

FOR SUBLEASE: SINGLE OR AMBULATORY SURGERY CENTER

4300 El Camino Real | Los Altos | CA 94022



Paul O'Drobinak
Senior Associate
Lic. 01983402
310.433.5818
paul.odrobinak@colliers.com

Jacob Mumper
Senior Vice President
Lic. 01908862
818.325.4119
jacob.mumper@colliers.com



Space Highlights

Space Highlights

- Size: 1,500 – 2,000 SF +/-
- Available: Immediately
- Term: Through October 31, 2028
- Ground Floor Space with Private Entrance
- AAAHC Accredited



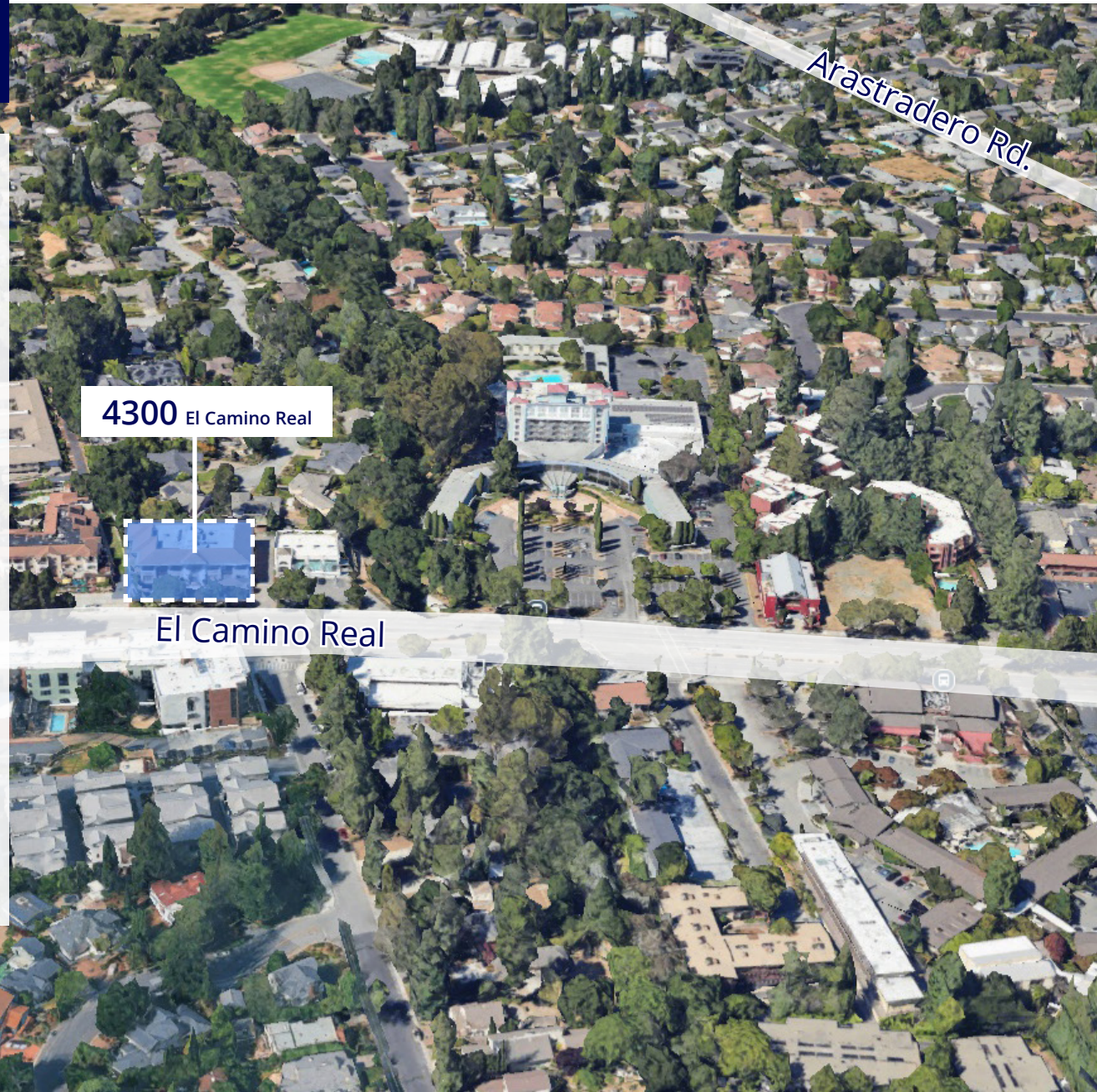
Building Highlights

- 4/1,000 Covered & Surface Parking
- Immediate Access to SR 82 & Convenient Access to SR 85 and US 101
- Strong Area Demographics (See Data on pg. 5)
- Highly Walkable to Amenities

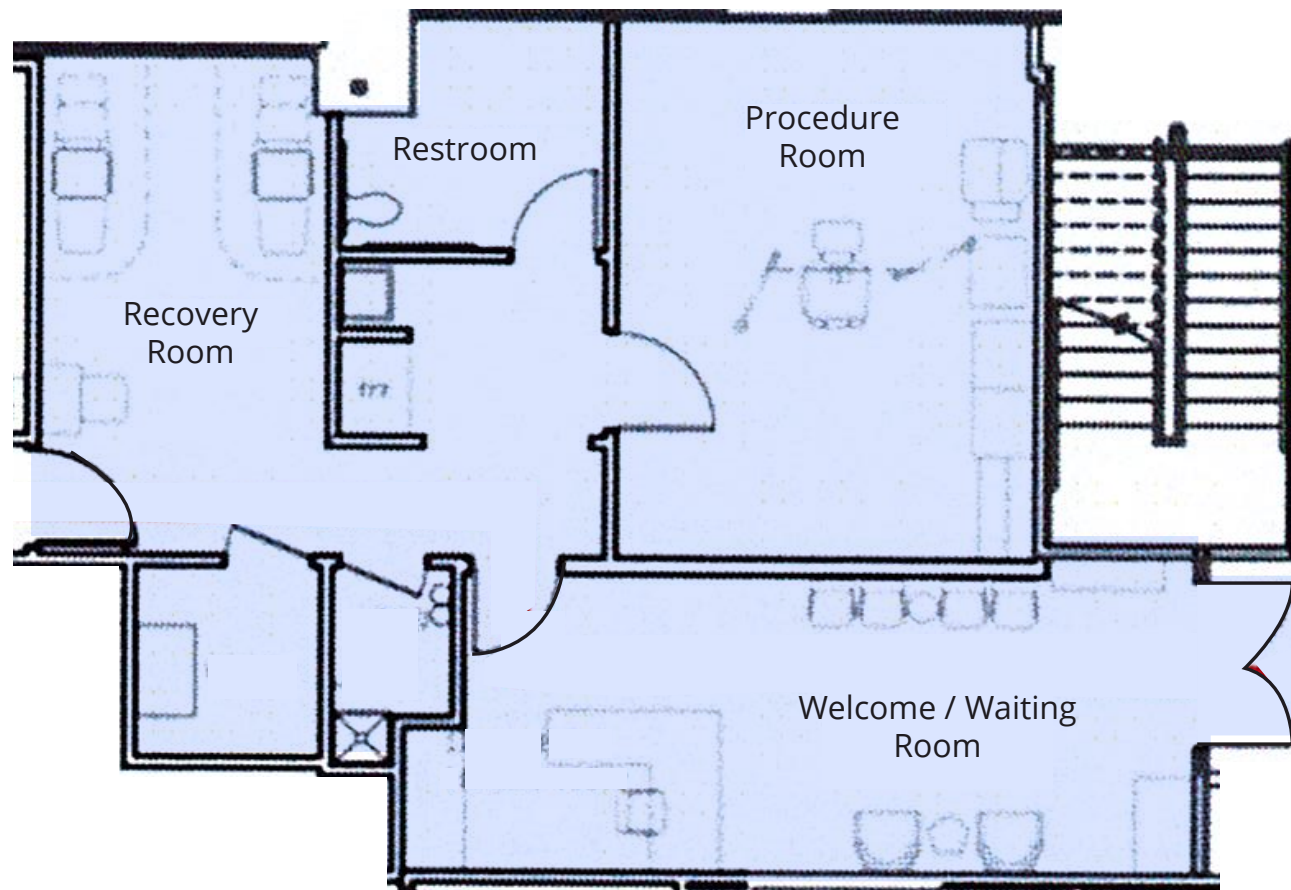


Location Highlights

Located in the heart of Silicon Valley's affluent and family-friendly community, this ambulatory surgery center offers exceptional proximity to major hospitals and health systems, providing a convenient and trusted environment for patient care. With a stable and expanding patient base, excellent highway access, and a reputation for high-quality medical services, this location is ideal for providers seeking a premier, easily accessible setting in one of the most prestigious medical regions, complemented by outstanding schools and sophisticated neighborhoods.



Floor Plan





Exam Room



Operating Room



Recovery Room

Hospital Proximity Map



Amenities Map





Market Overview

4300 El Camino Real, Los Altos, California, 94022
1 mile radius

Household & population characteristics



\$206,360

Median household income



\$2,000,001

Median home value



41.0%

Owner occupied housing units



39.2

Median age



49.2%

Female population



55.1%

% Married (age 15 or older)

Annual lifestyle spending



\$9,693

Travel



\$95

Tickets to Movies



\$323

Theatre/Operas/
Concerts



\$202

Admission to Sports Events



\$22

Online Gaming Services

Households & population



28,503

Current total population



28,530

5 Year total population



11,594

Current total households



11,729

5 year total households

Education

3%

No high school diploma



5%

High school graduate



9%

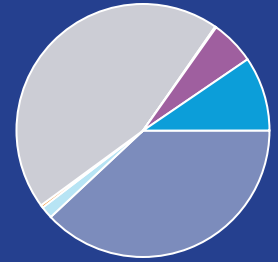
Some college



83%

Bachelor's/graduate/prof degree

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business



953

Total businesses



9,095

Total employees

Employment



90%

White collar



4%

Blue collar



6%

Services

3.3%

Unemployment rate

Annual household spending



\$6,116

Apparel & Services



\$564

Computers & Hardware



\$10,568

Eating Out



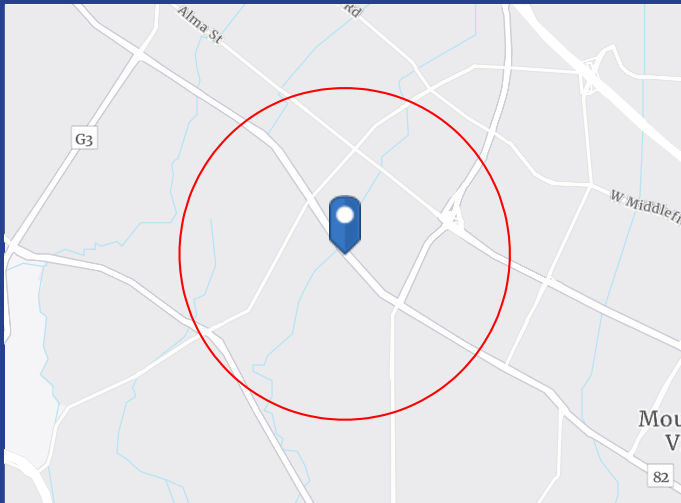
\$17,634

Groceries



\$16,947

Health Care



Demographic Trends & Key Indicators

4300 El Camino Real, Los Altos, California, 94022, 1 mile radius

28,503	11,594	2.45	39.2	\$206,360	\$2,000,001	233	41	71
Population	Households	Avg size household	Median age	Median household income	Median home value	Wealth index	Housing affordability	Diversity index

Mortgage indicators



\$33,954

Avg spent on mortgage & basics



60.7%

Percent of income for mortgage

Population by generation



4.3%

Greatest gen:
born 1945/earlier



15.3%

Baby boomer:
born 1946 to 1964



21.7%

Generation x:
born 1965 to 1980



27.6%

Millennial:
born 1981 to 1998



22.6%

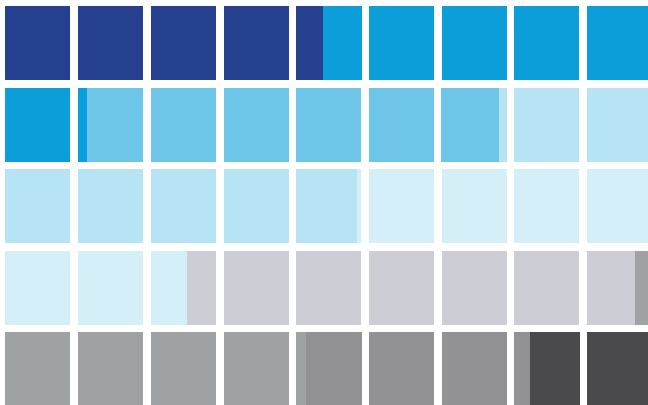
Generation z:
born 1999 to 2016



8.4%

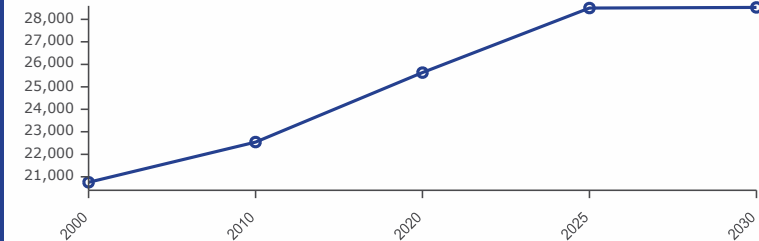
Alpha: born
2017 to present

Population by age

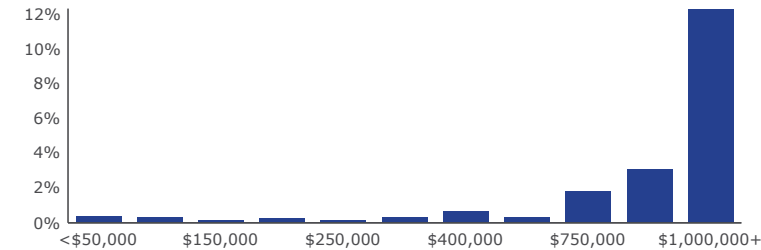


Age 0-9 (%)	(10%)	Age 10-19 (%)	(13%)	Age 20-29 (%)	(13%)
Age 30-39 (%)	(16%)	Age 40-49 (%)	(15%)	Age 50-59 (%)	(14%)
Age 60-69 (%)	(10%)	Age 70-79 (%)	(7%)	Age 80+ (%)	(4%)

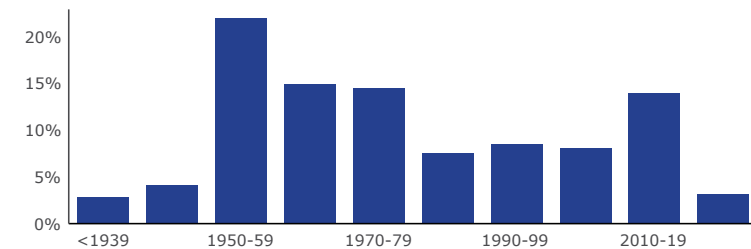
Historical trends: population



Home value



Housing: year built



Colliers

U.S. Census Bureau, Esri forecasts for 2025 and 2030, Esri Vintage 2025 Time Series



Paul O'Drobinak
Senior Associate
Lic. 01983402
310.433.5818
paul.odrobinak@colliers.com

Jacob Mumper
Senior Vice President
Lic. 01908862
818.325.4119
jacob.mumper@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

