

MEDICAL OFFICE & SURGERY CENTER *FOR LEASE OR SALE*

1998 ALUM ROCK AVE, SAN JOSE, CA 95116



±7,486 SF Freestanding Medical Building

Previously occupied by a dental surgery center

4+ exam rooms/pre-ops & 4 surgery suites

2+ private doctor's offices

Post-surgery care unit and large waiting/reception area

Fully enclosed, secured parking lot with rolling gate

600 Amps and area for backup generator

Prominent building signage

±0.55 Acres

Call to arrange tour

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**km Kidder
Mathews**

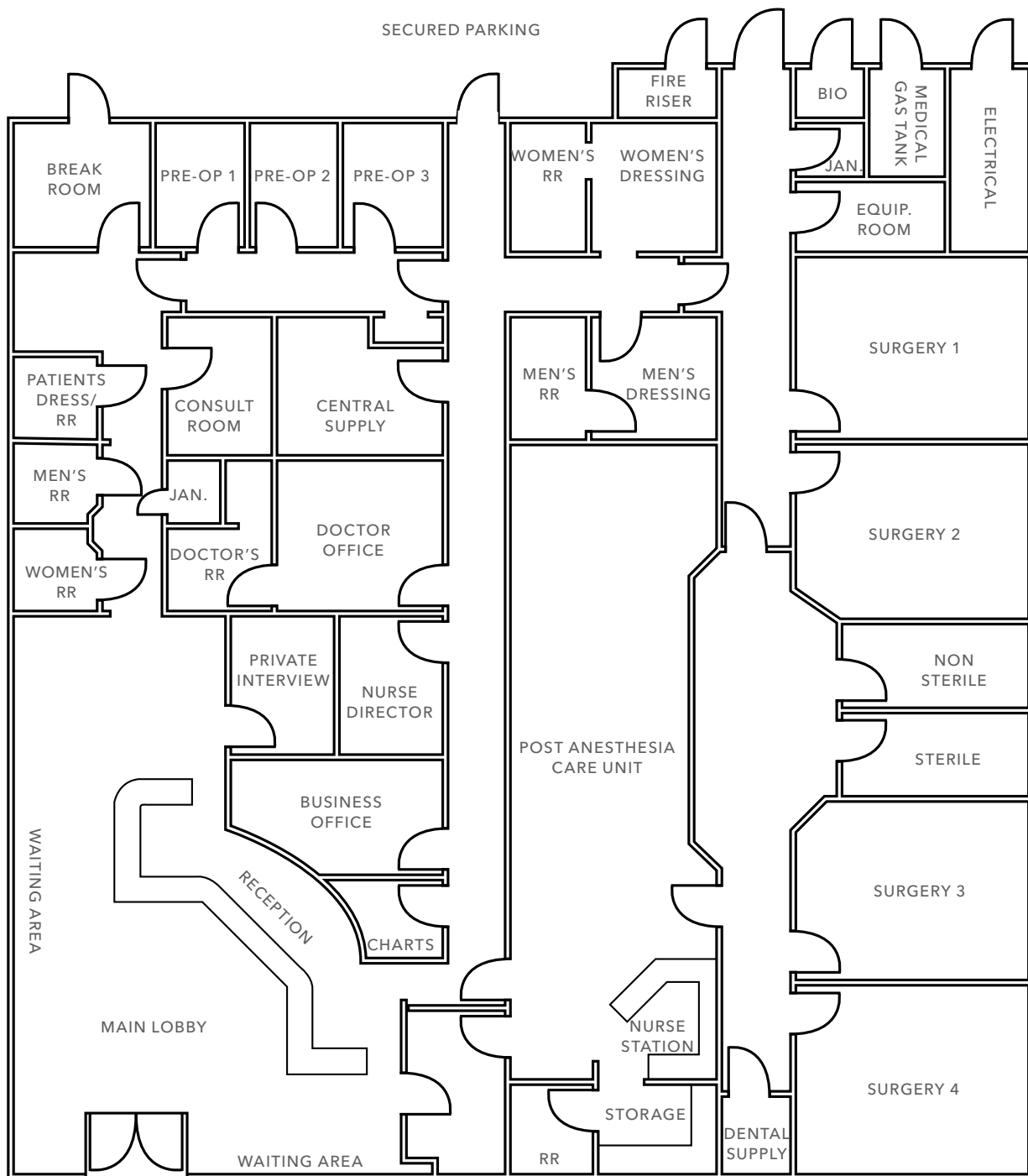
FLOOR PLAN

±7,486 SF

BUILDING SIZE

±0.55 AC

LAND SIZE



FLOOR PLAN NOT TO SCALE

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ZONING INFORMATION

MAIN STREET GROUND FLOOR COMMERCIAL | MS-G

See below permitted uses. For more information including other uses that require permits, please use the link below



**SAN JOSE CODE
OF ORDINANCES**

Permitted Uses

Medical clinic/ outpatient

Office, medical or veterinary

Animal grooming

Retail sales and merchandise

Bakery, retail

Small certified farmer's market

Food, beverage, groceries

Outdoor vending - fruits & vegetables

Seasonal sales

Art studio, retail/instructional

Private instruction

School - elementary/secondary, public

School - driving

School - post-secondary

Commercial indoor recreation

Caterer

Drinking establishment to a full-service hotel/motel with 75+ guest rooms

Public/outdoor dining establishments

Dry cleaner or laundromat

Maintenance and repair, small household appliances

Messenger services

Funeral and personal services

Photo developing/printing/ publishing

Social service agency

Automatic teller machine

Business support use

Financial institution

Office, general business

Public museums, libraries, parks, or community centers

100% deed-restricted affordable housing

Wireless mounted comms antenna

Temporary stand-by or backup electrical power generation facility

Indoor vehicle accessory installation

Auto broker, wholesale, no storage

Glass sales, installation and tinting

DEMOGRAPHICS

POPULATION

| | 1 Mile | 3 Miles | 5 Miles |
|-----------------------|--------|---------|---------|
| 2024 POPULATION | 40,041 | 227,385 | 529,658 |
| 2029 PROJ. POPULATION | 38,174 | 265,961 | 508,044 |
| MEDIAN AGE | 37.4 | 37.1 | 37.9 |

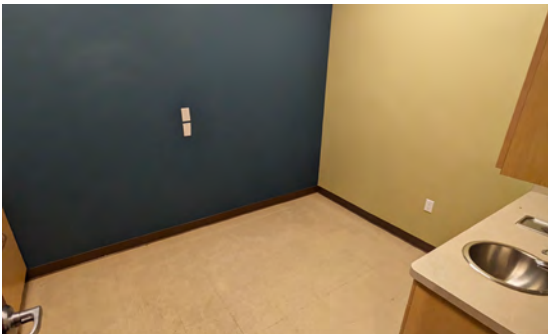
HOUSEHOLDS

| | 1 Mile | 3 Miles | 5 Miles |
|-----------------------|-----------|-----------|-----------|
| 2024 HOUSEHOLDS | 11,005 | 80,518 | 160,381 |
| 2029 PROJ. HOUSEHOLDS | 10,460 | 77,205 | 153,728 |
| OWNER-OCCUPIED HH | 3,650 | 34,951 | 76,792 |
| RENTER-OCCUPIED HH | 6,810 | 42,254 | 77,236 |
| AVERAGE HH INCOME | \$100,190 | \$131,933 | \$146,119 |

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km Kidder Mathews