

2,896 SF Freestanding Office/Retail Bldg. For Sale

Owner User/Investment Opportunity | 10 Private Offices – 100% Leased

Corner of S Bascom Ave & Scott St - Off Stevens Creek Blvd

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501 S Bascom Ave, San Jose



PROPERTY OVERVIEW



OFFERING PRICE: \$1,700,000

BUILDING AREA: ± 2,896 SF

YEAR BUILT: 1958

LAND AREA: ± 6,480 SF

PARKING: 8 Spaces

PARCEL NUMBER (APN): 277-30-001

ZONING: CG – General Commercial

2,896 SF Freestanding Office/Retail Building For Sale

Great Owner User/Investment Opportunity

- 2,896 SF office/retail building on the corner of S Bascom Ave & Scott St.
- 100% leased to 7 tenants with the longest lease being 3 years.
- 10 Private Offices with a Shared Common Area .
- Brand New Roof.
- 6,480 SF corner lot with 8 parking spaces.
- 1,550 SF (53.5% of Building) Available for an Owner Use to Occupy within 1 Year from the Close of Escrow.
- The property is in the CG – General Commercial zoning district which allows for a wide variety of retail, service, and office uses.
- The property is in the San Jose S Bascom Urban Village Designation, allowing for future redevelopment possibilities.
- Central Location with Easy Access to Highway 280, located between Stevens Creek Blvd & Moorpark Ave.
- Located near Santa Clara Valley Medical Center, Westfield Valley Fair Mall, and Santana Row.

RENT ROLL

Tenant	Unit	Unit Size	Lease Term	Rent
Insurance Company	Unit 1	270 SF	1 Year (Expiring 11/25)	\$950
Nature Life	Unit 2 & 3	300 SF	3 Years (Expiring 08/26)	\$1,800
Beauty Hair	Unit 4	350 SF	3 Years (Expiring 06/25)	\$1,690
Yanhuang TCM	Unit 5	150 SF	Month-to-Month	\$800
Ear Beauty	Unit 6 & 8	350 SF	3 Years (06/26)	\$1,800
Camera	Unit 7 & 10	650 SF	1 Year (Expiring 08/25)	\$1,800
Tax Service	Unit 9	130 SF	1 Year (Expiring 11/25)	\$850
Total				\$9,690 /mo. \$116,280/yr

Operating Expenses

Property Taxes	\$20,400
Utility	\$12,000
Insurance	\$3,000



Scott St

Bascom Ave

501

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- Permanent hair extensions

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- Music
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- Haircuts
- Wax, eyelashes
- Permanent hair extensions

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Scott St
Bascom Av





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hone
ENTRANCE IN BACK

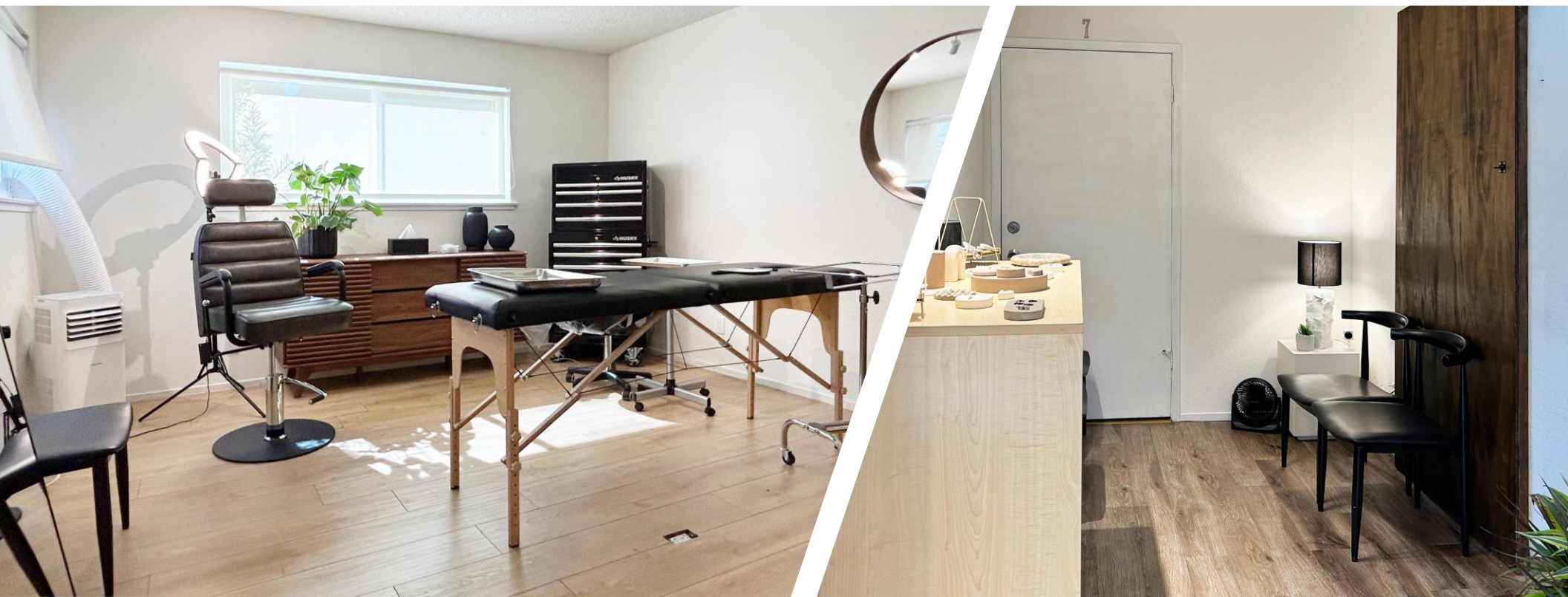
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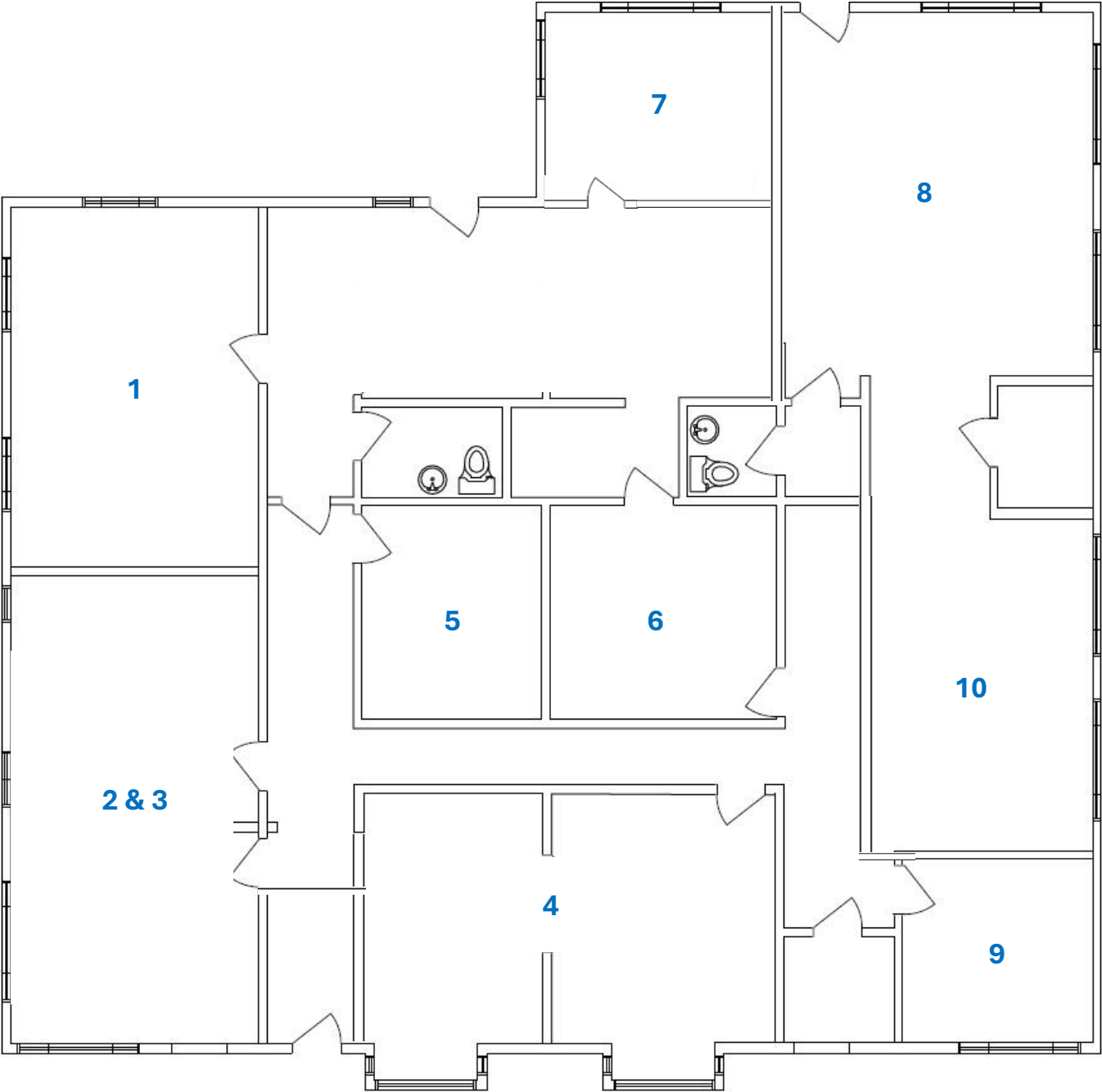
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FLOOR PLAN



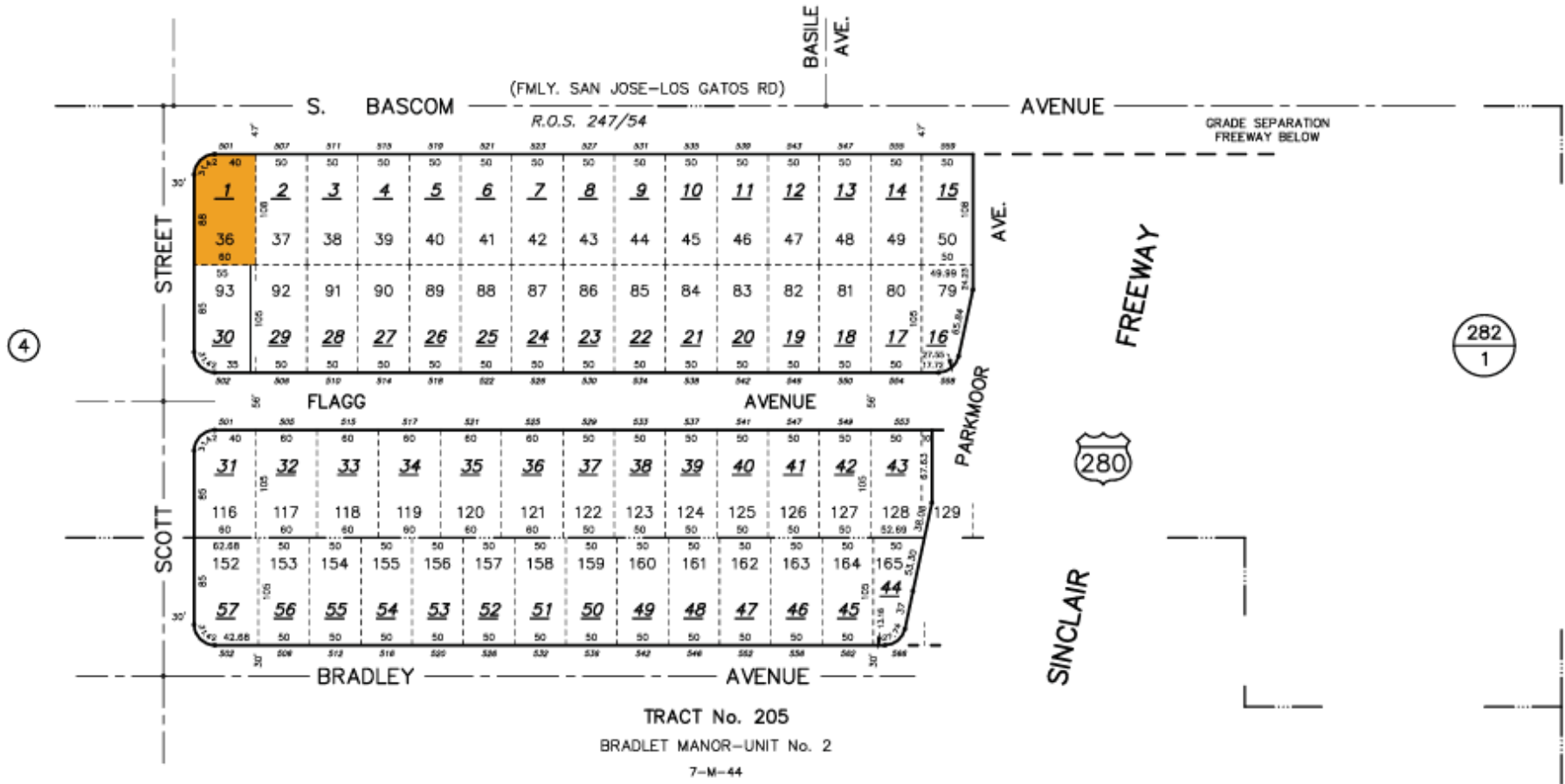
PARCEL MAP

OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA

(29)

TRACT No. 177
BRADLET MANOR—UNIT No. 1
5-M-44

BOOK 277 PAGE 30



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ENR DET. MAP 1050
LAWRENCE E. STONE — ASSESSOR
Cadastral map for assessment purposes only
Compiled under R. & T. Code, Sec. 327.
Effective Roll Year 2024-2025

DEMOGRAPHICS

2024 SUMMARY	1-MILE	5-MILE	10-MILE
Population	27,197	595,784	1,554,327
Households	10,472	214,657	525,306
Average Household Size	2.5	2.6	2.8
Owner Occupied Housing Units	3,615	92,890	262,208
Renter Occupied Housing Units	6,453	113,960	242,666
Median Age	38.9	38.4	39
Median Household Income	\$111,433	\$129,440	\$144,898
Average Household Income	\$145,251	\$159,396	\$170,963

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