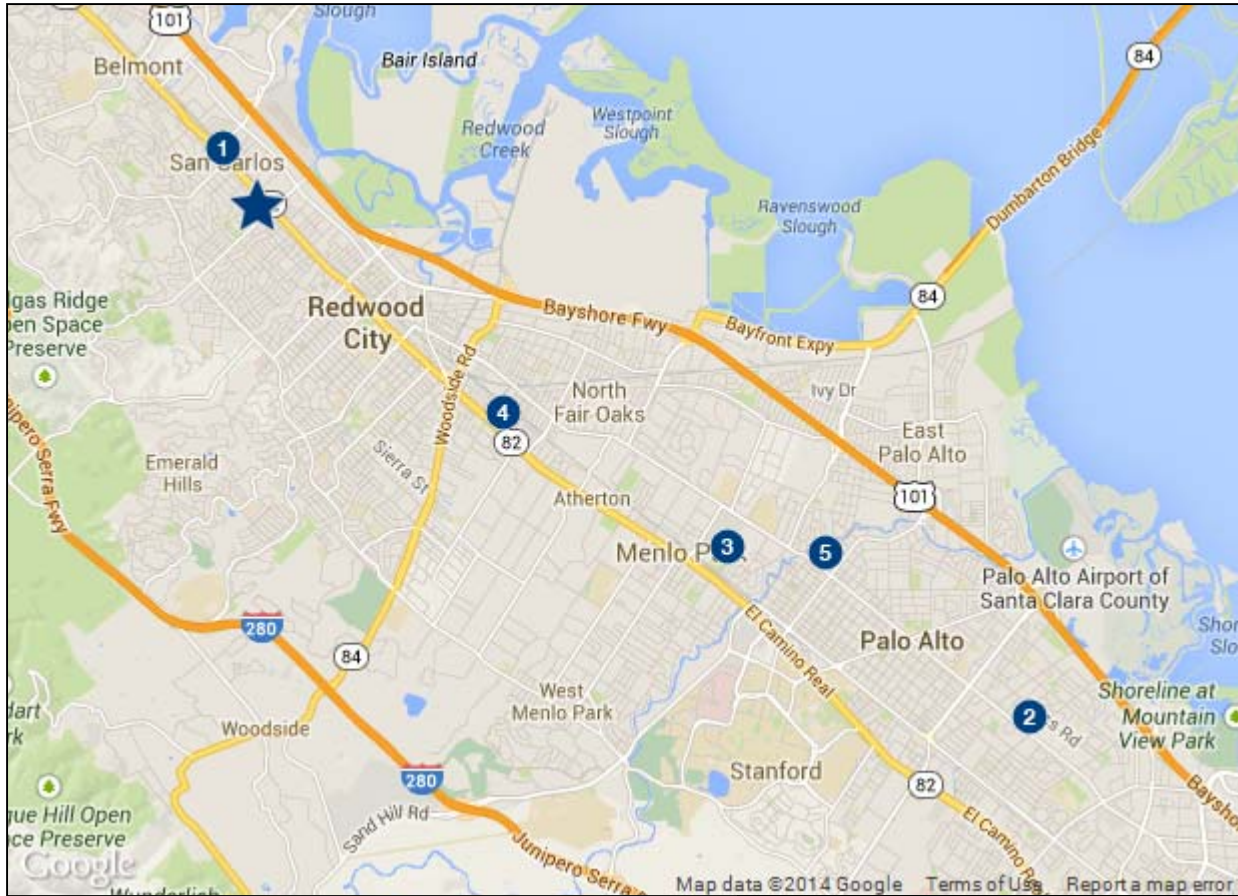
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RECENT SALES

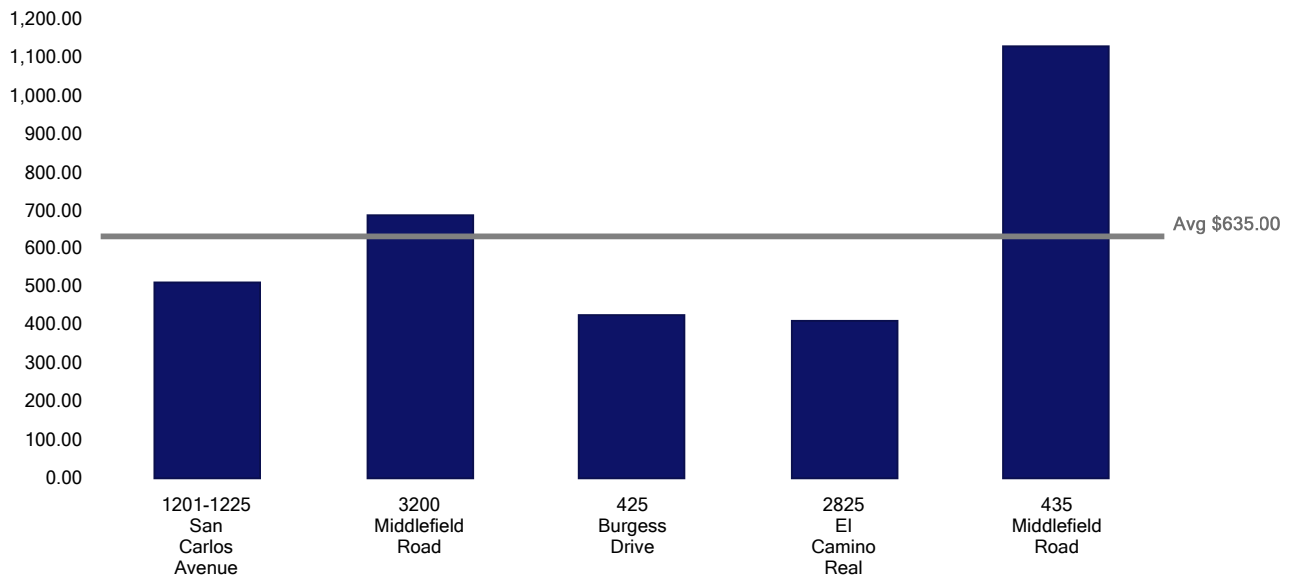
RECENT SALES MAP



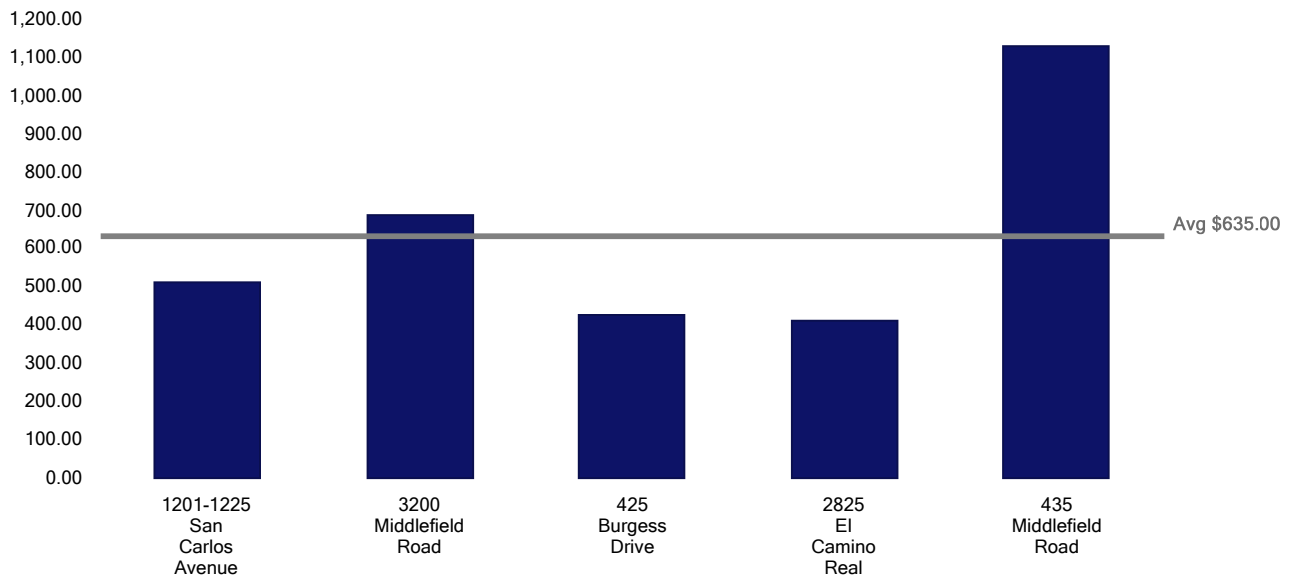
- ★ Downtown San Carlos Dental Building
- 1) 1201-1225 San Carlos Avenue
- 2) 3200 Middlefield Road
- 3) 425 Burgess Drive
- 4) 2825 El Camino Real
- 5) 435 Middlefield Road

CAP RATE AND PRICE PER RENTABLE SF

Average Price Per Rentable SF



Average Price Per Gross SF



RECENT SALES

1



1201-1225 San Carlos Avenue
San Carlos, CA 94070

Close of Escrow:	10/1/2013	Sales Price:	\$3,342,000
Rentable SF:	6,510 SF	Percent Down:	N/A
Year Built/Renovated:	N/A	CAP Rate:	N/A
Occupancy:	100.00%	Price/Rentable SF:	\$513.36

2



3200 Middlefield Road
Palo Alto, CA 94306

Close of Escrow:	8/20/2013	Sales Price:	\$2,600,000
Rentable SF:	3,774	Percent Down:	N/A
Year Built:	1944	CAP Rate:	N/A
Occupancy:	100%	Price/Rentable SF:	\$688.92

3



425 Burgess Drive
Menlo Park, CA 94025

Close of Escrow:	4/23/2013	Sales Price:	\$775,000
Rentable SF:	1,814	Percent Down:	N/A
Year Built:	1984	CAP Rate:	N/A
Occupancy:	100%	Price/Rentable SF:	\$427.23

RECENT SALES

4



2825 El Camino Real
Redwood City, CA 94061

Close of Escrow:	12/13/2013	Sales Price:	\$819,000
Rentable SF:	1,981	Percent Down:	N/A
Year Built:	1914	CAP Rate:	N/A
Occupancy:	100%	Price/Rentable SF:	\$413.43

5



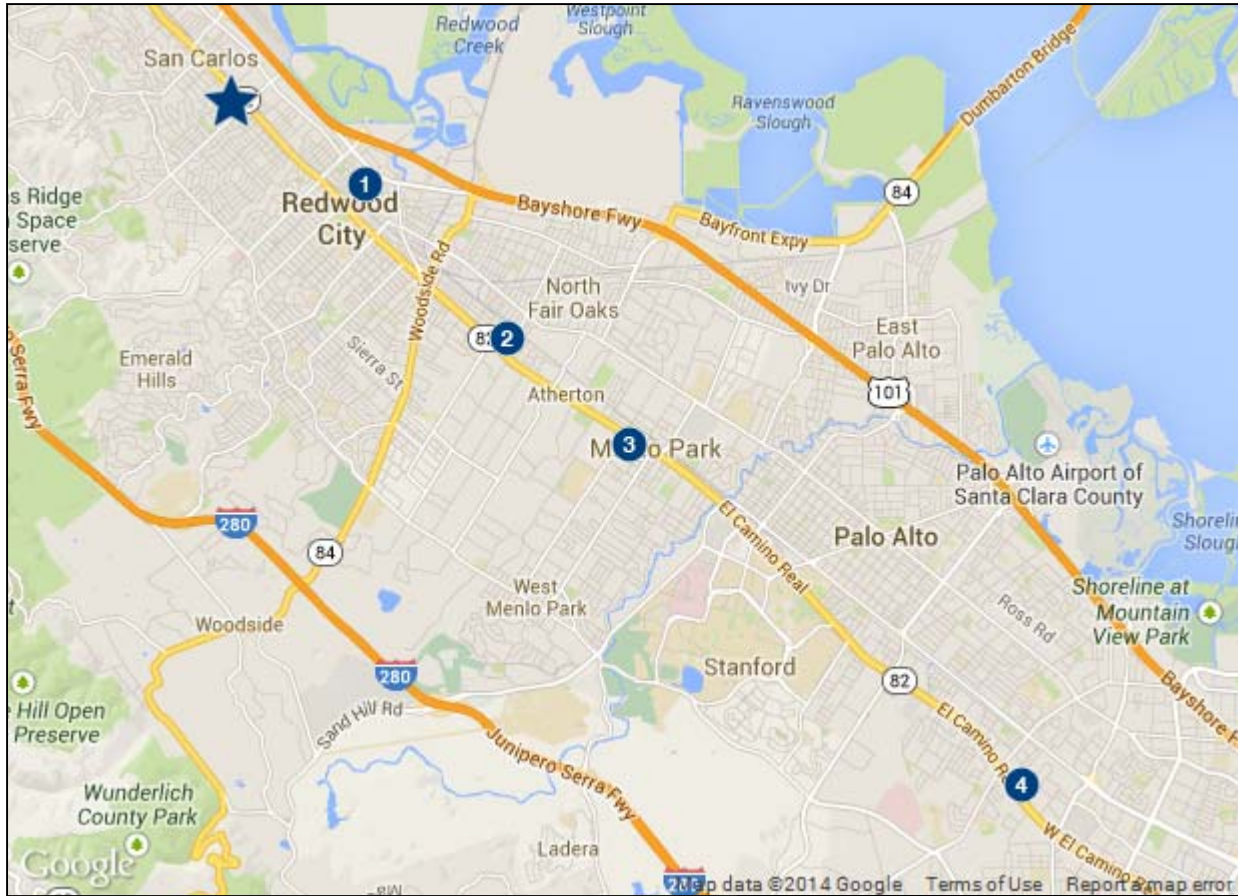
435 Middlefield Road
Palo Alto, CA 94301

Close of Escrow:	8/29/2013	Sales Price:	\$2,100,000
Rentable SF:	1,855	Percent Down:	N/A
Year Built:	1961	CAP Rate:	N/A
Occupancy:	100%	Price/Rentable SF:	\$1,132.08

Downtown San Carlos Dental Building

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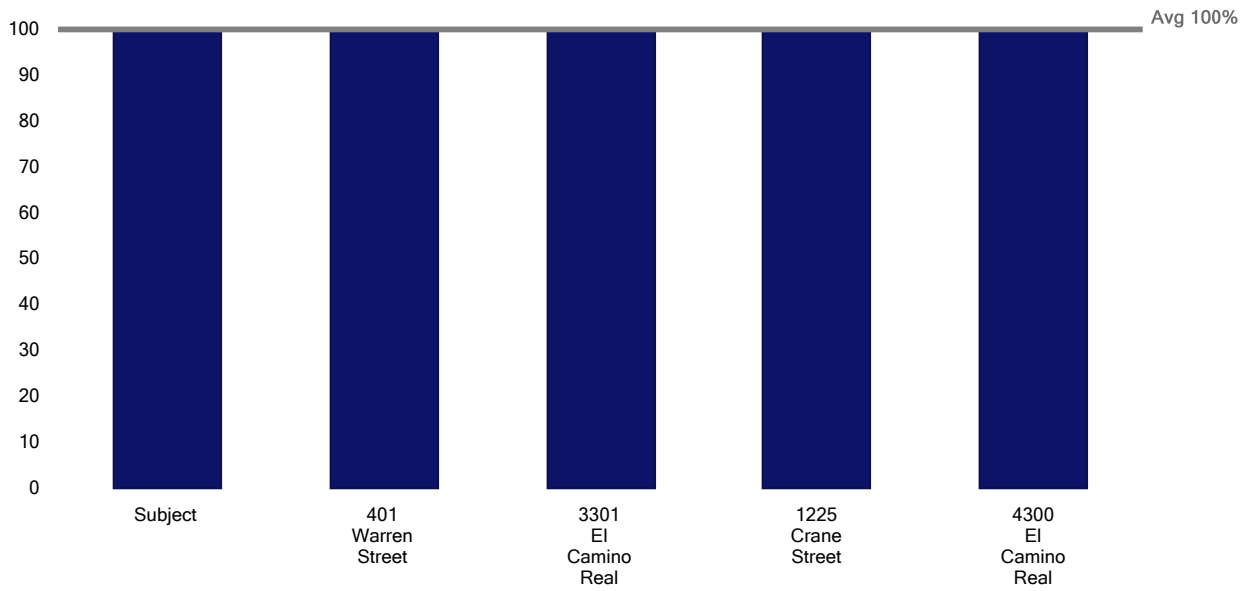
RENT COMPARABLES MAP



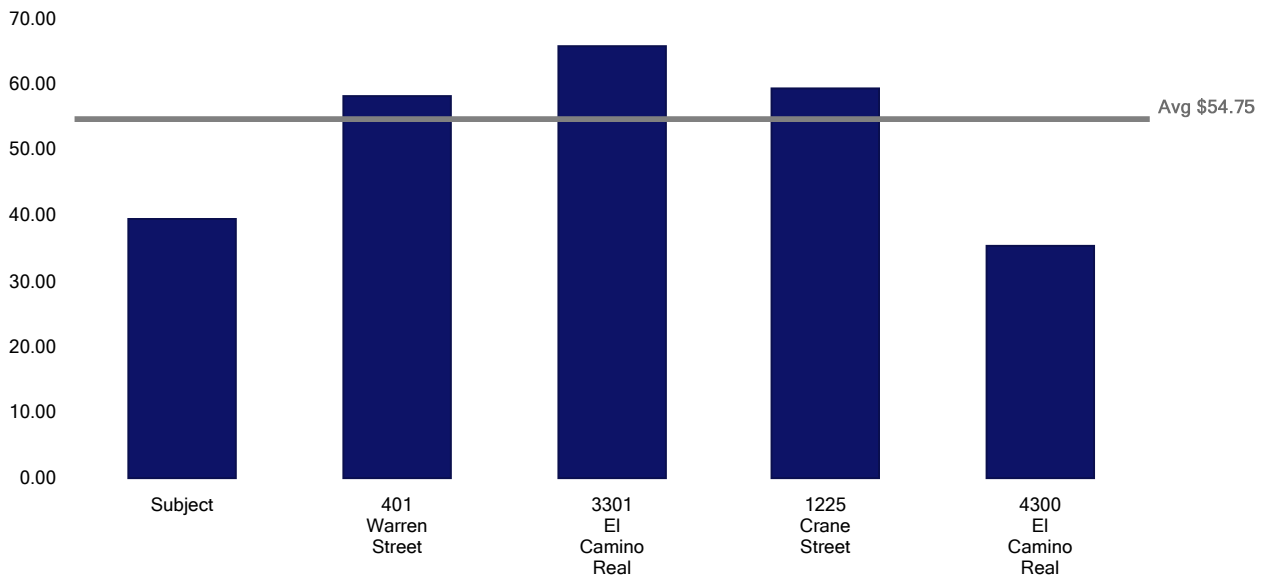
- ★ Downtown San Carlos Dental Building
- 1) 401 Warren Street
- 2) 3301 El Camino Real
- 3) 1225 Crane Street
- 4) 4300 El Camino Real

OCCUPANCY AND AVERAGE RENT PER SF

Average Occupancy



Average Rent per SF



LEASE COMPARABLES



Subject Property

Downtown San Carlos Dental Building
 990 Laurel Street
 San Carlos, CA 94070

Date Surveyed: 4/22/2014
 Rentable SF: 5,550
 Occupancy: 100%
 Year 1969/1987

Rent/SF	Available SF	Lease Type
\$39.29	2,100	Gross
\$42.24	782	NNN
\$37.20	1,278	Gross

1



401 Warren Street
 Redwood City, CA 94063

Date Surveyed: 4/22/2014
 Rentable SF: 1,034
 Occupancy: 100%
 Year Built: N/A

Rent/SF	Available SF	Lease Type
\$58.20	1,034	Gross

Comments

Fully Turn-key medical office space with 4 exam room, receptionist area and waiting room. On-site parking including 2 underground, secure spaces.

2



3301 El Camino Real
 Atherton, CA 94027

Date Surveyed: 4/22/2014
 Rentable SF: 4,437
 Occupancy: 100%
 Year Built: N/A

Rent/SF	Available SF	Lease Type
\$66.00	4,437	NNN

Comments

Prime medical/dental space with access to semi-private large balcony. Immediately off second floor elevator lobby. Excellent glass line and high ceilings. Landlord has capital for tenant improvements.

LEASE COMPARABLES

3



1225 Crane Street
Menlo Park, CA 94025

Date Surveyed: 4/22/2014
Rentable SF: 3,143
Occupancy: 100%
Year Built: N/A

Rent/SF	Available	Lease Type
\$59.40	6,390	NNN
\$59.40	3,143	NNN
\$59.40	2,622	NNN

Comments

Entrance immediately off second floor elevator lobby. 8 exam rooms, 3 offices, nurse's station, large reception and waiting area. Possible to add another 2-3 exam rooms. Excellent glass line and high ceilings. Negotiable TI allowance.

4



4300 El Camino Real
Los Altos, CA 94022

Date Surveyed: 4/22/2014
Rentable SF: 2,581
Occupancy: 100%
Year Built: N/A

Rent/SF	Available SF	Lease Type
\$35.40	2,581	NNN

Comments

5 offices, conference room, open area, break room, reception.

Downtown San Carlos Dental Building

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SAN FRANCISCO

Market Highlights

San Francisco incomes near the top

- The median household income in San Francisco is well above the national

Highly educated work force

- Approximately 48 percent of workers have a bachelor's degree.

World-class institutions fuel economy

- The Bay Area is home to top-ranked institutions, including two campuses of the University of California and Stanford University.



Geography

The San Francisco metro consists of San Francisco, San Mateo and Marin counties. The city of San Francisco accounts for all of San Francisco County, an area that encompasses just 49 square miles and is bordered by the Pacific Ocean to the west and the San Francisco Bay to the north and east. Several islands including Alcatraz and Treasure Island are part of the city. Marin County is located to the north and San Mateo County to the south of San Francisco. The topography of the region is characterized by a multitude of hills. There are more than 50 hills in the city alone.



San Francisco-Marin-San Mateo

SAN FRANCISCO

Metro

The San Francisco metro, with a population of more than 1.8 million, contains more than 60 municipalities within three counties. Only seven cities, however, have populations exceeding 50,000 residents. The city of San Francisco is the largest, with 824,000 inhabitants, followed

Infrastructure

The San Francisco metro is serviced by several major roadways that facilitate travel in any direction. Interstate 80 connects San Francisco to East Bay cities via the San Francisco-Oakland Bay Bridge. Interstate 280 provides South Bay and Peninsula commuters with easy access to San Francisco. State Route 101 connects the city to the South Bay and to Marin County via the Golden Gate Bridge.

Air travel is available through the San Francisco International Airport (SFO). Roughly 95 percent of the Bay Area's international flights travel through SFO. Additionally, Oakland International Airport is less than 20 miles away, and San Jose International Airport is in the heart of the Silicon Valley.

The Port of San Francisco is located in San Francisco Bay and contains many piers for cargo, boating, commercial fishing cruises and ferry service.

Bay Area Rapid Transit provides more than 100 miles of heavy rail with dozens of stations



Largest Cities in Metro by Population

San Francisco	824,000
Daly City	103,900
San Mateo	100,100
Redwood City	78,800
South San Francisco	64,900
San Rafael	59,000

2013 Estimate

Sources: Marcus & Millichap Research Services, Experian

Airports

- San Francisco International
- Six general aviation airports

Major Roadways

- Interstates 80, 280, 380 and SR-101

Rail

- Freight - Union Pacific, BNSF
- Passenger - Amtrak, BART
- Commuter - Muni, cable cars

Port

- Port of San Francisco

The San Francisco Metro is:

- 90 miles from Sacramento
- 380 miles from Los Angeles
- 635 miles from Portland
- 800 miles from Seattle

SAN FRANCISCO

Economy

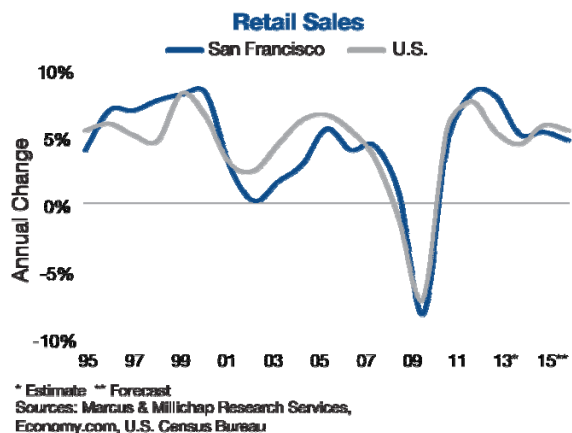
San Francisco is home to a wide range of industries. It is the base for some of the nation's largest banks, numerous international financial institutions, the Federal Reserve Bank of San Francisco and the San Francisco branch of NYSE Arca, making the city a significant center for world commerce.

A number of Fortune 500 companies are located in the metro, including those in financial services (Charles Schwab Corp.), banking (Wells Fargo & Co.), technology (Oracle) and retail (Gap Inc.).

Tourism remains a vital driver of the local economy, with a well-developed infrastructure for tourists and conventioners alike. More than 16 million people visit San Francisco, bringing an additional \$8.5 billion in revenue to the region every year. Also, nearly 200,000 passengers annually sail on cruises from the San Francisco port.

San Francisco has been positioning itself as a biotechnology and biomedical hub and research center. The Mission Bay campus of UCSF fosters a budding industry and serves as headquarters of the California Institute for Regenerative Medicine.

When it comes to venture capital, San Francisco has one of the largest investment communities in the United States. In addition, research sponsored by government and private sectors brings billions of dollars to the region's economy



SAN FRANCISCO

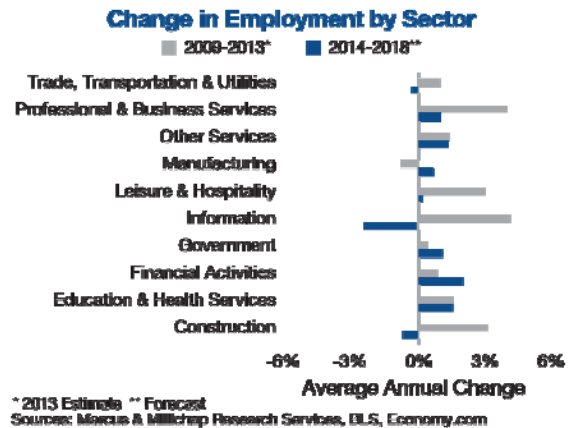
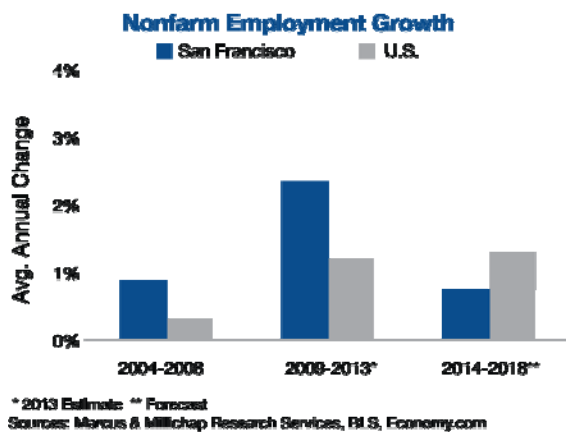
Labor

San Francisco's diverse and educated population creates one of the most productive work forces in the world. Approximately 70 percent of San Franciscans age 25 and above have educational training beyond high school. Roughly 48 percent have a bachelor's degree, with 19 percent of having attained a graduate or professional degree.

The San Francisco region is a magnet for business and employment. A sizable share of Bay Area jobs are located in the city, requiring the resident labor force of more than 400,000 employees and the several hundred thousand additional workers from surrounding cities to make daily commutes into and through the area. With a total employment base of around 1 million, San Francisco businesses can select from a large pool of qualified employees.

The generally higher-paying professional and business services sector is the largest employment segment, accounting for 23 percent of jobs. Annual growth of 1.0 percent is expected in this industry over the next five years. The trade, transportation and utilities sector, at 15 percent, makes up the second largest share of regional jobs. A slight annual contraction of 0.3 percent is expected in this segment through 2018. Other significant portions of the employment force include the leisure and hospitality and the education and health services sectors, which comprise 14 percent and 11 percent of metro jobs, respectively.

The financial activities segment is forecast to be the fastest growing segment of San Francisco jobs



SAN FRANCISCO

Employers

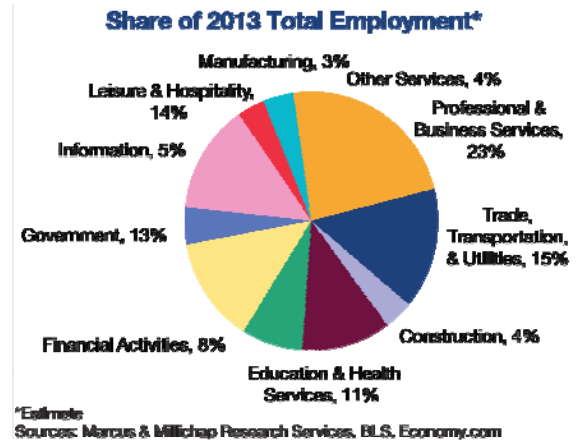
The San Francisco region is home to many large and well-known organizations that are on the Fortune 500 list, including Wells Fargo & Co., Charles Schwab Corp., Gap Inc. and PG&E Corp.

The area also benefits from its proximity to and ties with Silicon Valley. Technology companies are attracted to the large pool of highly educated workers and resources at local educational institutions. San Mateo County, in particular, which is situated between San Francisco and San Jose, has posted a rise in technology businesses and is home to companies such as Oracle, Genentech and Gilead Sciences.

Hospitality and tourism play an integral part in the region's economy with facilities such as the Mascone Center, which hosts around 60 conventions a year, and the Port of San Francisco, where cruise ships dock. These facilities bring in visitors to fill the numerous hotels in the region.

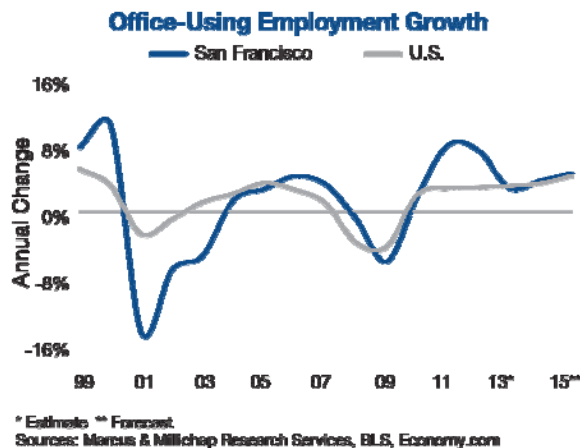
LucasFilm Ltd. built its headquarters in the vacated Letterman Army Medical Center at the Presidio in 2005, which will attract additional entertainment-related business to the area. In 2012, the company was purchased by The Walt Disney Co.

While many large companies are based in the



Major Employers

Kaiser Permanente
Wells Fargo & Co.
Gap Inc.
PG&E Corp.
Oracle Corp.
Visa
Gilead Sciences
McKesson Corp.
Charles Schwab Corp.
AT&T



SAN FRANCISCO

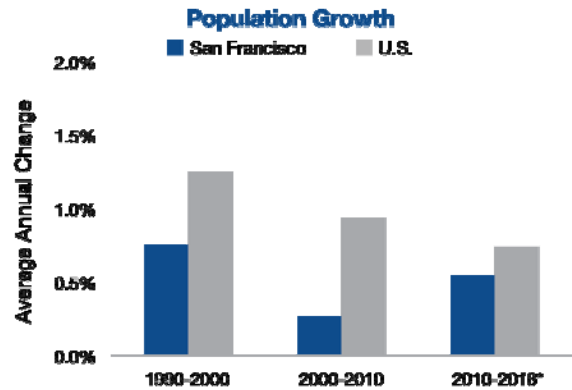
Demographics

San Francisco's population has grown by 13.5 percent since 1990. Gains were strongest in the late 1990s, when the dot-com industry expanded rapidly. Through 2018, the metro's population will expand by an average of 0.4 percent per year.

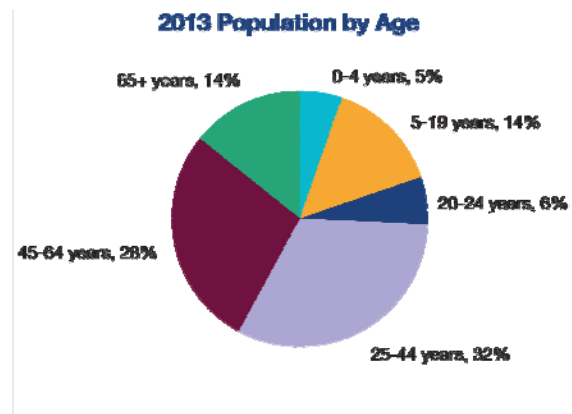
Although the median age in San Francisco at 39.9 years is well above the 37.3 for the nation, the area attracts many highly educated young workers. Around 32 percent of the population is between the ages of 25 and 44 years, higher than the U.S. average.

Because of the skilled work force, the median household income in the San Francisco metro remains among the highest in the country at \$83,000 per year, well above the national median of \$52,400. The median home price exceeds the statewide median by a wide margin, however, and such a disparity creates a much larger renter pool in the metro than in other markets. Just over 47 percent of residents in the San Francisco metro own their home.

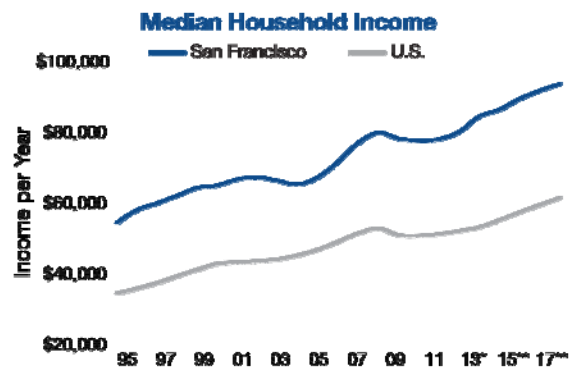
San Francisco boasts some of the most highly trained professionals in the country. In addition to being highly educated and well compensated, San Franciscans are part of one the most diverse populations in the world. International firms continue to expand in the region, adding new cultures and backgrounds to the mix.



* Forecast
Sources: Marcus & Millichap Research Services, AGS, Experian



Sources: Marcus & Millichap Research Services, Experian



* 2013 Estimate ** Forecast
Sources: Marcus & Millichap Research Services, Economy.com, U.S. Census Bureau

SAN FRANCISCO

Quality Of Life

San Francisco is recognized worldwide for its spectacular physical beauty, culture, business opportunities and great professional sport teams. It also acts as the administrative, financial, cultural and services hub for the Western United States.

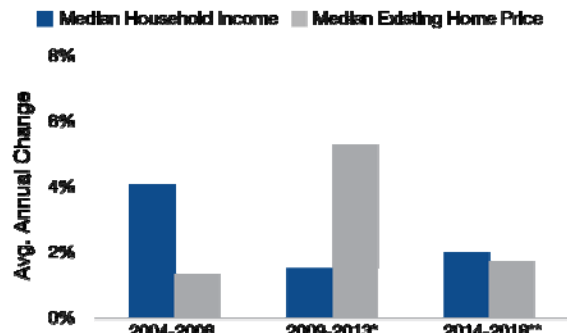
San Francisco's cost of living remains one of the most expensive in the country, due in part to the tight housing market and soaring cost of goods and services. Bay Area residents possess one of the highest discretionary income levels in the United States, however, as a result of the metro's educated workers and its concentration of jobs in well-paying industries.

Cultural and recreational opportunities for residents abound. A theater district, symphony, opera and more than 20 museums are housed in some of the world's finest facilities. Recreational amenities include 5,800 acres of parks and open space that provide refuge from San Francisco's largely urban environment. Golden Gate Park boasts a golf course, botanical gardens, a conservatory of flowers, and even buffalo. Wine country, beautiful beaches, world-renowned golf courses, miles of coastline, redwood forests and numerous trails are also within reach of the city.

San Franciscans pride themselves on having access to some of the finest restaurants in the nation, and the metro maintains one of the

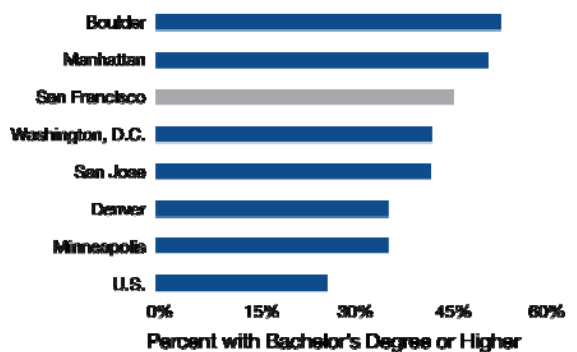


Income and Home Price Trends



* 2013 Estimate ** Forecast
Sources: Marcus & Millichap Research Services, Economy.com, National Association of Realtors®, U.S. Census Bureau

2013 Level of Education

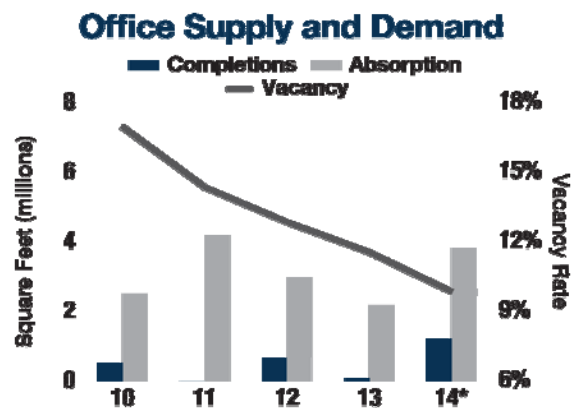
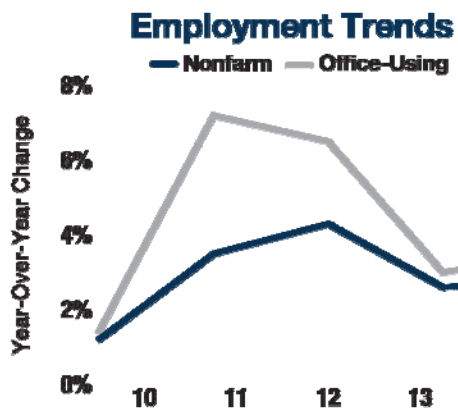


Sources: Marcus & Millichap Research Services, Experian

SAN FRANCISCO

San Francisco Shakes Off Finance Roots; Tech Sector Shaping Office Market's Future

While the downsizing financial sector has weighed on operations in other finance-heavy office markets, San Francisco has leveraged its proximity to Silicon Valley to attract tech giants and create one of the strongest office markets in the nation. Twitter's mid-Market tax exemption was the first step in encouraging tech firms to move farther up the peninsula, resulting in a strong presence of cash-laden tech companies willing to ink sizable leases. As the number of large, contiguous blocks of space diminishes in the South of Market area, the South Financial District will become more attractive. Salesforce.com, for example, will move into 230,000 square feet of office space in the area at the beginning of next year, adding to the 100,000 square feet the firm leased in January of 2013. The dearth of available space is not anticipated to be relieved this year; only one building



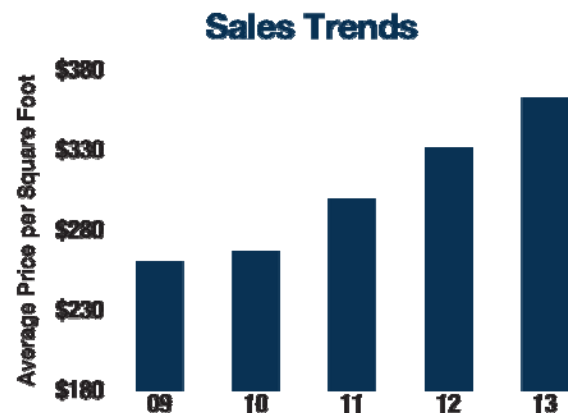
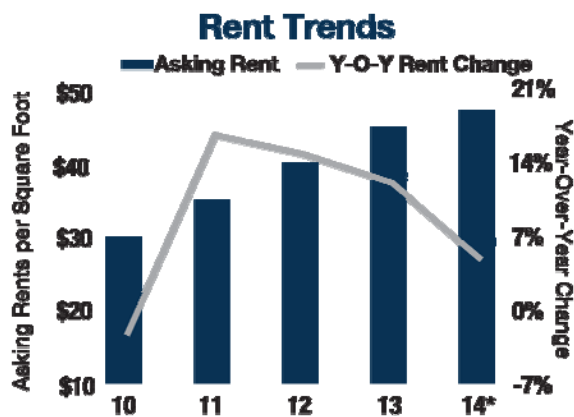
REITs and institutions will continue to dominate noteworthy activity in the office market, though some smaller deals will transact in value-add plays. Savvy local buyers with a penchant for attracting office users after repurposing high-ceiling warehouse buildings could find success in Jackson Square, Protrero and Mission Bay. Former warehouses in these areas, for instance, can be refit into creative-space formats for approximately \$75 per square foot. Tech firms have exhibited a strong interest in the open floor plan model, justifying elevated going-in prices. Most of these properties will trade hands between \$400 and \$600 per square foot during the opening months of 2014. At the top-end of the market, REITs will be interested in the few available Class A properties. Assets that transacted in 2008 and 2009 could be listed at first-year returns near 5 percent as sellers participate in profit-taking.

* Forecast.

SAN FRANCISCO

2014 Market Outlook

- 2014 NOPI Rank: 1, No Change. San Francisco tops this year’s index as technology firms ink space in the former finance sector stronghold.
- Employment Forecast: Payrolls will expand by 2.8 percent in 2014 as 29,000 jobs are added in the metro. Office-using employment will advance 3.5 percent as 13,100 spots are created.
- Construction Forecast: After just 80,000 square feet was delivered in 2013, developers will complete 1.2 million square feet this year.
- Vacancy Forecast: Healthy job growth will pull down vacancy 170 basis points to 9.8 percent, building on a 130-basis point fall last year.
- Rent Forecast: Operators will lift rents 4.9 percent this year to \$46.94 per square foot, building on a 12.1 percent rise in 2013.
- Investment Forecast: Strong rent growth at Class A and B properties is creating opportunities for investors willing to purchase Class C assets and lift the quality of the building to the next level.

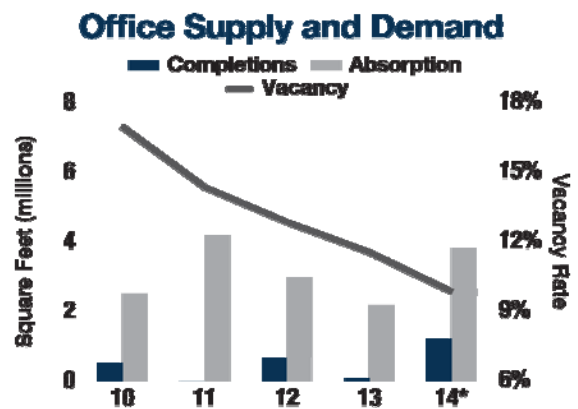
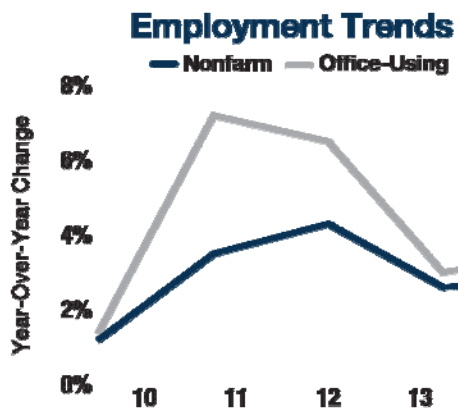


* Forecast.
Sources: CoStar Group, Inc., Real Capital Analytics

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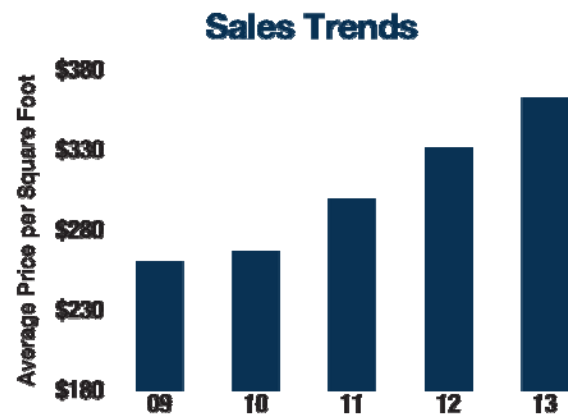
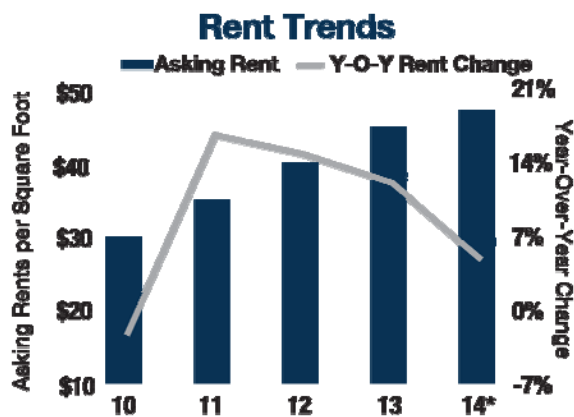
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Sources: CoStar Group, Inc., Real Capital Analytics

Downtown San Carlos Dental Building

SAN CARLOS, CA

DEMOGRAPHIC REPORT

	1 Mile	3 Miles	5 Miles
2000 Population	14,857	122,234	244,422
2010 Population	16,518	127,110	250,831
2013 Population	16,944	130,514	257,765
2018 Population	17,207	131,682	261,232
2000 Households	6,174	47,635	94,117
2010 Households	6,765	48,653	95,231
2013 Households	6,962	50,125	98,214
2018 Households	7,061	50,718	99,765
2013 Average Household Size	2.40	2.56	2.58
2013 Daytime Population	13,333	86,414	149,354
2000 Median Housing Value	\$621,151	\$569,137	\$549,909
2000 Owner Occupied Housing Units	61.67%	58.09%	59.72%
2000 Renter Occupied Housing Units	35.93%	39.85%	37.94%
2000 Vacant	2.27%	2.29%	2.47%
2013 Owner Occupied Housing Units	60.33%	56.50%	57.83%
2013 Renter Occupied Housing Units	39.67%	43.50%	42.17%
2013 Vacant	2.01%	1.23%	1.31%
2018 Owner Occupied Housing Units	60.01%	55.93%	57.37%
2018 Renter Occupied Housing Units	39.99%	44.07%	42.63%
2018 Vacant	2.10%	1.20%	1.26%
\$ 0 - \$14,999	6.2%	5.5%	5.7%
\$ 15,000 - \$24,999	5.8%	5.8%	5.6%
\$ 25,000 - \$34,999	5.4%	6.6%	6.0%
\$ 35,000 - \$49,999	8.7%	9.2%	8.5%
\$ 50,000 - \$74,999	12.9%	13.7%	13.0%
\$ 75,000 - \$99,999	14.7%	12.0%	12.4%
\$100,000 - \$124,999	10.8%	11.7%	11.9%
\$125,000 - \$149,999	7.9%	9.1%	9.4%
\$150,000 - \$199,999	11.2%	10.2%	10.8%
\$200,000 - \$249,999	6.7%	6.8%	6.7%
\$250,000 +	9.6%	9.5%	10.1%
2013 Median Household Income	\$93,490	\$94,000	\$97,683
2013 Per Capita Income	\$55,632	\$51,876	\$53,128
2013 Average Household Income	\$135,189	\$134,286	\$138,691

Demographic data © 2012 by Experian.

SUMMARY REPORT

Geography: 5 Miles

Population

In 2013, the population in your selected geography was 257,765. The population has changed by 5.45% since 2000. It is estimated that the population in your area will be 261,232 five years from now, which represents a change of 1.34% from the current year. The current population is 49.1% male and 50.8% female. The median age of the population in your area is 39.7, compare this to the U.S. average which is 37. The population density in your area is 4,017.15 people per square mile.

Households

There are currently 98,214 households in your selected geography. The number of households has changed by 4.35% since 2000. It is estimated that the number of households in your area will be 99,765 five years from now, which represents a change of 1.57% from the current year. The average household size in your area is 2.58 persons.

Income

In 2013, the median household income for your selected geography is \$97,683, compare this to the U.S. average which is currently \$53,535. The median household income for your area has changed by 31.10% since 2000. It is estimated that the median household income in your area will be \$113,803 five years from now, which represents a change of 16.50% from the current year.

The current year per capita income in your area is \$53,128, compare this to the U.S. average, which is \$28,888. The current year average household income in your area is \$138,691, compare this to the U.S. average which is \$75,373.

Race & Ethnicity

The current year racial makeup of your selected area is as follows: 61.97% White, 1.91% African American, 0.49% Native American and 19.16% Asian/Pacific Islander. Compare these to U.S. averages which are: 72.20% White, 12.65% African American, 0.96% Native American and 5.01% Asian/Pacific Islander.

People of Hispanic origin are counted independently of race. People of Hispanic origin make up 24.69% of the current year population in your selected area. Compare this to the U.S. average of 16.55%.

Housing

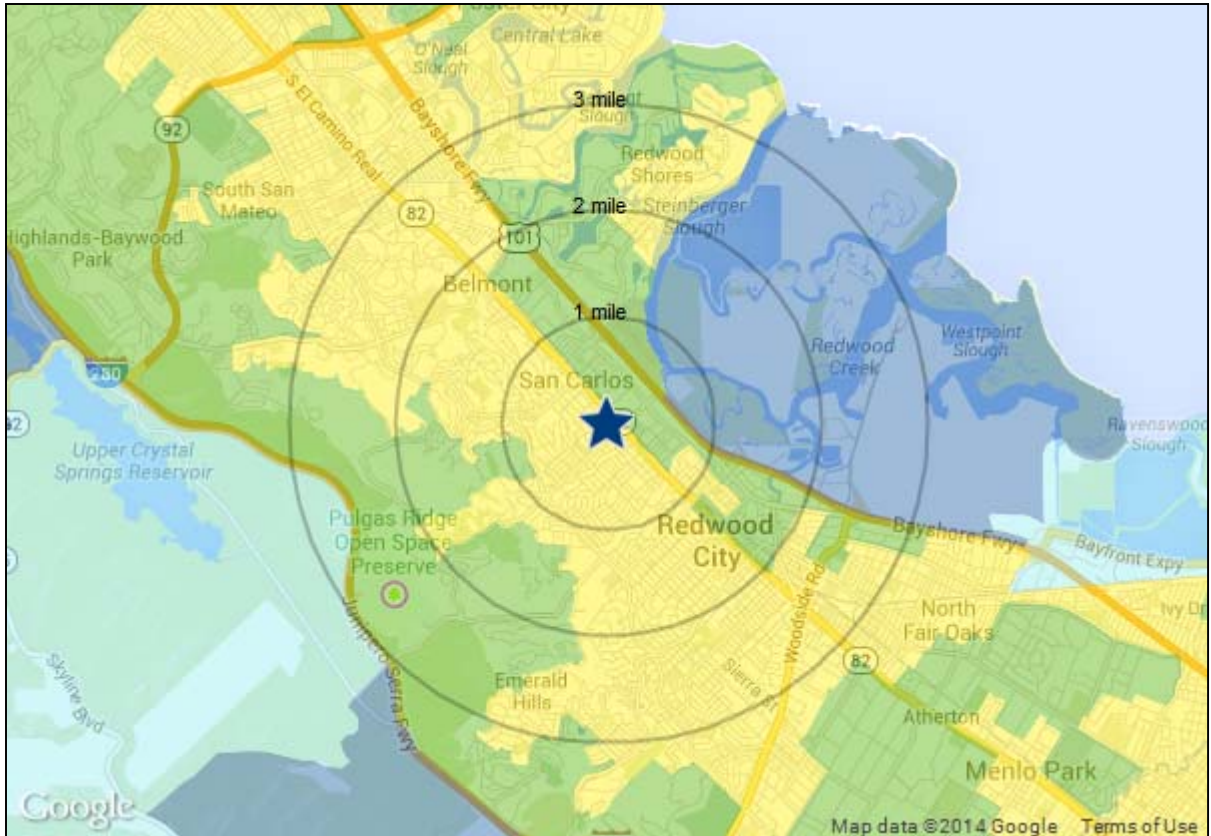
The median housing value in your area was \$549,909 in 2000, compare this to the U.S. average of \$110,781 for the same year. In 2000, there were 57,630 owner occupied housing units in your area and there were 36,608 renter occupied housing units in your area. The median rent at the time was \$1,112.

Employment

In 2013, there are 149,354 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 73.1% of employees are employed in white-collar occupations in this geography, and 26.8% are employed in blue-collar occupations. In 2013, unemployment in this area is 3.14%. In 2000, the median time traveled to work was 22.8 minutes.

Demographic data © 2012 by Experian.

POPULATION DENSITY



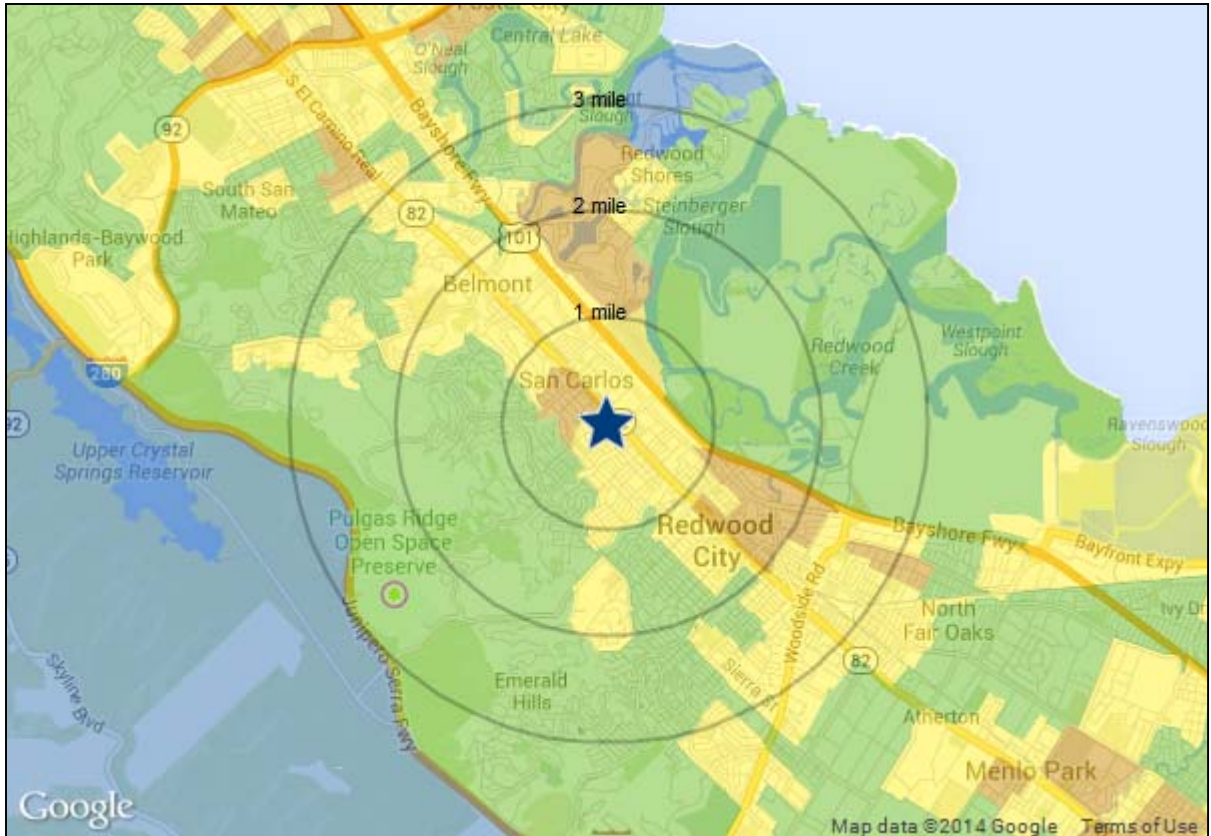
Demographic data © 2012 by Experian.

Population Density

Theme	Low	High
Low	less than	55
Below Average	55	475
Average	475	4100
Above Average	4100	35000
High	35000	or more

Number of people living in a given area per square mile.

EMPLOYMENT DENSITY



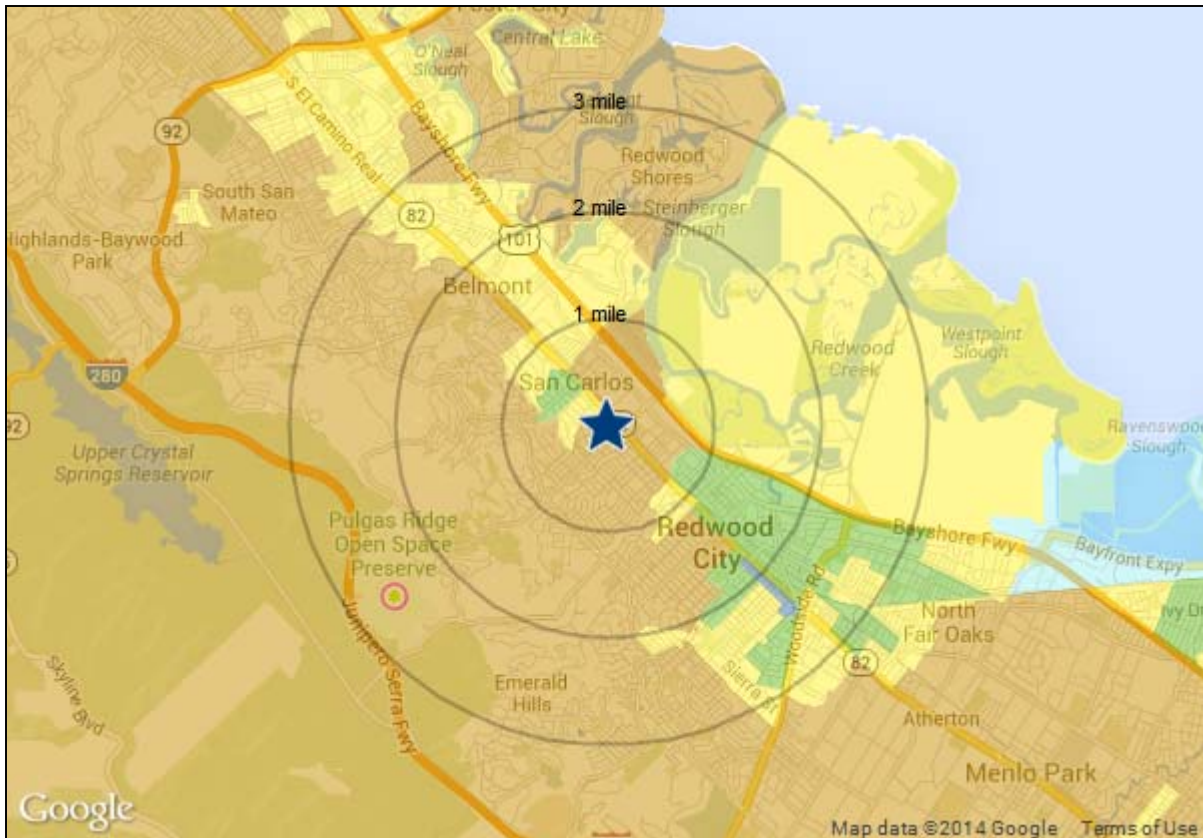
Demographic data © 2012 by Experian.

Employment Density

Theme	Low	High
Low	less than	9
Below Average	9	96
Average	96	1025
Above Average	1025	10875
High	10875	or more

The number of people employed in a given area per square mile.

AVERAGE HOUSEHOLD INCOME



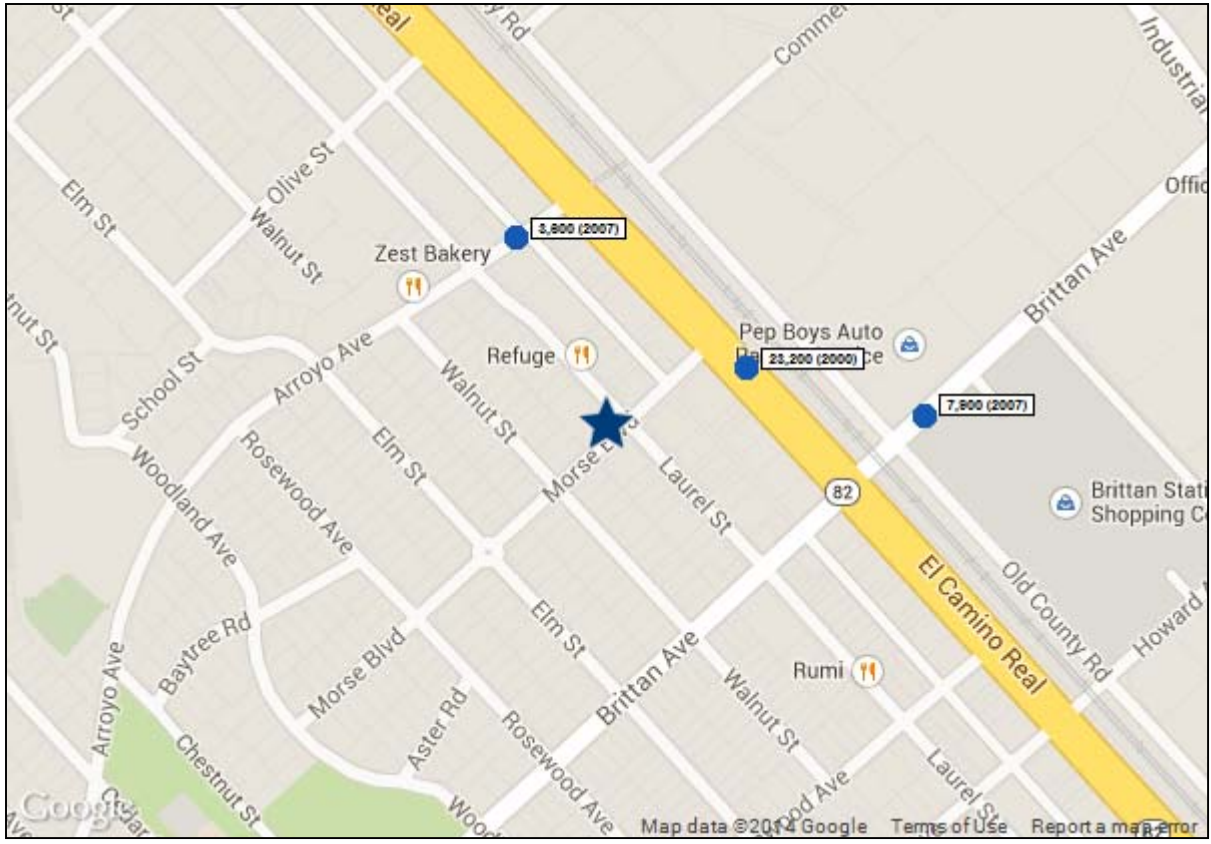
Demographic data © 2012 by Experian.

Average Household Income

Theme	Low	High
Low	less than	\$29,500
Below Average	\$29,500	\$48,500
Average	\$48,500	\$80,000
Above Average	\$80,000	\$132,500
High	\$132,500	or more

Average income of all the people 15 years and older occupying a single housing unit.

TRAFFIC COUNTS



Traffic Count data © 2012 by TrafficMetrix. All rights reserved.

Two-way, average daily traffic volumes.

* Traffic Count Estimate

Downtown San Carlos Dental Building

SAN CARLOS, CA

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