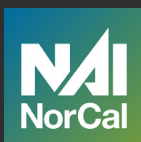


AVAILABLE FOR LEASE



2110 Forest Ave

SAN JOSE, CA 95128



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Executive Summary

SUITES AVAILABLE	SUITE SIZES	LEASE RATE
2	1309 SF- 2739 SF	3.75 MG/SF

Other Details

Lease Rate:	\$45 SF/year (MG)
Year Built:	1984
Building Size:	20,241 SF
Available Parking	45 Spaces

Property Highlights

- Directly adjacent to O'Connor Hospital, steps to San Jose's 358-bed acute care facility
- Move-in-ready medical suites — existing configuration supports a wide range of specialties
- Multiple private exam/consult rooms with attached dressing rooms
- Second-floor surgical center creates built-in referral synergy
- Three-phase electrical infrastructure (480V) supports elevated power needs, including imaging
- TI available
- 45 dedicated parking spaces
- Close proximity to Westfield Valley Fair and Santana Row

Property Description



Property Description

2110 Forest Avenue offers medical suites configured for immediate occupancy. The existing layouts include multiple private exam and consult rooms, several with attached dressing rooms, dedicated lab spaces with sinks, generous reception areas and separate private offices, reflecting the building's history with successful medical practices. Dermatology, OBGYN, orthopedic, primary care, or specialty practice, the space is ready for any medical practice. TI allowances are available. The building is elevator served and located steps from O'Connor Hospital, with a second-floor surgical center offering additional referral synergy for the right specialty.

Location Description

Few medical office addresses in San Jose offer this level of hospital proximity, only steps from O'Connor Hospital and close to Santa Clara Valley Medical Center. The building sits within San Jose's established medical corridor along Forest Avenue, dense with medical users — primary care, specialty clinics, and outpatient practices — placing staff and patients near referral partners without a long commute between offices. Westfield Valley Fair and Santana Row are minutes away for staff lunches and patient conveniences, and freeway access via 880/280 keeps the location easy to reach from across the South Bay.

Additional Photos (Exterior)



Additional Photos (Suite A- 2,739 SF)



Additional Photos (Suite C- 1309 SF)



Floor Plans

2110 Forest Ave Suites C San Jose, CA 95128

LEGEND

- Suite A
- Suite C



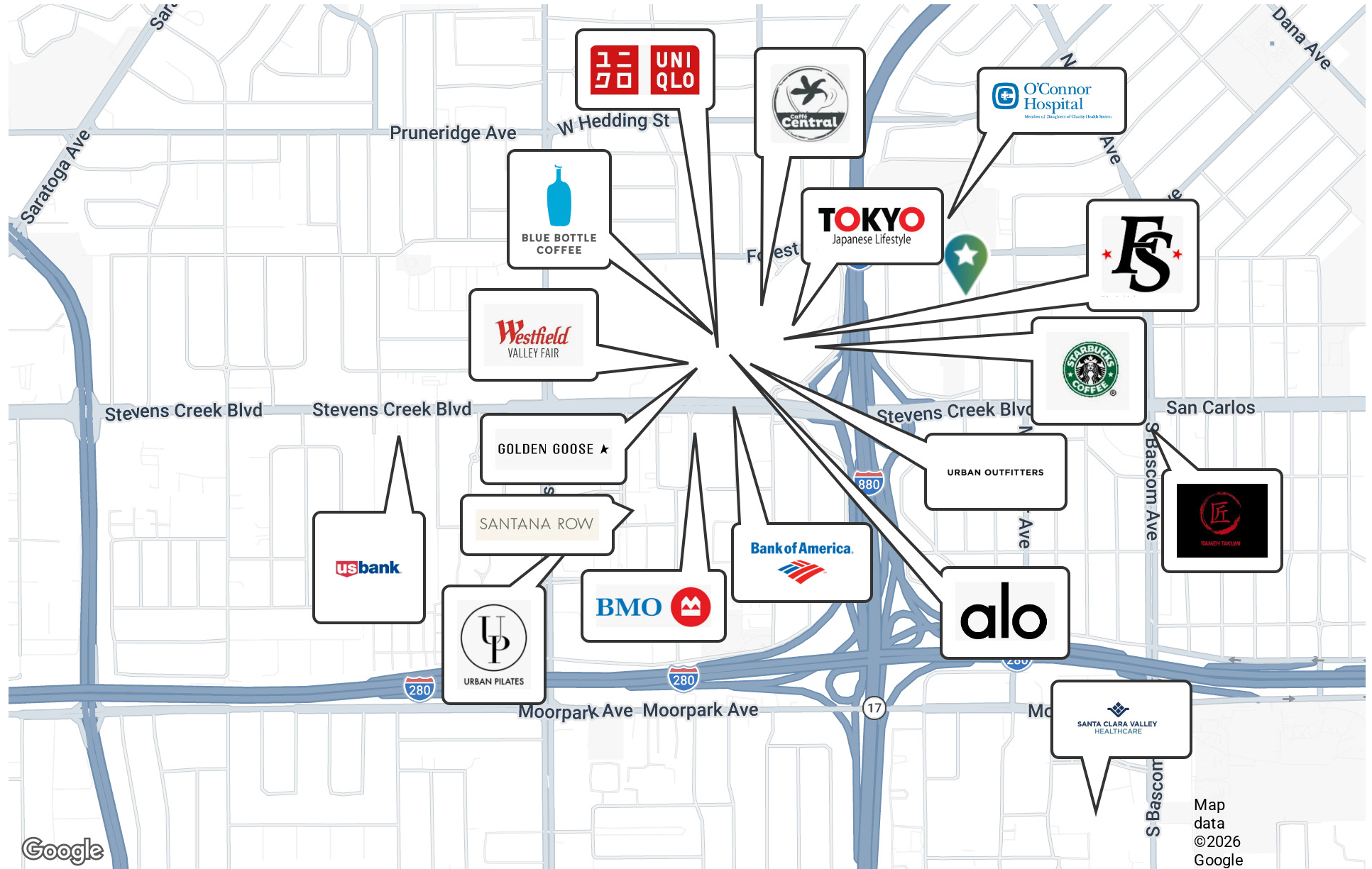
GROSS INTERNAL AREA
TOTAL- 8223 sq ft
FLOOR 1-4225 sq ft

SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY

[Click for 3D Walkthrough- Suite A](#)

[Click for 3D Walkthrough- Suite C](#)

Retailer Map



SECTION 1

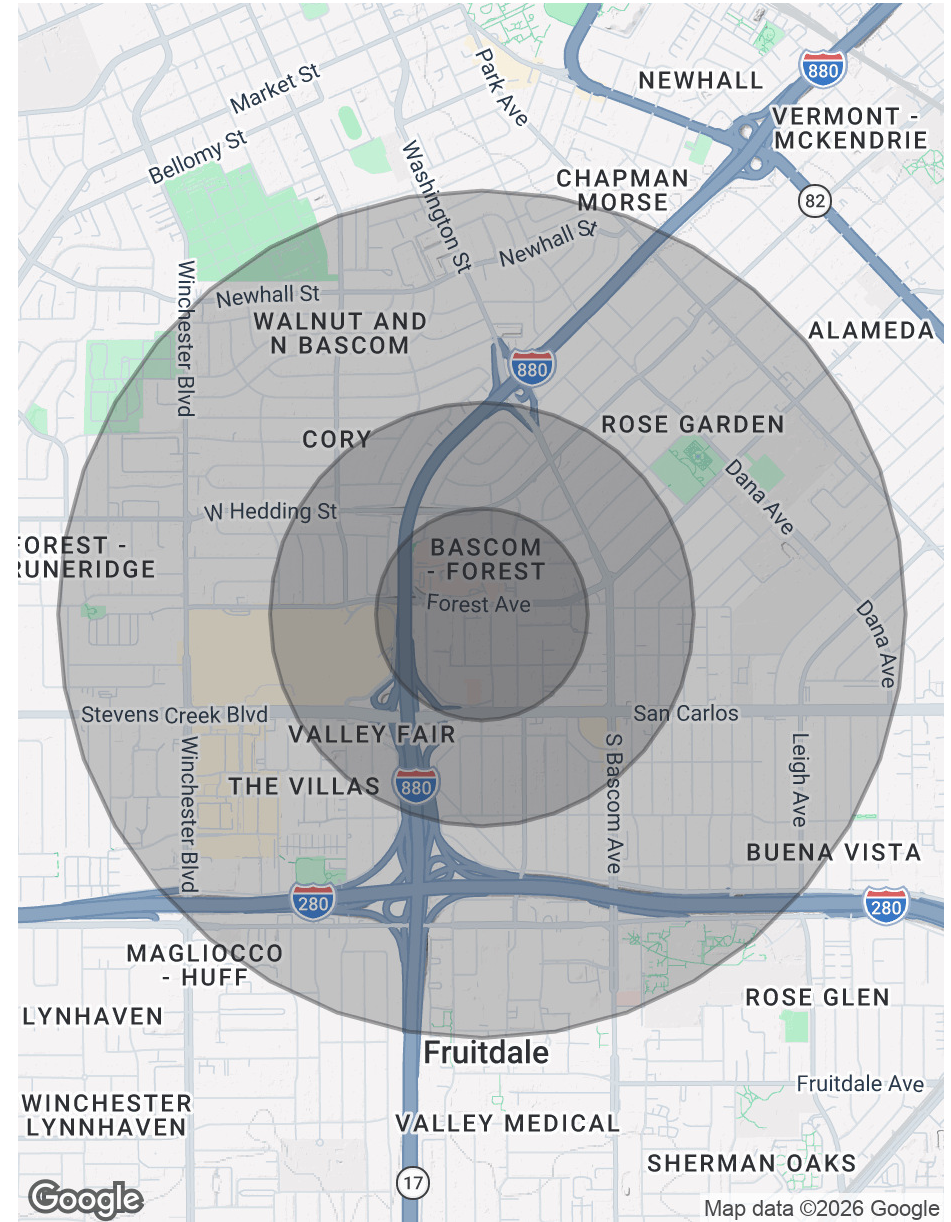
Demographics

Demographics Map & Report

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	1,297	5,516	23,852
Average Age	44.3	40.7	39.6
Average Age (Male)	50.7	42.4	40.2
Average Age (Female)	45.6	39.7	38.5

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	650	2,300	9,633
# of Persons per HH	2.0	2.4	2.5
Average HH Income	\$148,510	\$185,700	\$206,417
Average House Value	\$1,215,564	\$1,410,738	\$1,480,557

2023 American Community Survey (ACS)



The background image shows a two-story brick building with large glass windows, situated at a street intersection. Street signs for "Forest Av" and "Di Salvo Av" are visible. A traffic light is also present. The text "SECTION 2" is overlaid on the left side of the image.

SECTION 2

About Our Team

MAXIMIZING VALUE ONE CLIENT AT A TIME



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