

**For Sale**

2242 Camden Avenue  
San Jose, CA 95124  
(Camden @ Bascom Ave.)

# Blum Plaza Medical Dental Building

**\$11,950,000**

Ideal Owner-User /  
Hospital Network /  
Investment Property



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# BLUM PLAZA MEDICAL DENTAL BUILDING HIGHLIGHTS

- High Image Professional Building with Elegant Glass Door Entries, New Custom Common Area Flooring , Italian Tile Accent Entry & Entry Tile Walkways Renovated in 2025.
- Serving San Jose / Campbell / Willow Glen / Santa Clara / Los Gatos / Saratoga / Cupertino / Sunnyvale / Mountain View / Palo Alto / Los Altos / Menlo Park / Atherton / Woodside / Milpitas / Morgan Hill / Gilroy / Scotts Valley / Cambrian Park & Almaden Valley Communities.
- Within 5 miles of Good Samaritan Hospital; Stanford Healthcare; Sutter Healthcare; El Camino Hospital of Los Gatos; Kaiser Permanente; Santa Clara Valley Medical Center & O'Connor Hospital.
- Excellent Visibility & Monument Signage for Heavy Traffic Corridor with Public Transit Route.
- Easy Access to Hwys. 17/880 & 85.
- Surrounding Shopping Centers & Planned Development consisting of a small adjacent 18 Unit Multifamily Residences & The Cambrian Plaza introducing a Hotel, Senior and Assisted Living, Retail and 378 Residential Townhomes, Single & Multifamily Units.
- Elevator Served, ADA Compliant, Handicap Entry Access with Electric Doors.
- Mens & Womens Restrooms with Marble Finishes on 1<sup>st</sup> & 2<sup>nd</sup> Floors.
- User Friendly Alarm Security & Video Surveillance Systems for Interior & Exterior of Premises.
- 9 Medical/Dental Suites with Custom Cabinetry in Each Office and Bathrooms that are Fully City Permitted and one Property Management Office.
- HVAC Control System in Each Suite.
- Independent PG&E Emon/Dmon Subpanel Metering System.
- 400 sf Custom Storage Shed on Premises.
- Tropical Paradise Landscape with Accent Lighting.
- Owner-User 4,000 sf Combined Suites Available / Long Term Medical & Dental Leases.



## PROPERTY AT A GLANCE

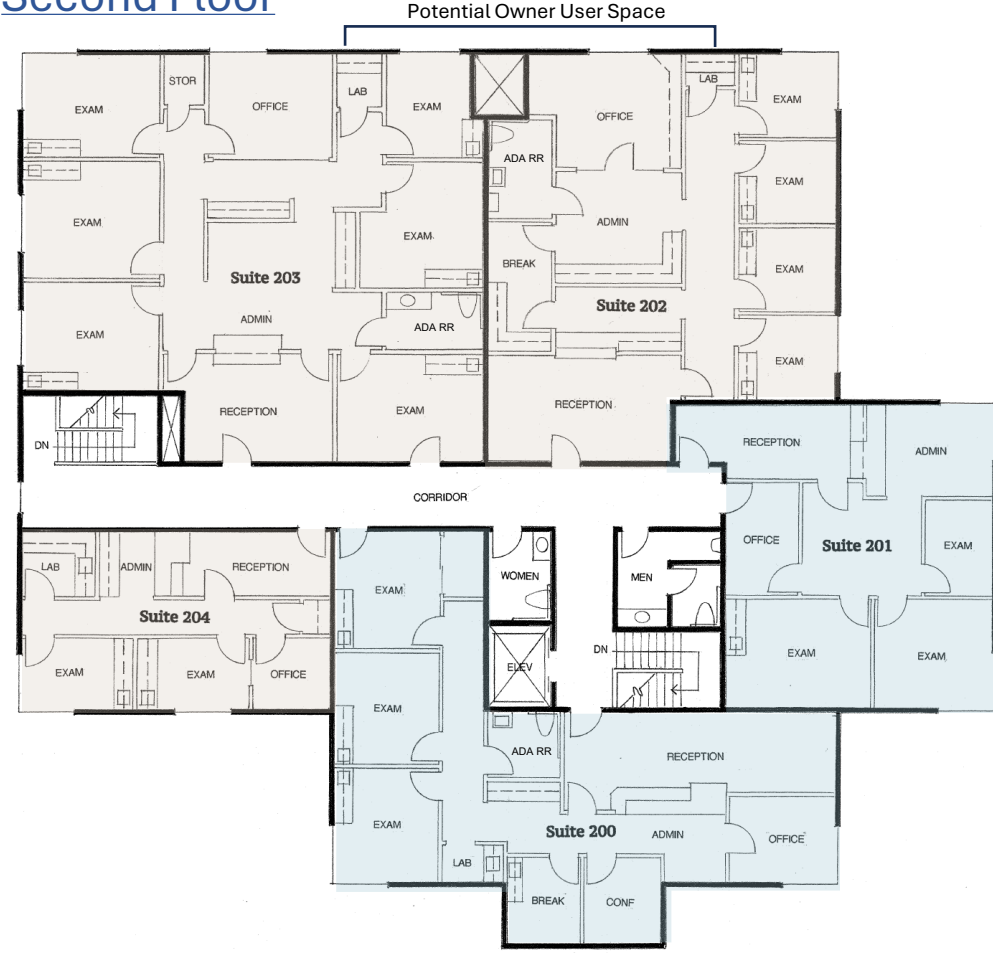
Rentable SF	12,256 SF + 400 SF Storage Shed
Unit Count	9 Medical/Dental Turnkey Units 1 Property Management Office
Stories	2
Parking	42 Spaces (8 Tenant Reserved)
Current Occupancy	82% (Owner-User Availability)
Per Building SF	\$975
Built	1979 - Continuous Renovations Through 2025

# FLOOR PLANS

## First Floor



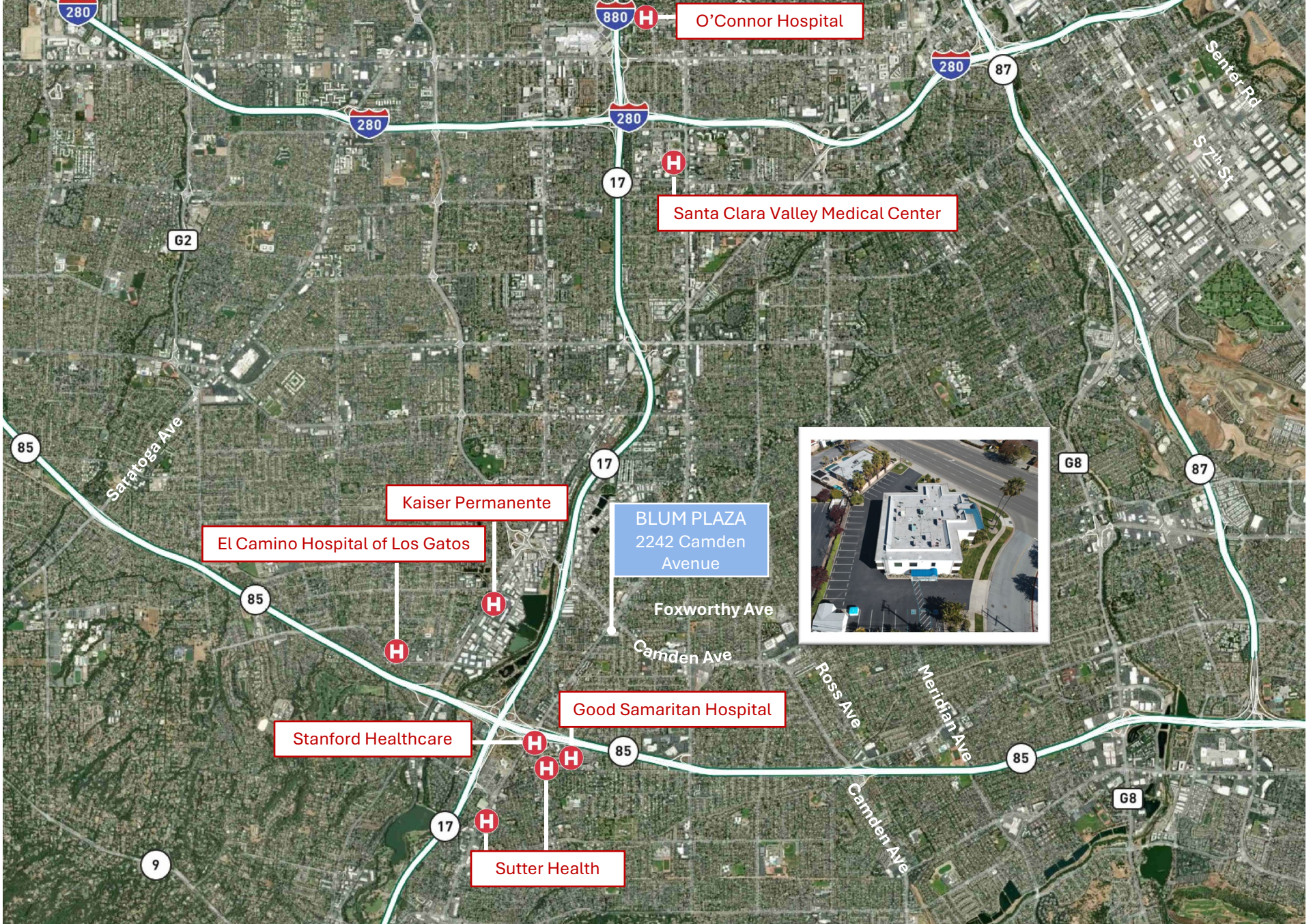
## Second Floor



Suite	Highlights	Size (SF)
101	4 Operatories, 2 Labs, Office, Reception, Admin., Break Room	1,445
102	4 Exam Rooms, Lab, Office, ADA RR, Reception, Admin.	1,475
104	1 Exam Room, Office, Reception, Admin.	760
105	1 Exam Room, Lab, Office, Reception, Admin.	750

Suite	Highlights	Size (SF)
200	3 Exam Rooms, Lab, ADA RR, 2 Offices, Break Room, Reception, Admin.	1,565
201	3 Exam Rooms, Office, Reception, Admin.	1,075
202	4 Exam Rooms, Lab, Office, ADA RR, Reception, Admin.	1,615
203	6 Exam Rooms, Lab, Office, ADA RR, Reception, Admin.	2,250
204	2 Exam Rooms, Break Area/Lab, Reception, Admin.	725

# LOCATION, LOCATION, LOCATION – MEDICAL DENTAL MARKET



# PROPERTY INVESTMENTS

- High image monument signage on high traffic Camden Ave. at Bascom Ave.
- Professional, high-quality medical dental office asset in the strongest local Medical/Dental Market.
- Close Proximity to Good Samaritan Hospital, Sutter Health, Kaiser Permanente, Stanford Healthcare, Santa Clara Valley Medical Center, O'Connor Hospital, and El Camino Hospital of Los Gatos.
- Immediate income from 82% occupancy with clear new lease upside or ample space for an Owner-Occupant.
- Immaculately maintained with the 2025 completed renovation.
- Fully permitted tenant improvements, providing regulatory assurance and reduced risk.
- ADA-compliant design with handicapped access doors & elevator served.



# FINANCIAL SUMMARY

## BLUM PLAZA MEDICAL DENTAL BUILDING

### Current Snapshot

#### 2025 P&L Data

Size (RSF)	12,256
Occupied (RSF)	10,031
Occupancy %	82%
In-Place Income (Annual)	\$413,000
Operating Expenses (2025, Annual)	\$135,000
Asking Purchase Price	\$11,950,000
Purchase Price Per SF	\$975



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