

# MEDICAL OFFICE SPACE FOR LEASE – WEST SAN JOSE



5150 Graves Ave, Unit 4 | San Jose, CA 95129



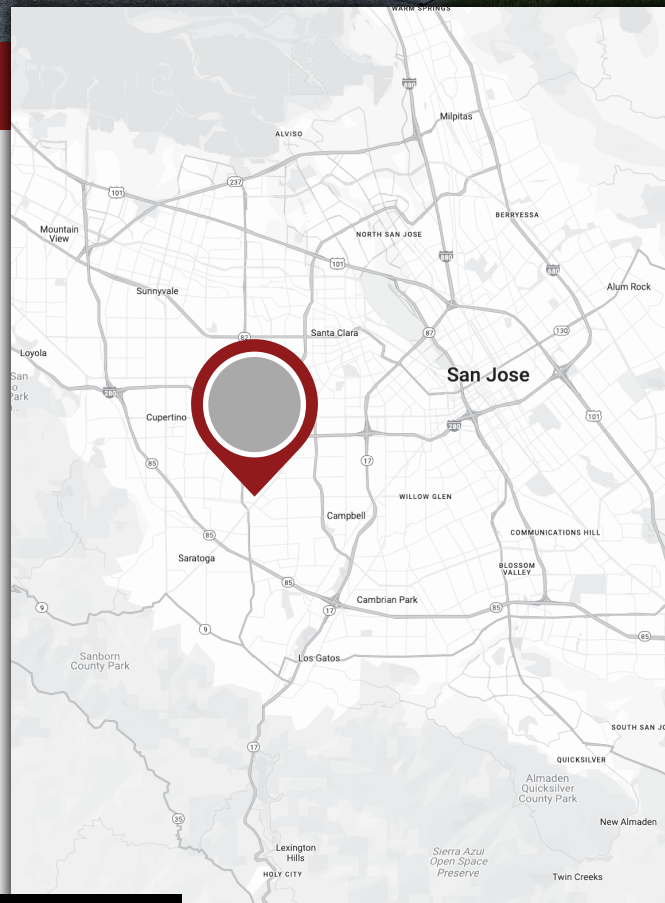
**±1,568 SF | MOVE-IN READY**

Now available for lease: a turnkey medical office suite in the highly desirable West Valley Professional Center, located at the intersection of West San Jose, Campbell, and Saratoga. This well-maintained suite is ideal for a wide range of medical or wellness professionals.

Prime West San Jose Location: Nestled in a professional medical park with easy access to nearby retail, dining, and major thoroughfares. An excellent location for practitioners seeking a peaceful yet central office setting.

## SUITE FEATURES:

- ±1,568 SF medical office space
- Layout includes:
  - 4 patient exam rooms
  - 2 private office rooms, that can be converted to exam rooms if needed
  - 2 bathrooms (1 in reception area and 1 in the back office)
  - 1 break room
  - 1 medicine storage room and kitchenette
- Zoning: APD – allows medical and professional office uses
- Ample surface parking for staff and patients
- Suite and directory signage available
- Quiet, professional setting with other medical and office users
- Available now for immediate occupancy



FOR MORE INFORMATION CONTACT

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**Jason Kim**

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## Property Photos



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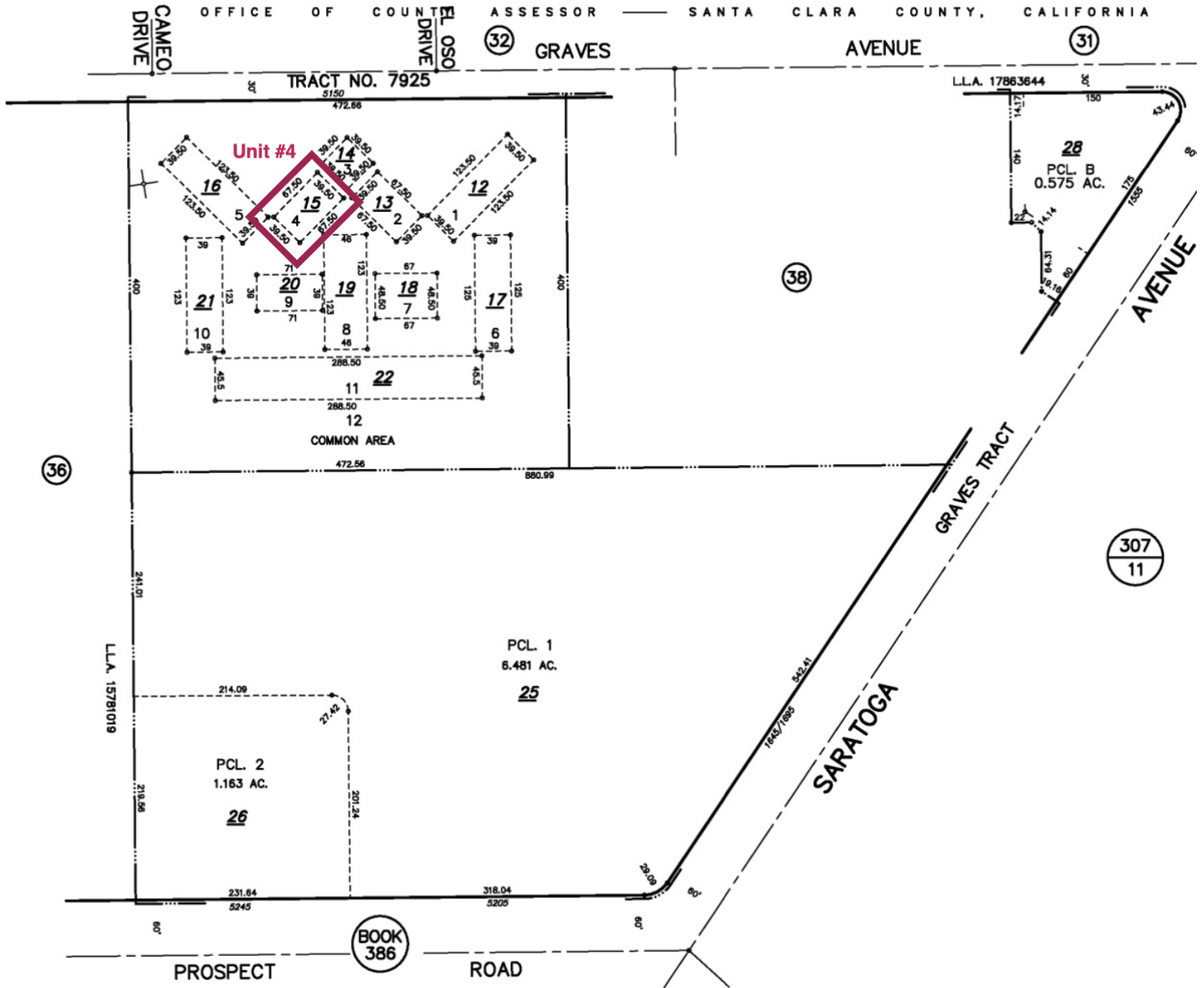


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## Site Plan



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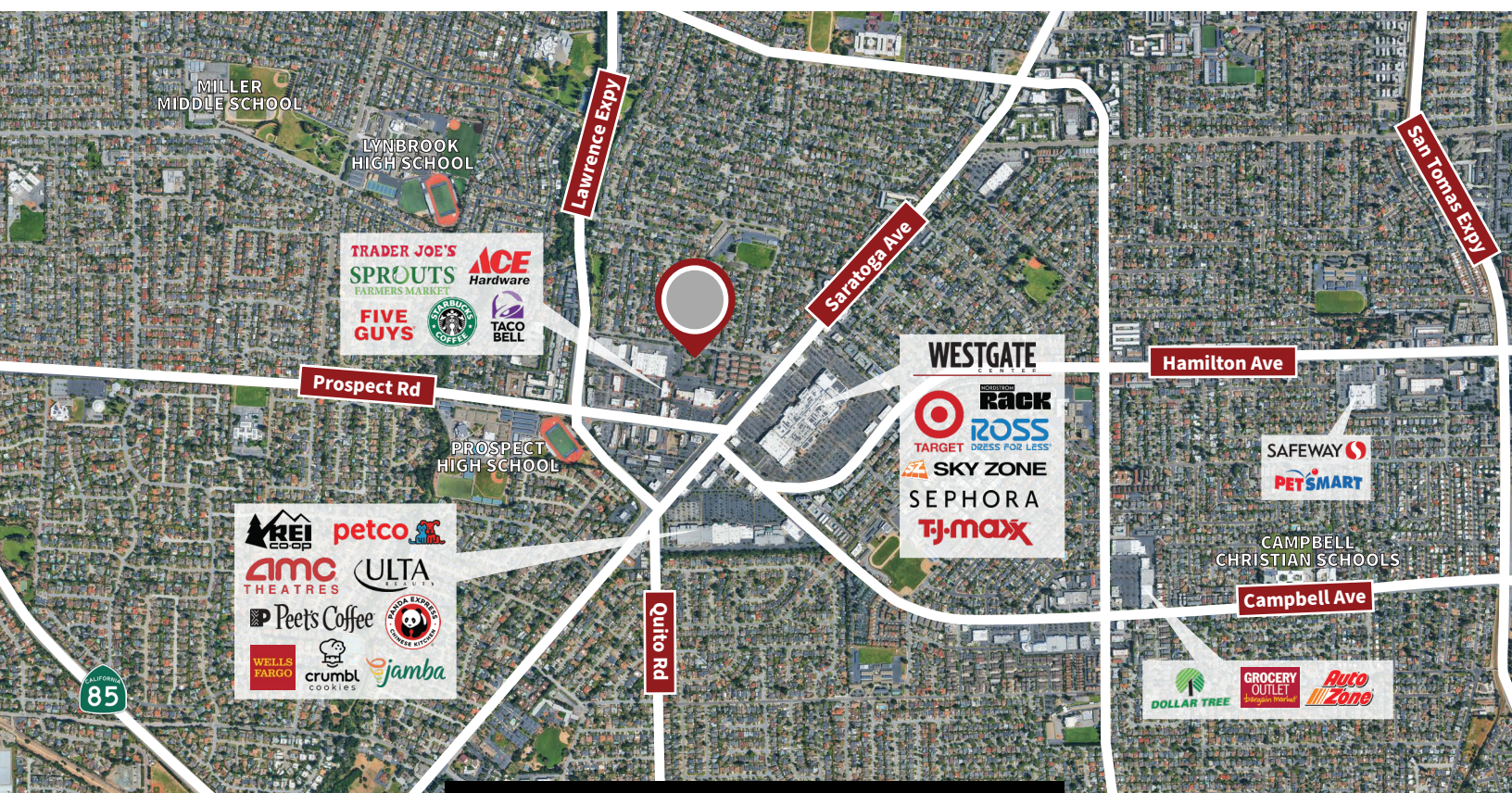


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## Aerial & Amenities Map



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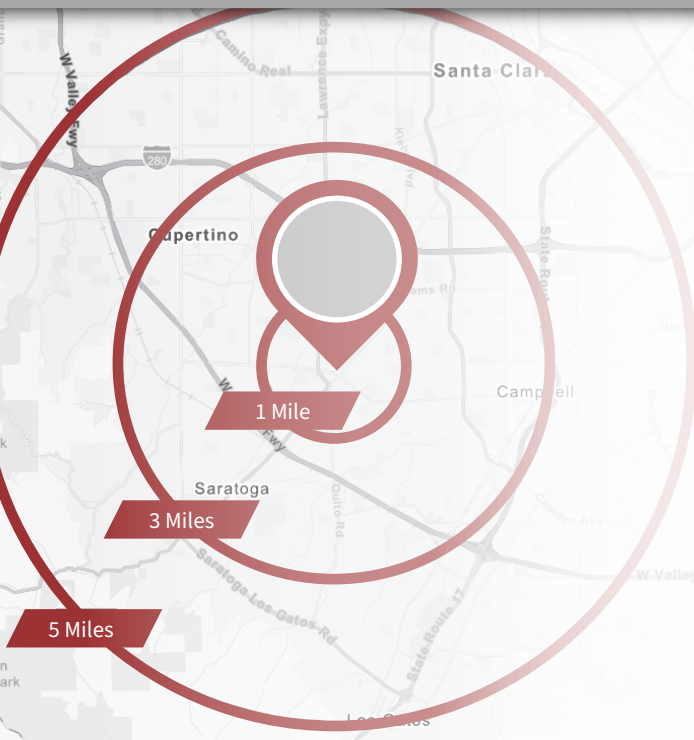


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## Location Overview



### 2025 Summary

	1 MILE	3 MILES	5 MILES
Population	22,121	206,855	506,704
Households	7,848	75,348	187,399
Families	5,969	54,406	129,536
Average Household Size	2.78	2.73	2.66
Owner Occupied Housing Units	4,774	39,924	96,534
Renter Occupied Housing Units	3,074	35,424	90,865
Median Age	43.4	41.5	40.4
Median Household Income	\$200,762	\$179,521	\$179,401
Average Household Income	\$265,332	\$252,680	\$251,046

### 2030 Summary

	1 MILE	3 MILES	5 MILES
Population	21,721	202,960	502,391
Households	7,767	74,567	187,516
Families	5,921	53,972	129,865
Average Household Size	2.76	2.70	2.64
Owner Occupied Housing Units	4,772	40,000	97,147
Renter Occupied Housing Units	2,995	34,567	90,369
Median Age	44.6	42.8	41.5
Median Household Income	\$228,067	\$210,893	\$208,081
Average Household Income	\$293,392	\$277,512	\$274,025



**San Jose, California**, is the dynamic heart of Silicon Valley and one of the most influential tech and innovation hubs in the world. As the largest city in Northern California and the third-largest in the state, San Jose blends urban energy with a high quality of life. Known for its diverse neighborhoods, thriving business ecosystem, and strong cultural identity, San Jose attracts families, professionals, and investors from across the globe. Once a quiet agricultural center, the city has transformed into a global technology capital while preserving its rich heritage and community spirit. With a revitalized downtown, highly rated schools, expansive parks, and excellent transportation links, San Jose continues to be a top destination for both residential and commercial growth.

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## DISCLAIMER

The information contained in this Offering Memorandum is confidential and is provided for the sole purpose of allowing persons to evaluate whether there is interest in proceeding with further discussions with the owner regarding a possible transaction with respect to the Property. The information contained herein shall not be photocopied or disclosed to any other party and shall not be used for any other purpose.

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The only party authorized to represent the owner of the Property is AiCRE Partners and the owner shall not be obligated to pay any fees or commissions to any other advisor, broker or representative. This Offering Memorandum is provided subject to prior sale or lease, change of price or terms and other changes to the materials, statements and information contained herein or relating to the Property, and is subject to withdrawal, all without notice or any liability. In no event shall the delivery or receipt of this Offering Memorandum be deemed to create any legal obligation to enter into any transaction with respect to the Property, and only a definitive agreement signed by all parties shall create a binding commitment to enter into a transaction.

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