

MEDICAL OFFICE

**COMPASS
COMMERCIAL**

FOR LEASE
±2,700 RSF AVAILABLE

— OFFERING MEMORANDUM —

2504 **SAMARITAN DRIVE**
SAN JOSE, CA 95124

**COMPASS
COMMERCIAL**

JALILI
COMMERCIAL GROUP

2504 SAMARITAN DRIVE
SAN JOSE, CA 95124

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02

AVAILABLE FOR LEASE



The medical office space at 2504 Samaritan Drive presents a rare opportunity in the highly sought-after Los Gatos submarket of San Jose. Strategically positioned across from Good Samaritan Hospital, this location offers unparalleled convenience for healthcare professionals seeking proximity to a major medical center. Additionally, the surrounding high-income neighborhoods enhance the property’s appeal, providing access to a strong patient base.

Spanning approximately 2,700 square feet, the suite is thoughtfully designed to support a variety of medical practices. It features 11 private offices, three bathrooms, and a spacious lobby area, ensuring a comfortable and efficient environment for both patients and practitioners. With its prime location and functional layout, this medical office space is an ideal choice for healthcare providers looking to establish or expand their presence in a thriving medical corridor.



Property Type:	Health Office		
Offering price/sf:	\$3.85/SF + NNN		
Suite Size:	2,700 SF	Built:	1971
Building Size:	7,434 SF	Zoning Type:	CO (commercial office)

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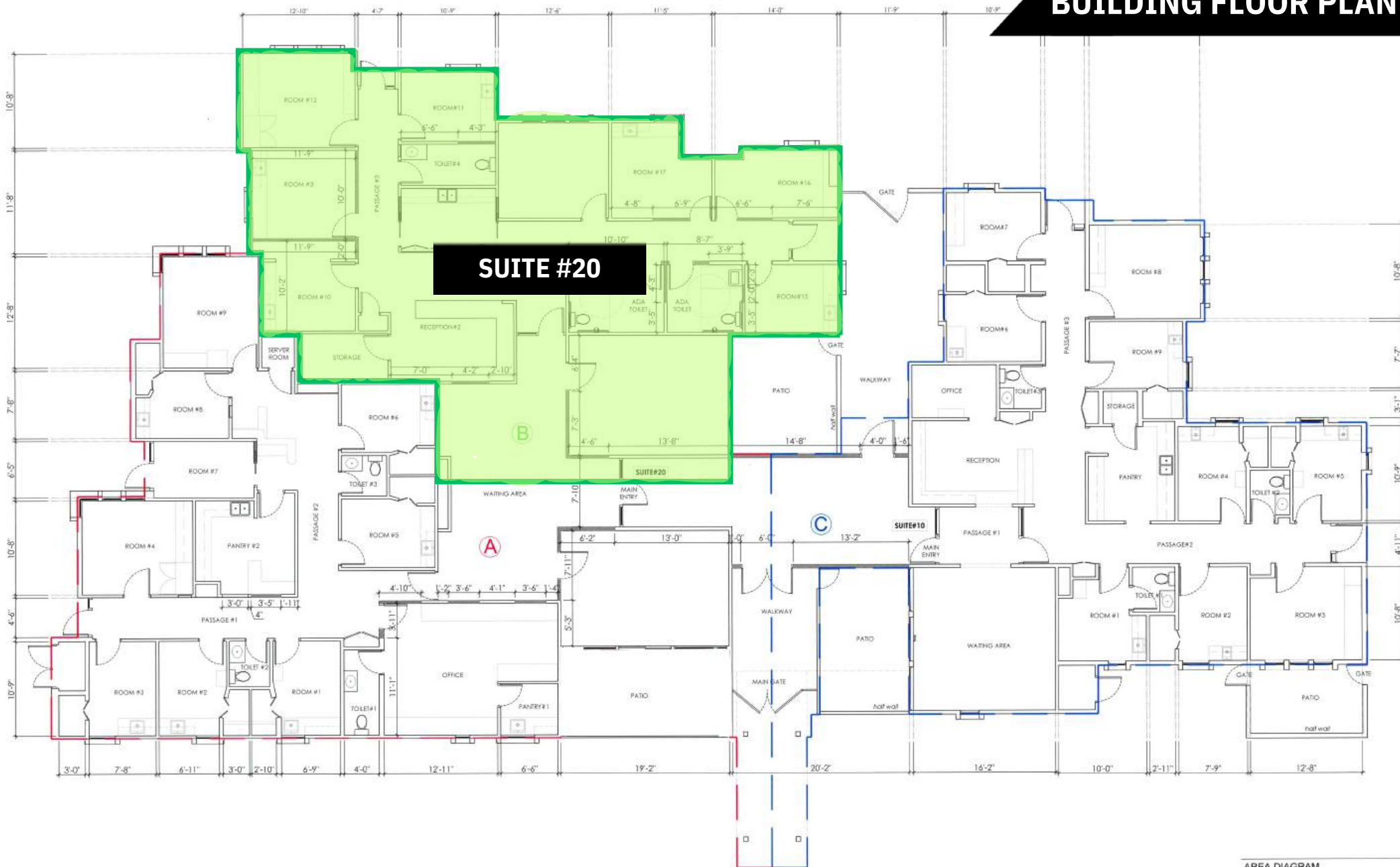
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HIGHLIGHTS

- **±2,700 RSF SUITE OFFICE SPACE**
- **0.60 AC LAND**
- **SUITE OFFICE SPACE**
- **PRIME LOCATION**
- **OPEN FLOOR PLAN**
- **PRIVATE RESTROOM**
- **DEDICATED PARKING**
- **NATURAL LIGHTING**
- **4.17/1,000 SF; Parking Ratio**
- **31 PARKING SPACES**
- **CO Zoning (Commercial Office)**
- **BUILT OUT FOR MEDICAL USE**

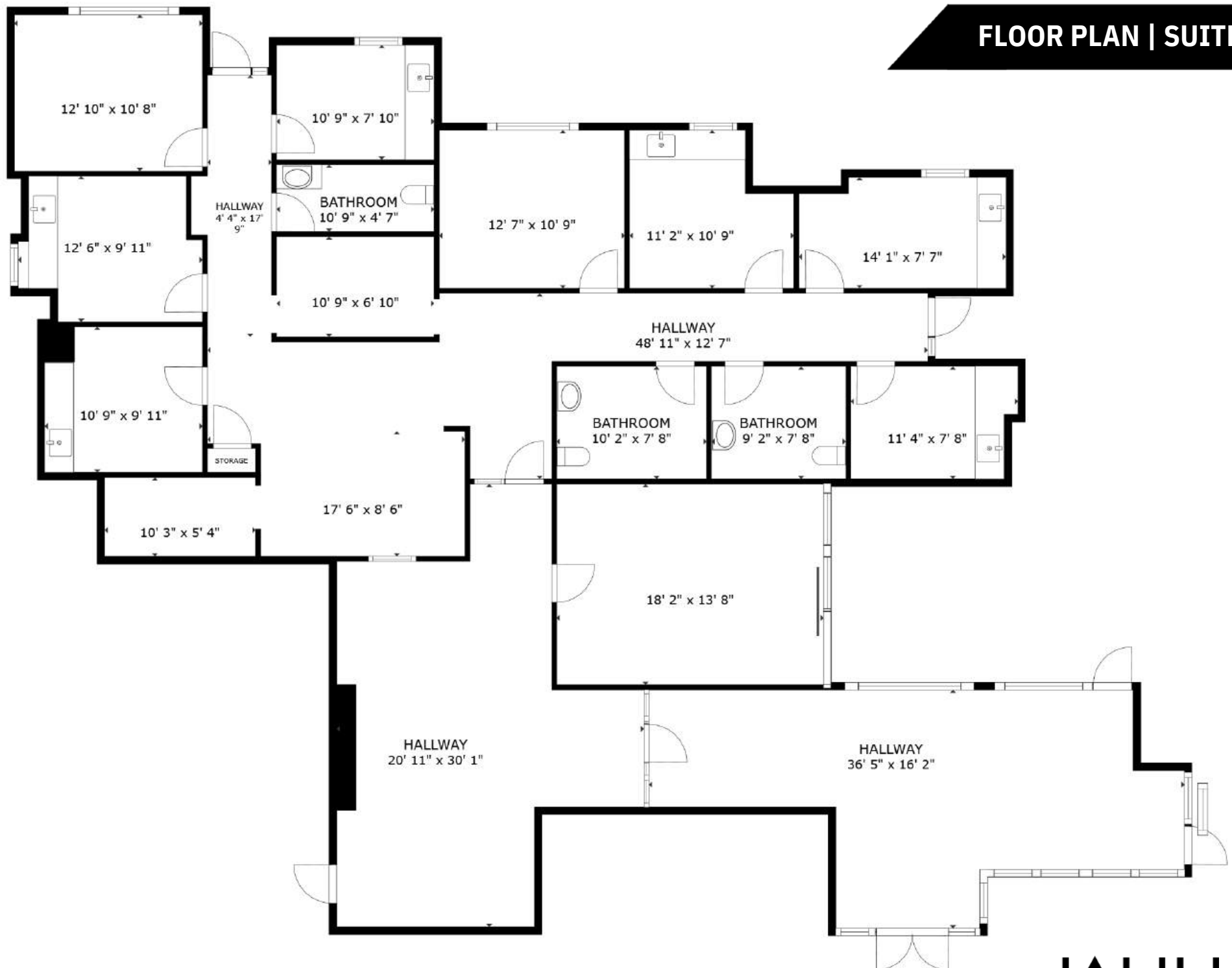
BUILDING FLOOR PLAN



AREA DIAGRAM



FLOOR PLAN | SUITE 20



A photograph of a modern office interior. In the foreground, a hallway with dark wood-look flooring leads to a glass door. The door is partially open, revealing a waiting area with white chairs and a reception desk. A large glass partition is visible on the left side of the hallway. The text "INTERIOR PHOTOS" is overlaid in large, white, bold letters across the center of the image.

INTERIOR PHOTOS

VIRTUAL TOUR

**CLICK
HERE**



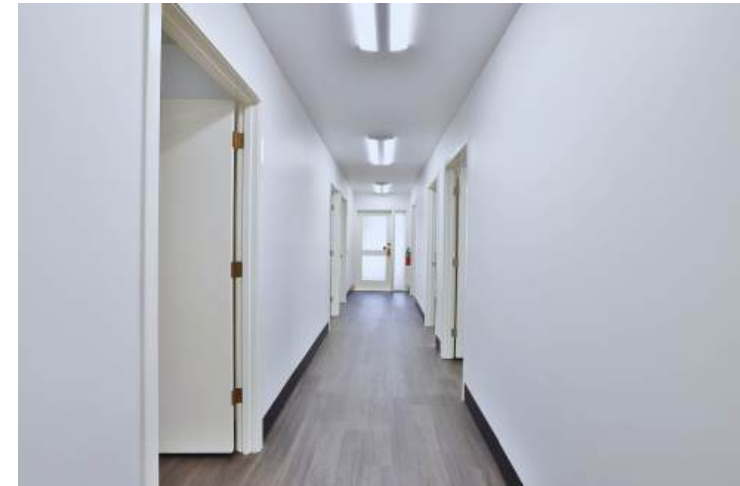
WAITING AREA



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PHOTOS



RECEPTION

EXAM ROOM



ADA COMPLIANT

EXAM ROOM





EXTERIOR PHOTOS



EXTERIOR TOUR

CLICK
HERE

CLOSE TO FREEWAY









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PHOTOS







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PHOTOS



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PHOTOS



An aerial photograph of a suburban neighborhood. In the foreground, a large white house with a red-tiled roof is visible, surrounded by green trees. A street with a yellow double line runs along the right side of the house. In the background, there are more houses, trees, and a range of blue mountains under a clear blue sky. A semi-transparent grey banner with the word "DEMOGRAPHICS" in white capital letters is overlaid across the middle of the image.

DEMOGRAPHICS



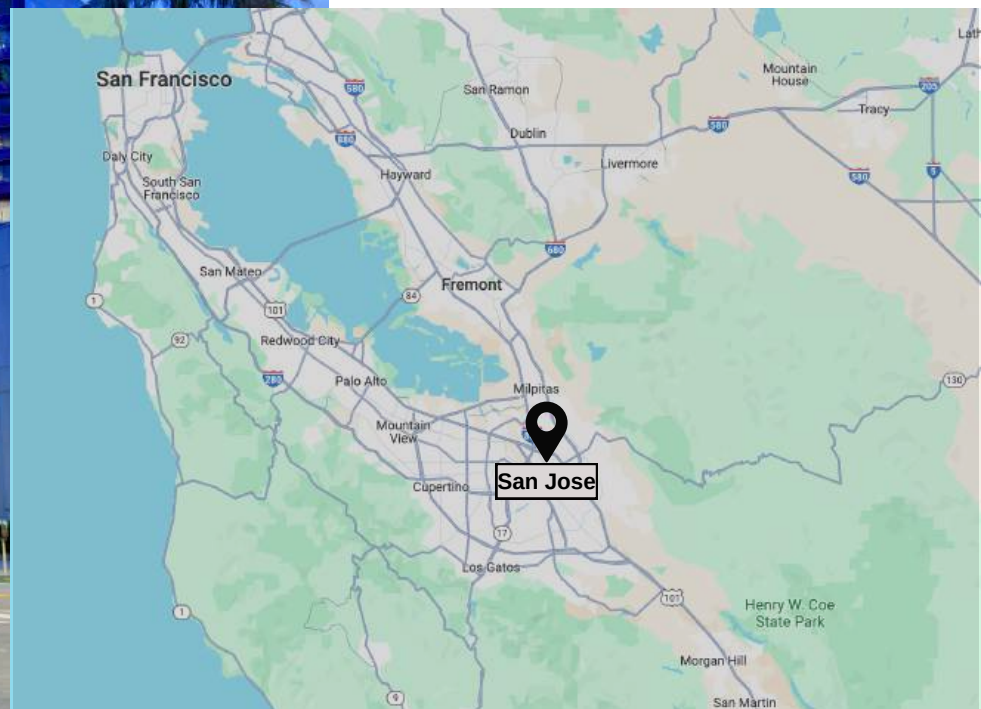
RETAILER MAP



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MARKET OVERVIEW



San Jose

San Jose, located in the heart of Silicon Valley, is a bustling city renowned for its innovation and technology-driven economy. As the third-largest city in California and the tenth-largest in the United States, San Jose is a major hub for high-tech industries, hosting headquarters of tech giants like Adobe, Cisco, and eBay. This economic prowess has earned it the nickname "Capital of Silicon Valley," reflecting its central role in the global tech industry. Beyond its economic significance, San Jose boasts a rich cultural tapestry with diverse communities, vibrant arts scenes, and a strong emphasis on sustainability and green initiatives.

The city's landscape is characterized by a mix of modern skyscrapers and historic neighborhoods, offering a blend of urban amenities and suburban tranquility. Downtown San Jose serves as the cultural center, featuring museums, theaters, and galleries, including the renowned Tech Museum of Innovation. The city is also home to numerous parks and recreational areas, such as the sprawling Alum Rock Park and the picturesque Municipal Rose Garden, which add to its appeal as a livable and family-friendly city.

San Jose's diversity is reflected in its culinary scene, which encompasses a wide range of cuisines from around the world, influenced by the various immigrant communities that have settled in the area over the decades. Additionally, the city's mild Mediterranean climate with warm, dry summers and mild winters makes it an attractive destination year-round. Overall, San Jose stands as a dynamic and forward-thinking city that blends technological innovation with cultural richness, offering residents and visitors alike a unique and vibrant experience in the heart of Silicon Valley.

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Demographics

Population	2 Mile	5 Miles	10 Miles
2000	59,919	347,292	1,110,663
2010	67,121	374,657	1,230,492
2024	63,436	356,275	1,177,672

Consumer Spending	5 Mile Households
Education & Daycare	\$516,227,985.00
Health Care	\$266,237,154.00
Transportation & Maintenance	\$1,451,626,467.00
Household	\$1,046,645,008.00
Food & Alcohol Entertainment,	\$1,507,066,564.00
Hobbies & Pets	\$830,527,103.00
Apparel	\$285,514,210.00

Household Income	5 mile 2023 households	5 mile 2028 households
< \$25K	10,454	10,854
\$25K- 50K	10,738	10,767
\$50K- 75K	12,680	12,237
\$75K- 100K	11,436	10,704
\$100K - 125K	10,721	10,145
\$125K - 150K	8,678	8,228
\$150K- 200K	16,186	14,919
\$200K+	49,182	46,934



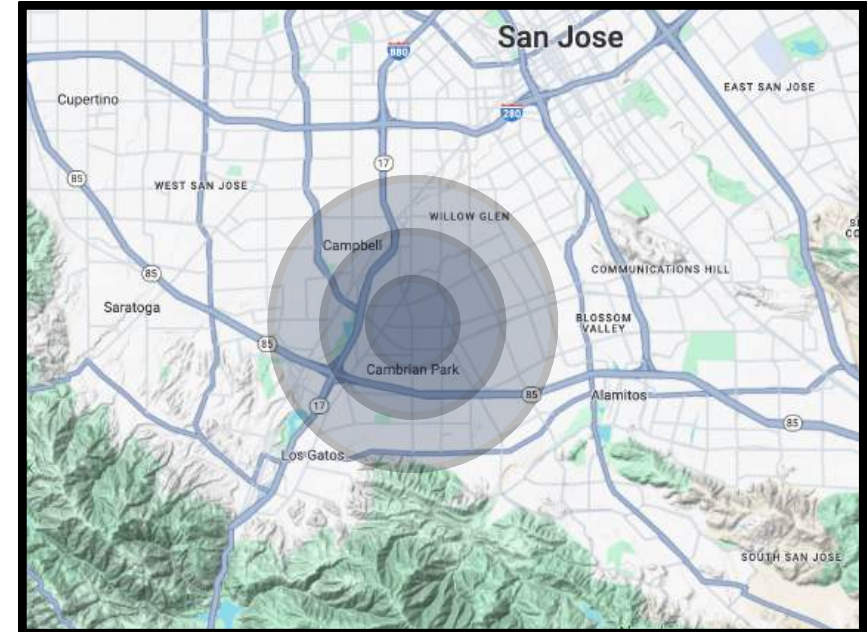
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Demographics

Collection Street	Cross Street	VPD	Distance from Property
Kinghurst Dr	Lost Oaks Dr S	1,268	0.02 mi
Samaritan Dr	Samaritan Ct NW	9,041	0.03 mi
Samaritan Dr	Samaritan Ct W	10,447	0.05 mi
Kinghurst Dr	Lost Oaks Dr N	1,796	0.07 mi
National Ave	Penn Way S	5,270	0.13 mi
National Ave	Carlton Ave S	5,799	0.21 mi
Los Gatos Blvd	Terreno de Flores Ln SW	26,664	0.25 mi



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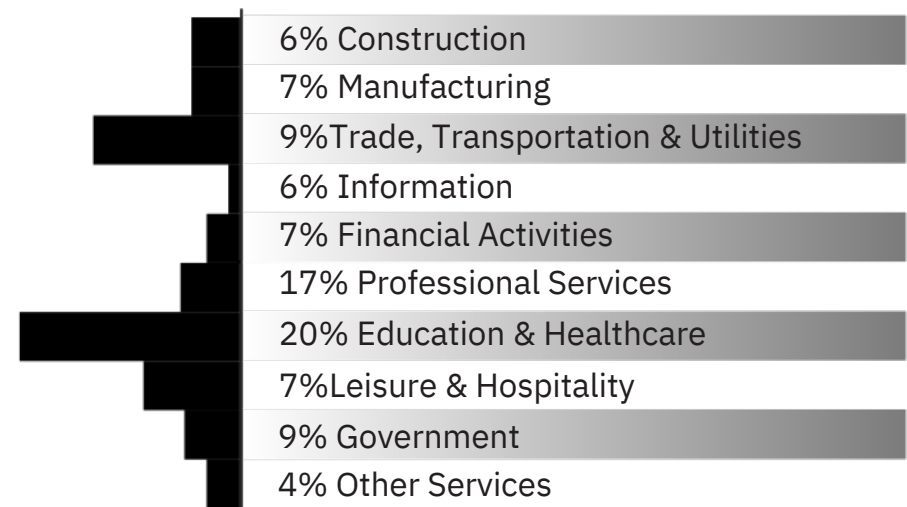


MAJOR EMPLOYERS

San Jose's major employers include Cisco Systems, Adobe Systems, PayPal, eBay, IBM, Oracle, Apple, Samsung, Western Digital, and San Jose State University. These companies and institutions play a crucial role in the city's economy, particularly in technology and education.



SHARE OF EMPLOYMENT



The Team



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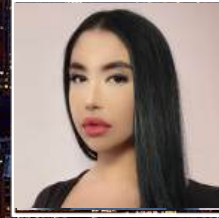
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