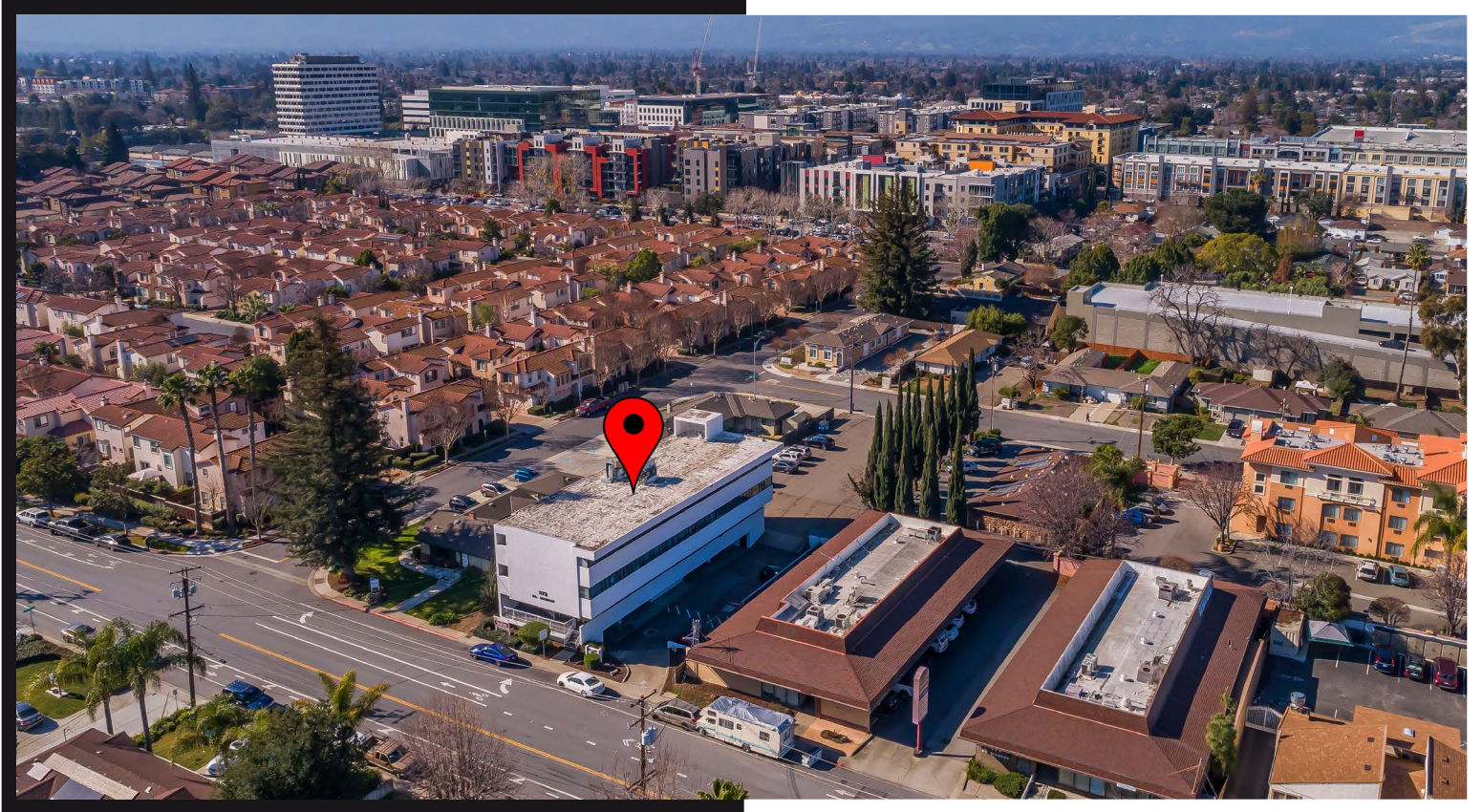




OXBRIDGE
INTERNATIONAL CO.

FOR SALE **MEDICAL/DENTAL BUILDING**

373 S Monroe Street | San Jose, CA 95218



ASKING PRICE: \$6,200,000

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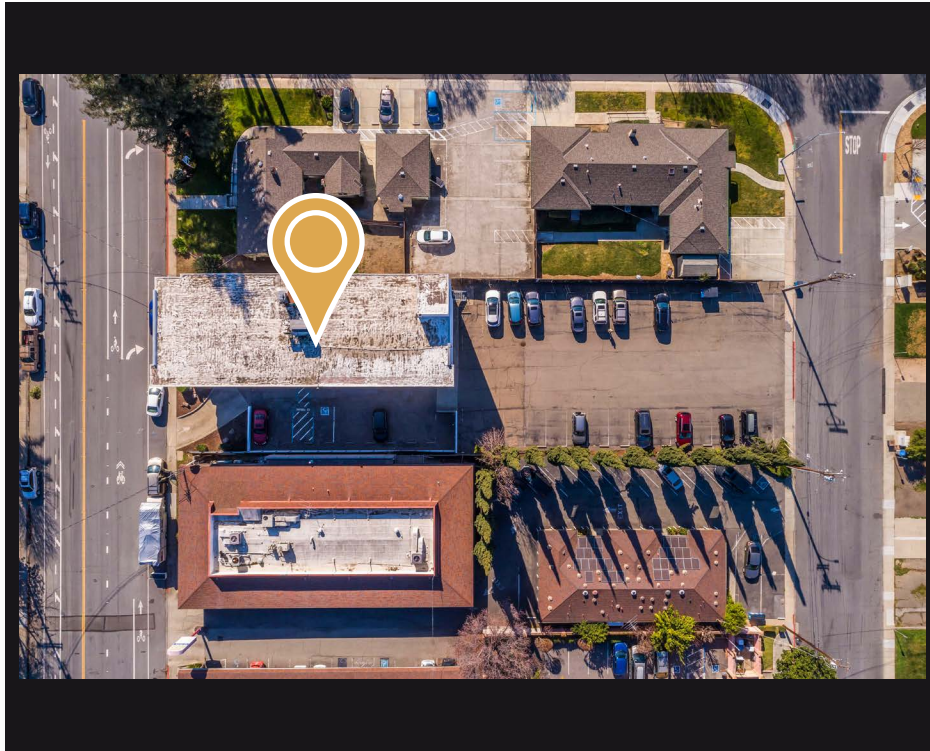


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CONFIDENTIALITY DISCLAIMER:

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

EXECUTIVE SUMMARY



EXECUTIVE SUMMARY: MEDICAL/DENTAL BUILDING FOR SALE - PRIME SAN JOSE LOCATION

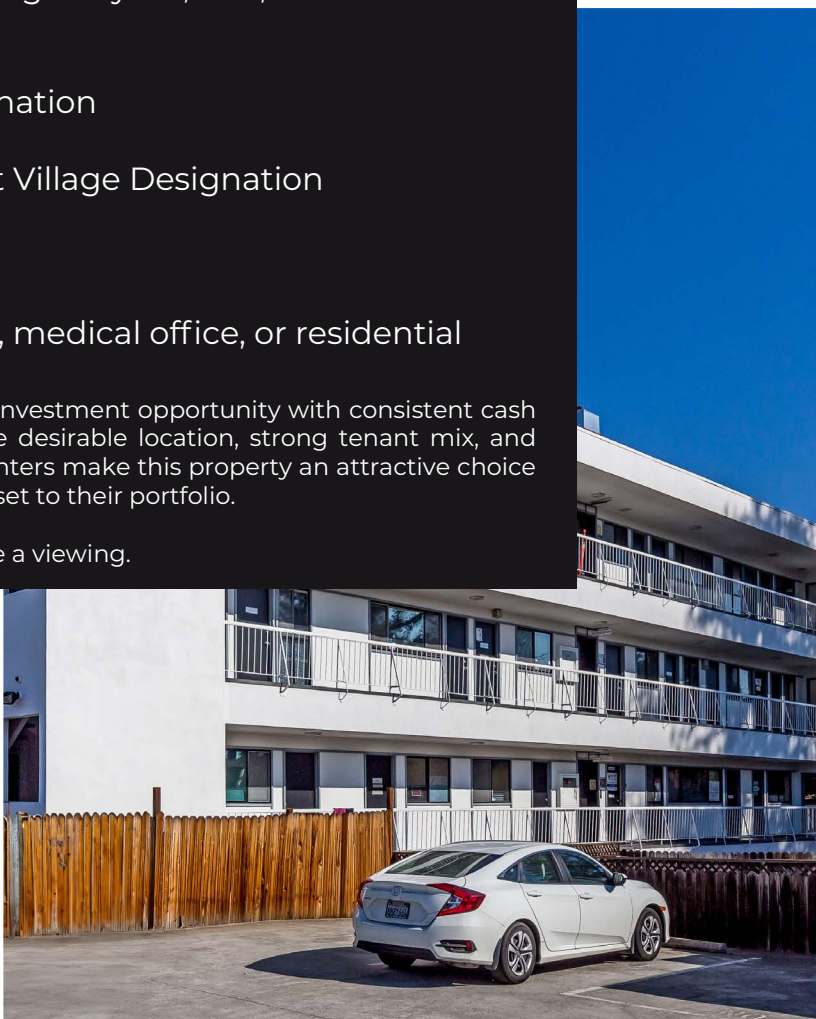
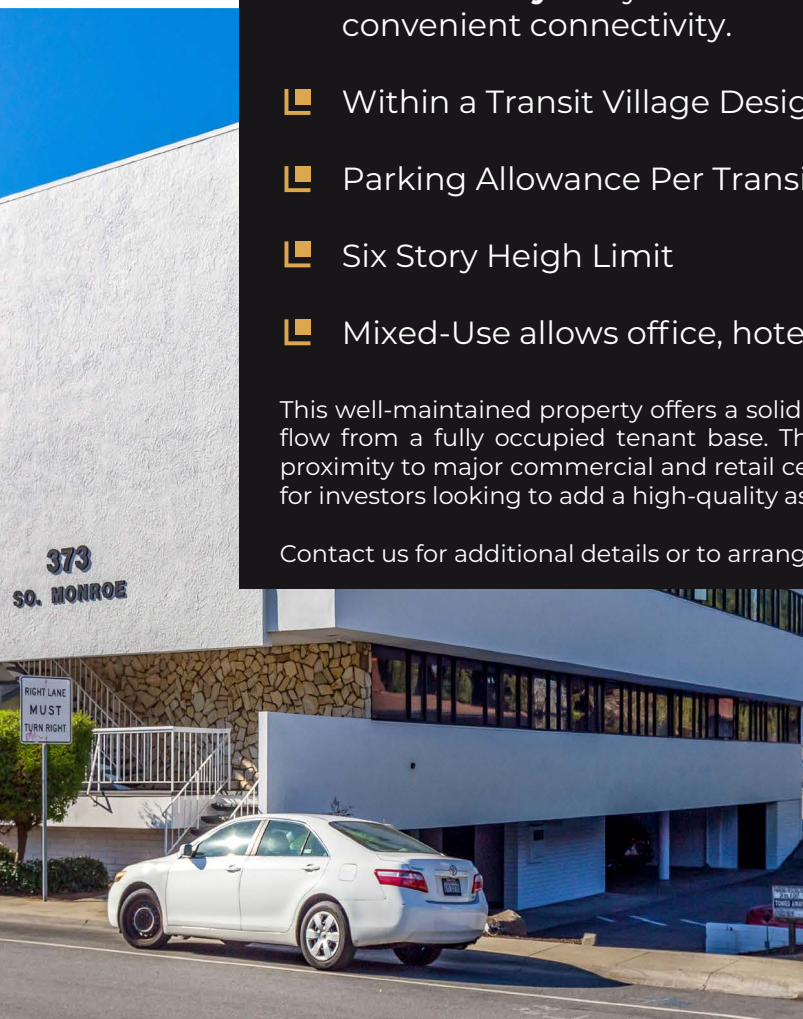
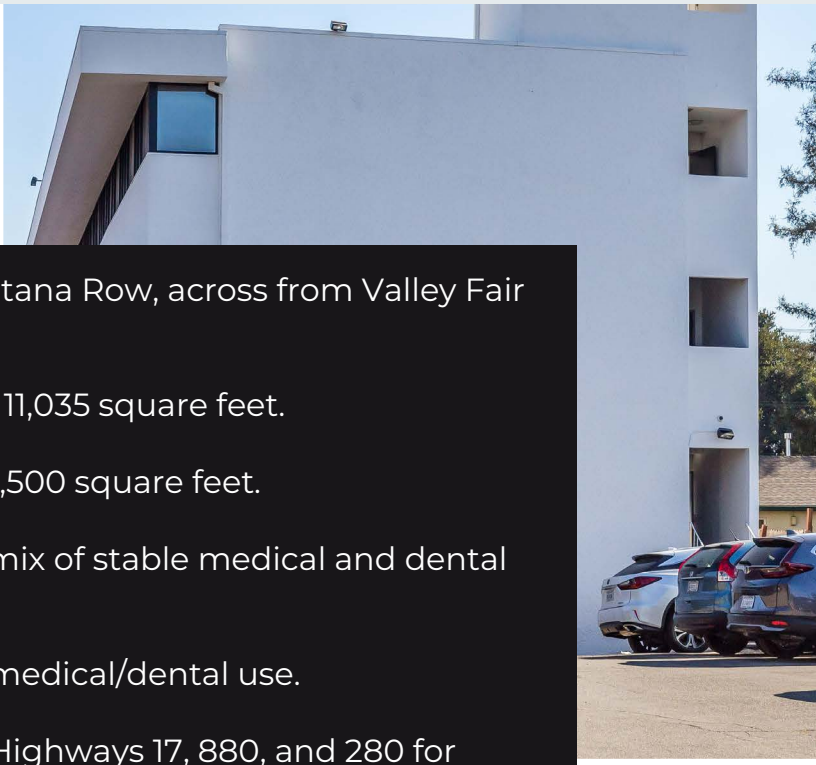
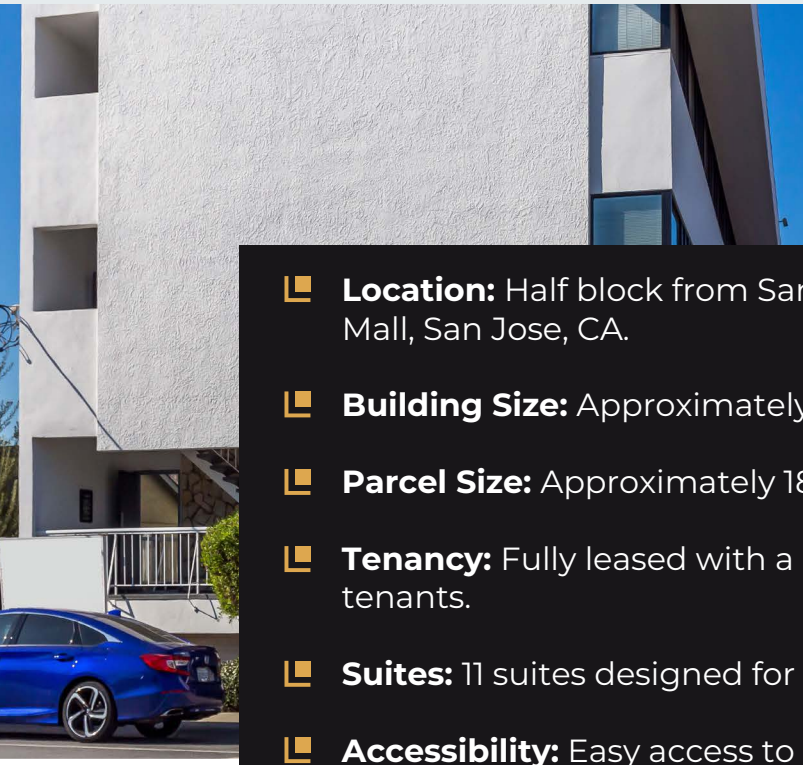
This offering presents a rare opportunity to acquire a fully leased medical/dental building in a prime San Jose location, just half a block from the upscale Santana Row and directly across the street from the popular Valley Fair Mall. With excellent visibility and easy access to major freeways, including Highways 17, 880, and 280, this property is perfectly positioned to attract patients and clients from across the region.

PROPERTY HIGHLIGHTS

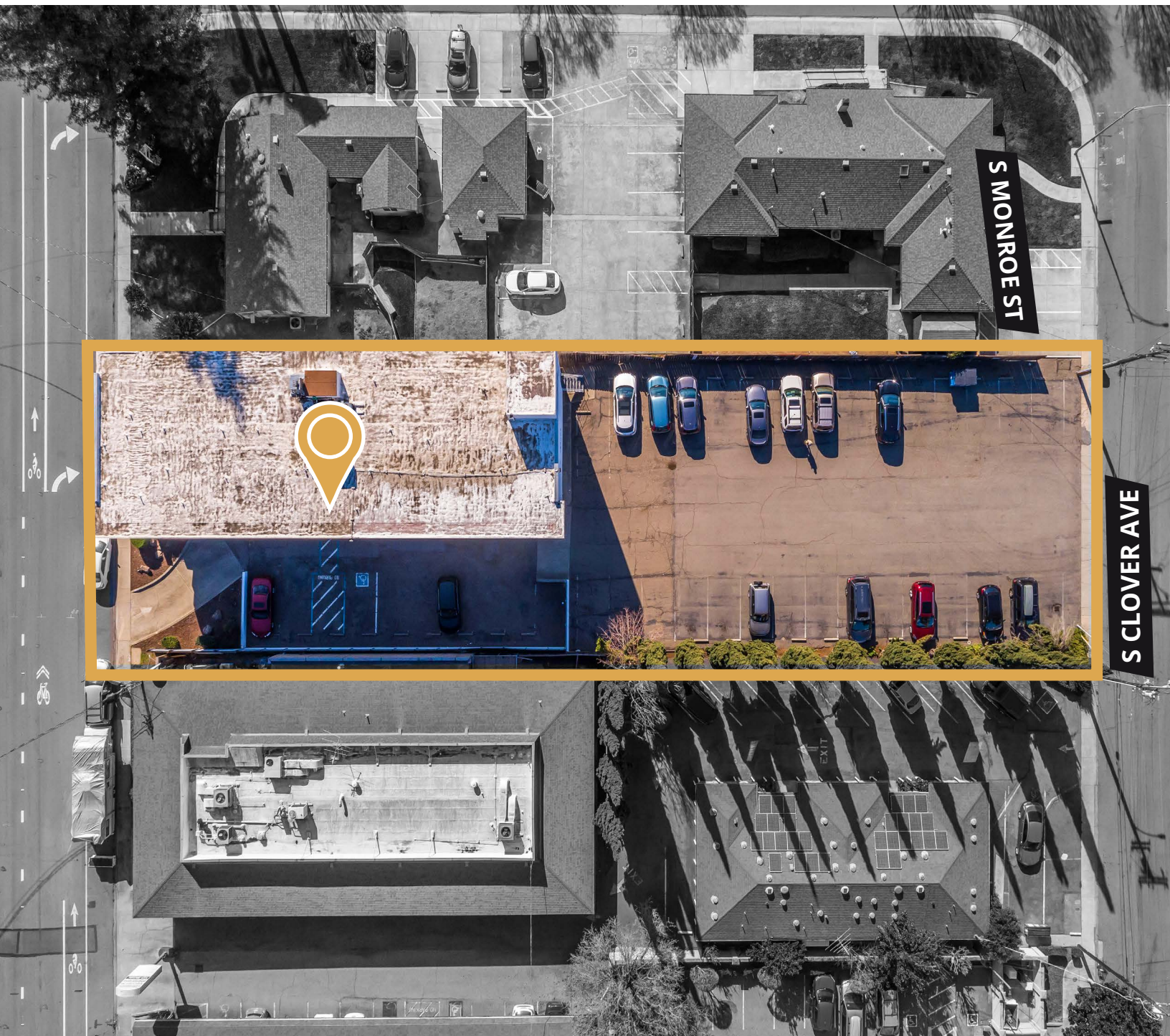
- **Location:** Half block from Santana Row, across from Valley Fair Mall, San Jose, CA.
- **Building Size:** Approximately 11,035 square feet.
- **Parcel Size:** Approximately 18,500 square feet.
- **Tenancy:** Fully leased with a mix of stable medical and dental tenants.
- **Suites:** 11 suites designed for medical/dental use.
- **Accessibility:** Easy access to Highways 17, 880, and 280 for convenient connectivity.
- Within a Transit Village Designation
- Parking Allowance Per Transit Village Designation
- Six Story Height Limit
- Mixed-Use allows office, hotel, medical office, or residential

This well-maintained property offers a solid investment opportunity with consistent cash flow from a fully occupied tenant base. The desirable location, strong tenant mix, and proximity to major commercial and retail centers make this property an attractive choice for investors looking to add a high-quality asset to their portfolio.

Contact us for additional details or to arrange a viewing.



PROPERTY AERIAL



TRADE MAP





AREA OVERVIEW

San Jose is known as the heart of Silicon Valley, and the technology industry is a major component of the city. As the third-largest city in California, it is a culturally diverse area with scenic views and affluent neighborhoods. San Jose offers family-friendly activities ranging from hiking trails to shopping centers.

The Light Rail system is one of the most popular modes of transportation in San Jose along with VTA buses and the free DASH Downtown Area Shuttle.

The Mineta San Jose International Airport is only 2 miles from downtown San Jose.

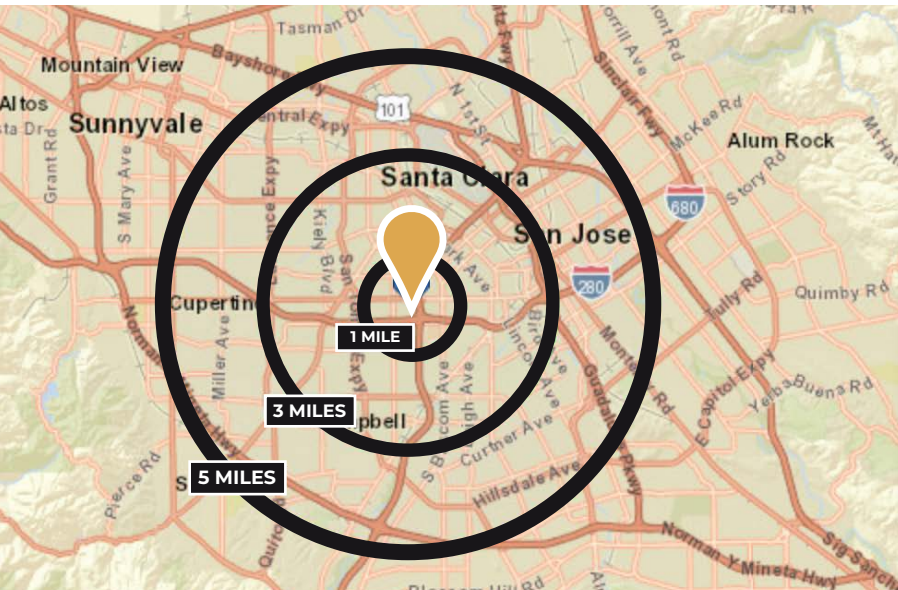


PROPERTY PROXIMITY

Walk Score:	75
San Jose International Airport:	4.4 miles
College Park Commuter Rail:	6 min drive
Santa Clara Commuter Rail:	6 min drive

DEMOGRAPHICS

San Jose, CA



5 MILE RADIUS

KEY FACTS

606,003
Population

2.7
Average
Household Size

\$137,105
Median Household
Income

37.7
Median Age

BUSINESS



34,554
Total Businesses



405,383
Total Employees

INCOME



\$181,505
Avg Household
Income



\$66,415
Per Capital Income



\$215,779
Median Net Worth

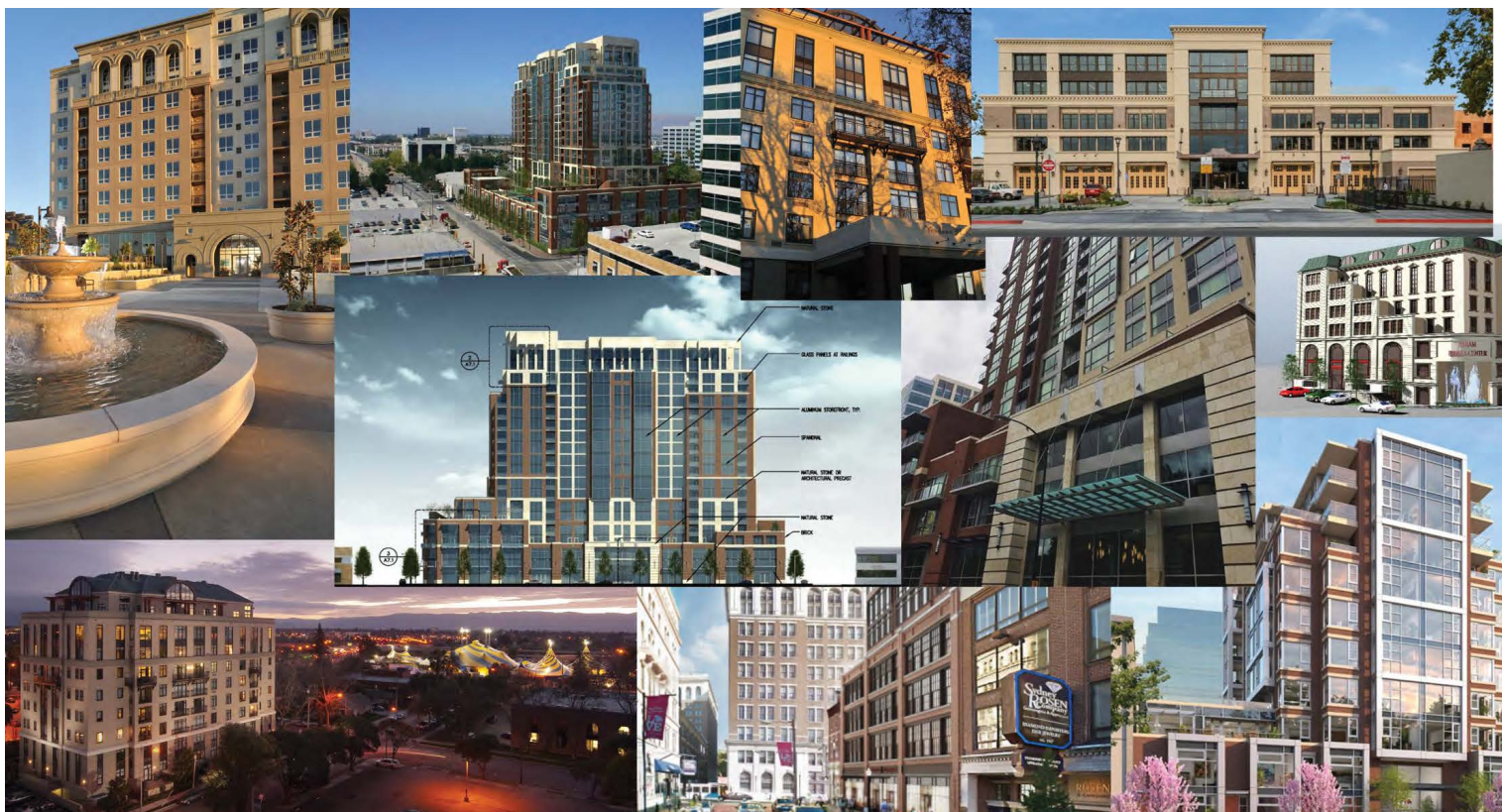
2022 Summary

	1 mile	3 miles	5 miles
Population	23,744	256,902	606,003
Households	9,522	98,814	221,704
Families	5,433	58,417	141,566
Average Household Size	2.44	2.53	2.66
Owner Occupied Housing Units	4,181	40,727	104,769
Renter Occupied Housing Units	5,340	58,086	116,935
Median Age	39.3	37.4	37.7
Median Household Income	\$131,216	\$126,564	\$137,105
Average Household Income	\$176,038	\$171,230	\$181,505

2023 Summary

	1 mile	3 miles	5 miles
Population	24,176	256,087	601,674
Households	9,783	99,588	222,847
Families	5,614	58,815	142,033
Average Household Size	2.42	2.50	2.63
Owner Occupied Housing Units	4,158	40,439	103,966
Renter Occupied Housing Units	5,625	59,148	118,881
Median Age	39.8	37.9	38.3
Median Household Income	\$158,282	\$153,491	\$162,486
Average Household Income	\$207,127	\$201,421	\$212,156





CONTACT

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