

**MIXED USE MEDICAL OFFICES & 2 RESIDENTIAL UNITS  
PRIME SAN JOSE LOCATION**



**Offering Memorandum**

652 E. Santa Clara Street | San Jose, CA  
7 Unit Mixed Use Investment or User Opportunity  
Dental/Medical Use + 2 Residential Units

**AVISON  
YOUNG**



Presented by:

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**AVISON  
YOUNG**

# Property Details

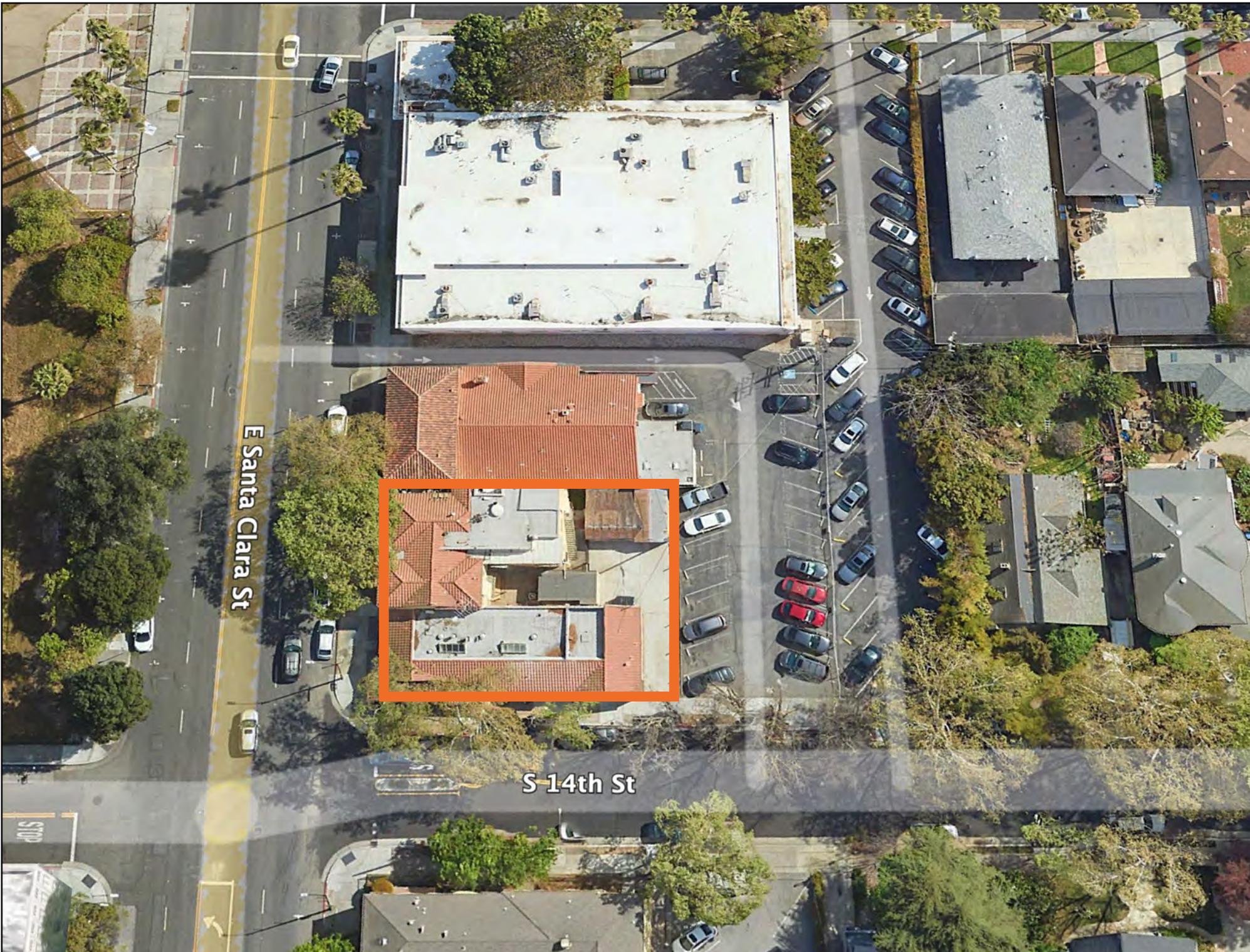
Property Address	652 E. Santa Clara Street San Jose, CA
Asking Price	\$3,495,000
Building Size	±6,825 Square Feet
Land Area	±7,031 Square Feet
Parcel Number	467-27-010
Zoning	CG (Commercial General)
Age of Roof	Flat roof area replaced in 2025
*HVAC	Two (2) standard HVAC units, 3 window AC units and 1 heater in unit 664
Parking	Four (4) car garage parking
Electrical Meter	Seven (7) separate electrical meters
Gas Meter	Seven (7) separate gas meters
Water Meter	Two (2) water meters
Fire Sprinklers	None
Security System	Unit 652 & 670 have alarm system
Floors	Two floors
Ground Floor Office Units	Five (5) separate office units
Second Floor Residential Units	Two (2) units on the 2nd floor
Frontage	73' facing E. Santa Clara Street
Lot Dimensions	74' x 95'
Opportunity Zone	No

\* Units 652 & 670 have standard HVAC units. Units 660, 10 & 12 S. 14th have window AC. Unit 662 has mini split HVAC. Unit 664 has a standard heater.







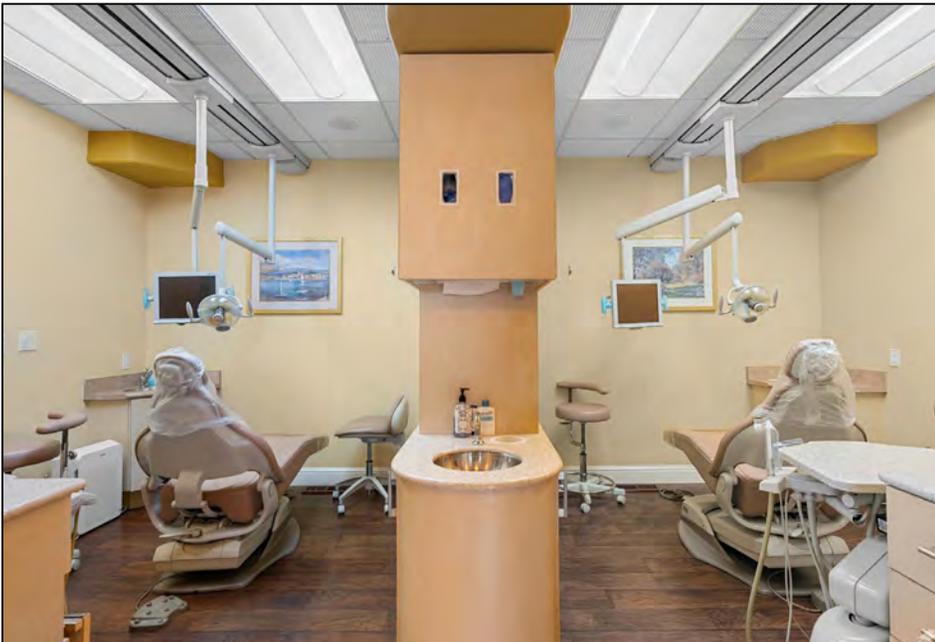
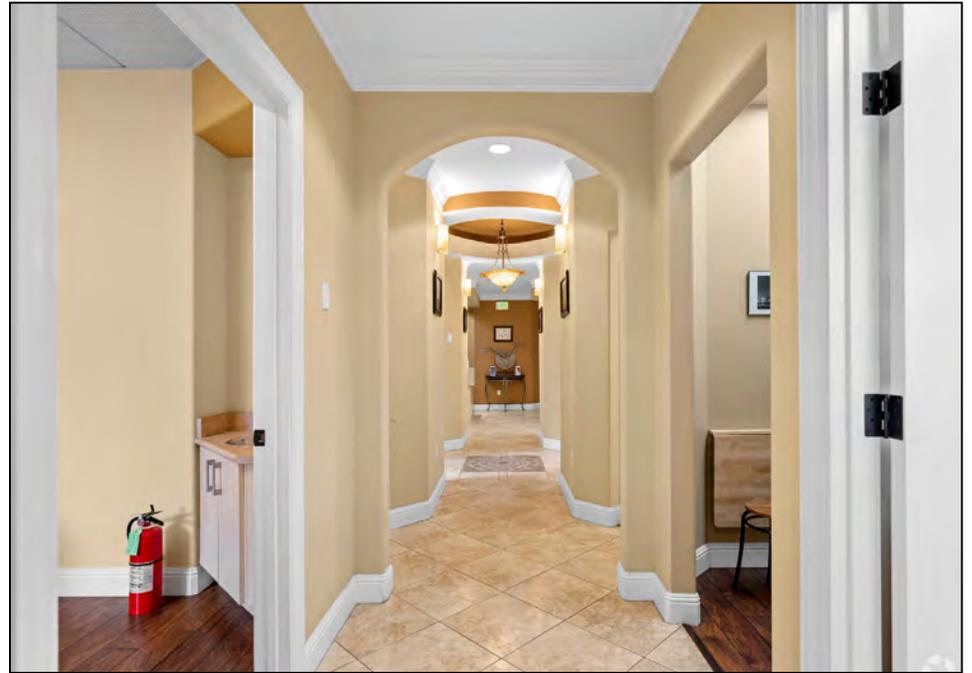
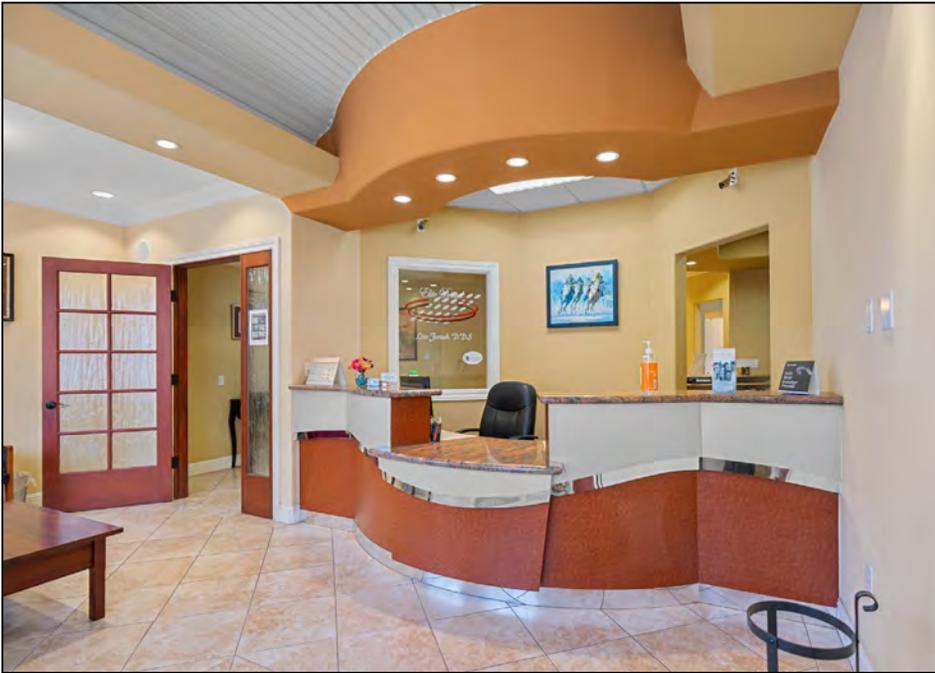


E Santa Clara St

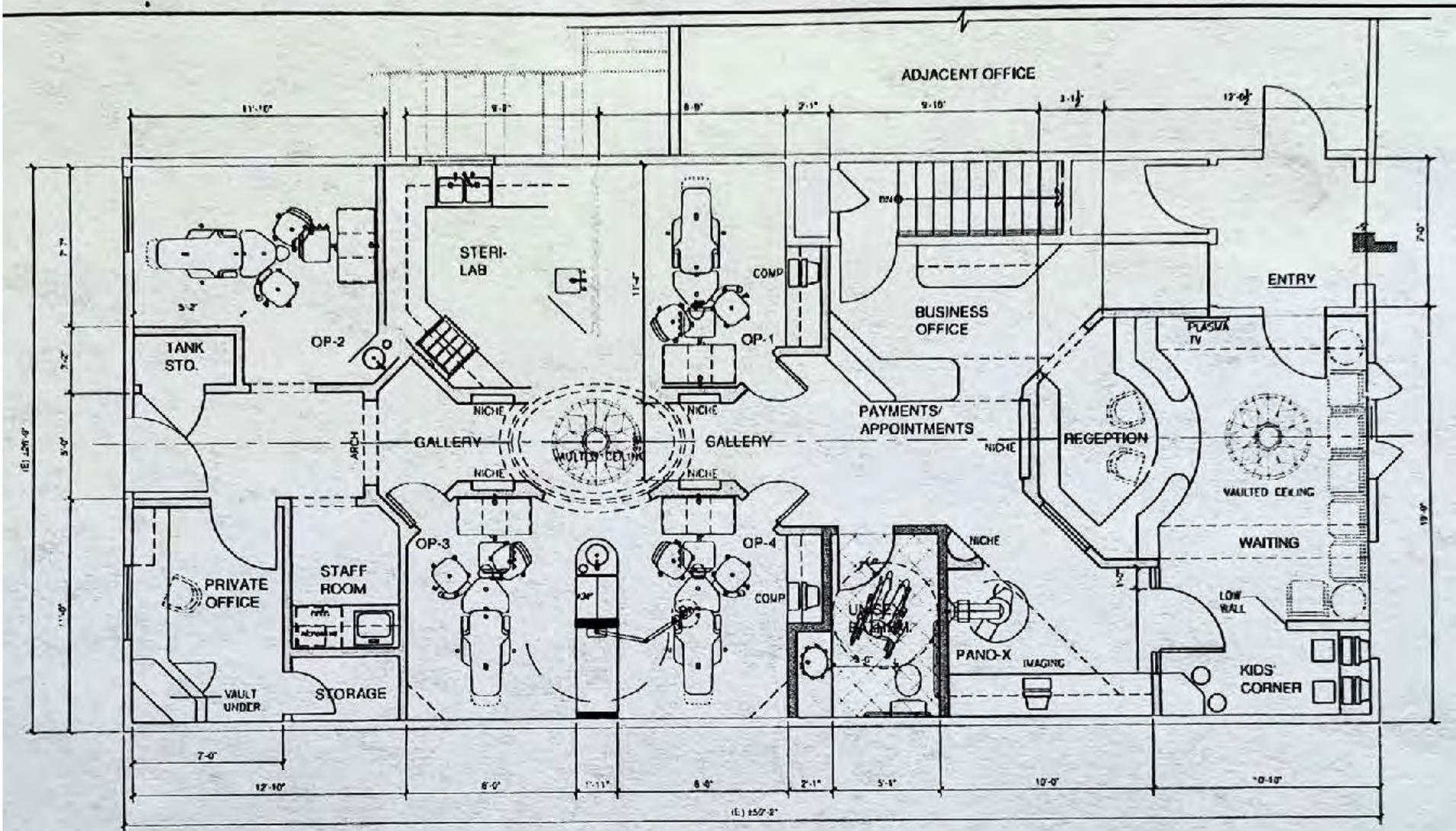
S 14th St

# Suite 670 Dental Office Interior Photos

Take a [360° Virtual Tour](#)



# Floorplan - Unit 670



# Photos of 12 S. 14th Street - 780 Sq Ft

[Take a 360° Virtual Tour](#)

The space measures approximately 780 square feet. The premises has just been renovated and is in excellent condition.

The space has 3 private offices, reception area, restroom, and storage area. Please click on the Virtual Tour link above to take a tour of the space.



# Tenant Rent Information ( \* Ask broker for complete rental information )

Suite Number	Current Use	Suite Size	Month Rent	Lease Terms	Options
<b>Ground Floor Offices</b>					
*Unit 652	Health & Beauty Clinic	1,010 sf	*	Lease expires 6/1/29	None
Unit 660	Vacant	660 sf	Asking \$1,650/mo	TBD	TBD
Unit 10S. 14th	Medical-Skin Care	866 sf	*	Month-to-month	None
Unit 12S 14th	Laser-Skin Care	780 sf	*	Expires 9/1/26 then Month-to-month	None
Unit 670	Dentist	±1,827 sf ( includes a 300 sf basement)	*	Lease expires 6/1/30	One, 5 year option to renew
<b>2nd Floor Apartments</b>					
Unit 662	Residential	1 Bdr Apartment 450 sf	*	Month to Month	None
Unit 664	Residential	3 bdr/1ba Apartment ±1,250 sf	*	Month to Month	None
<b>Projected Gross Income</b>			<b>\$20,995/mo</b>		

Actual Expenses		Who Pays Landlord/Tenant
Gas	\$0	Tenant
Electric	\$0	Tenant
Janitorial	\$0	Tenant
Water	\$3,240	Landlord
Trash	\$3,384	Landlord
Property Insurance	\$3,329	Landlord
Outdoor Maintenance	\$840	Landlord
Projected Property Taxes	\$42,000	Based on \$3,495,000
Miscellaneous Repairs	\$1,500	Landlord
Total Landlord Expenses	\$54,293	Landlord

Capitalization Rate Calculation	
Projected Annual Gross Income	\$251,460
Annual Landlord Expenses (Includes new property taxes)	\$54,293
Estimated NOI	\$197,167
Asking Price	\$3,495,000
Projected Cap Rate	5.64%

Unit 652 was completely renovated in 2025 for an approximate cost of \$35,000 and is capital expense and not included in the expenses above.

The flat roof area was replaced in 2025 and was a capital expense and not included above.





S 14th St

N 14th St

10th St



APPROVED 559 UNIT MIXED USE  
RESIDENTIAL DEVELOPMENT  
PROJECT

# New Development Directly Across from 652 E. Santa Clara Street

Across the street from the subject property a SB35 Ministerial Permit for construction of a 559-unit 100% affordable mixed-use housing project consisting of two 8-story multifamily residential buildings (129 units and 130 units), two 7-story residential buildings (104 and 105 units), one 5-story residential building (91 units) with 6,080 square feet of commercial space, a 383-space parking structure and the removal of 39 ordinance and 15 non-ordinance sized trees including multiple State Density Bonus waivers/concessions on a 4.19 gross-acre site.

Follow the link below to find out more: <https://www.scchousingauthority.org/section-8/for-participants/for-new-applicants/properties-list/675-east-santa-clara/>



## Allowed Uses Under CG Zoning

1. Office, Medical
2. General Office
3. Veterinary Clinic
4. Animal Grooming & Boarding
5. Financial Institutions
6. Business Support
7. Hotel or Motel
8. Dry Cleaner
9. General Retail (goods & merchandise)
10. Bakery, retail
11. Food, beverage, groceries
12. Retail Art Studio
13. Instructional Art Studio
14. Private Instruction, Personal Enrichment
15. Driving School
16. Caterer
17. Public Eating Establishment
18. Messenger Services
19. Printing and Publishing
20. Wireless Communications Antenna  
(Building Mounted)
21. Auto Parts & Sales

## Conditional Uses Permit Required

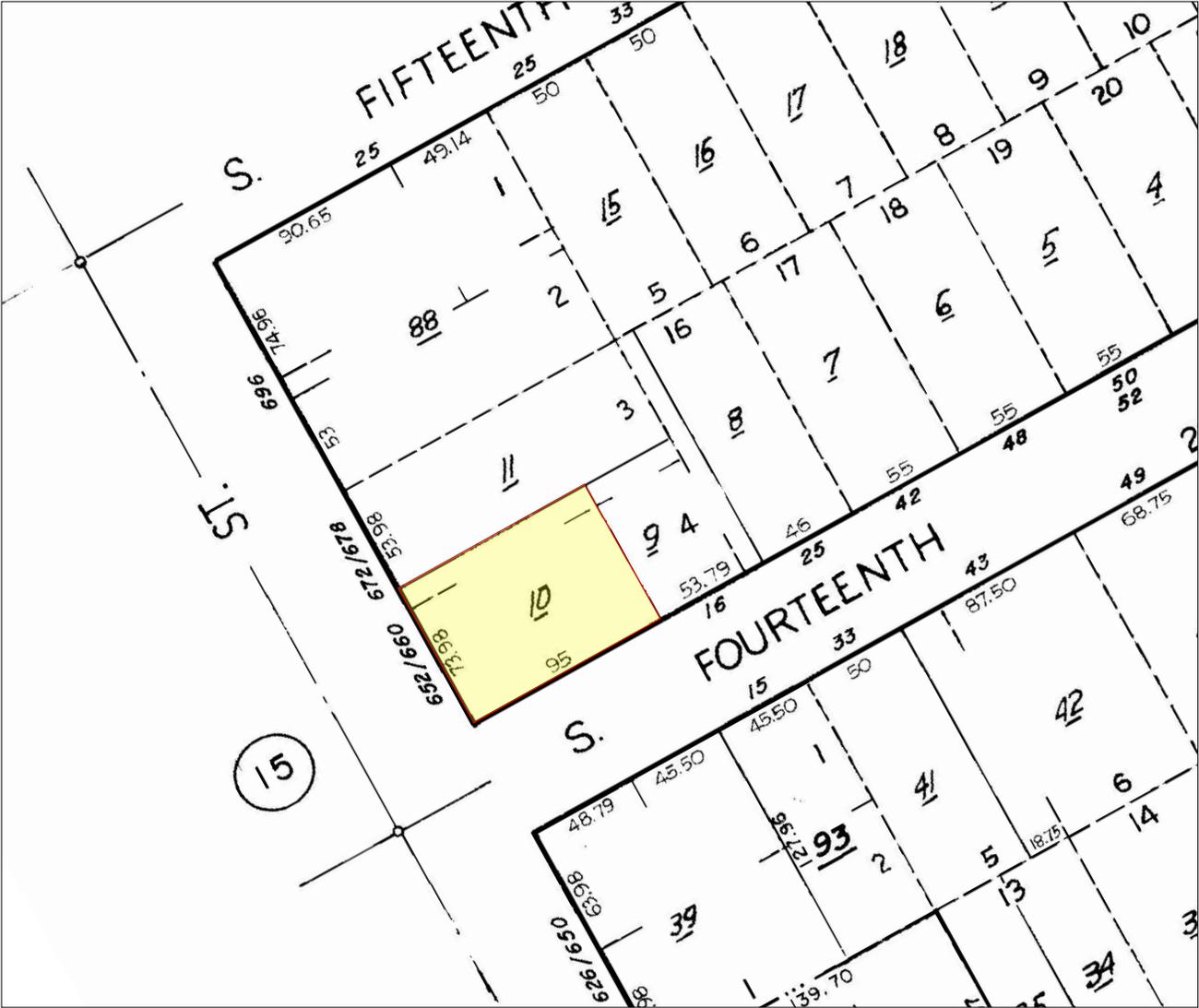
1. Day Care Center
2. School - Elementary and Secondary
3. Drinking Establishment
4. Wineries, Breweries
5. Hospital/In-Patient Facility
6. Church/Religious Assembly
7. Mixed Use Residential/Commercial

For a full list of allowed uses please click on the link below which will direct you to the Allowed Uses and Development Standards per the City of San Jose.

[Click Here to download all allowed uses](#)



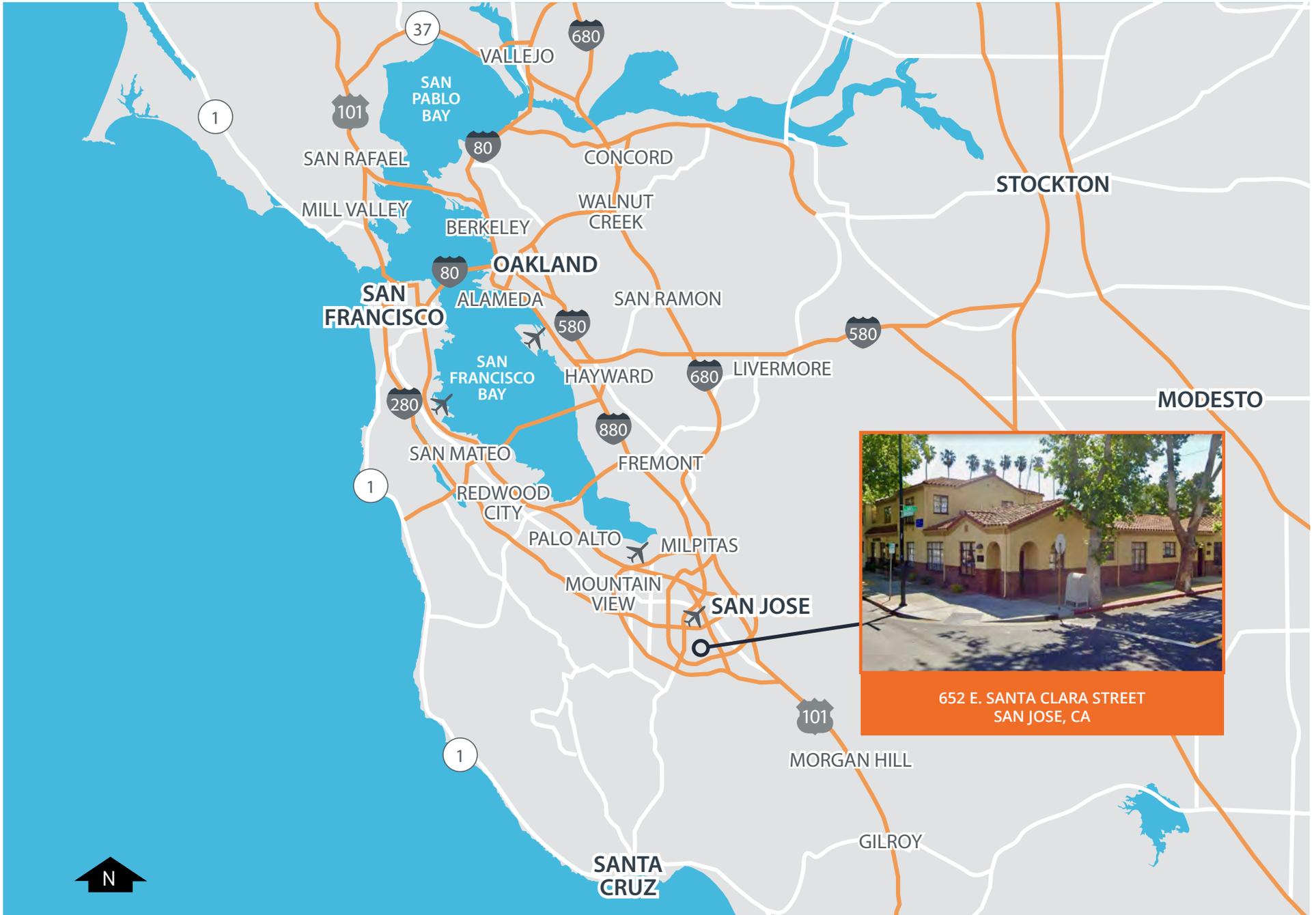
# Parcel Map



**LEGEND**

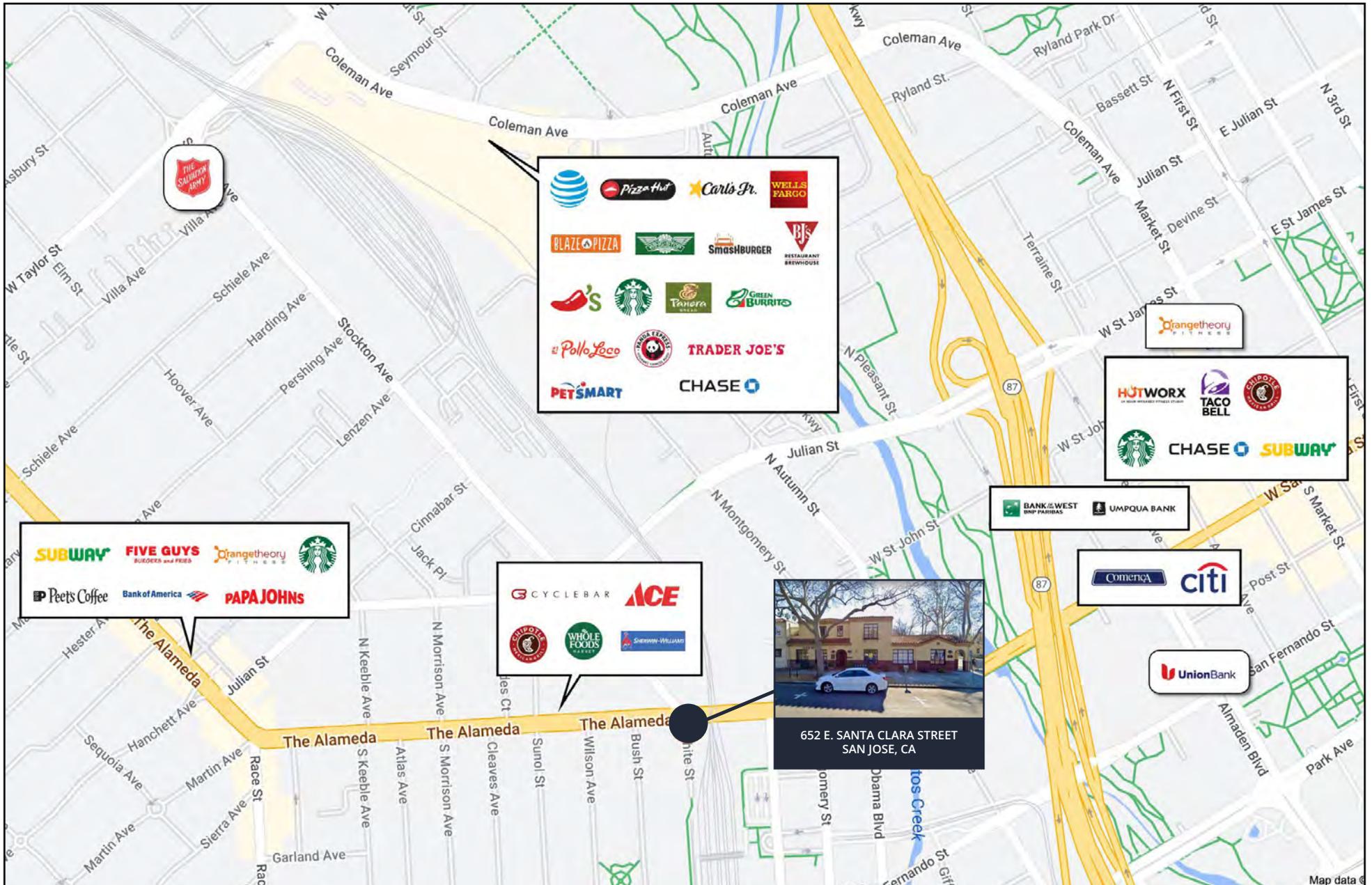
 Parcel (Fee, Property in Question)

# Area Map



652 E. SANTA CLARA STREET  
SAN JOSE, CA

# Nearby Retail Amenities



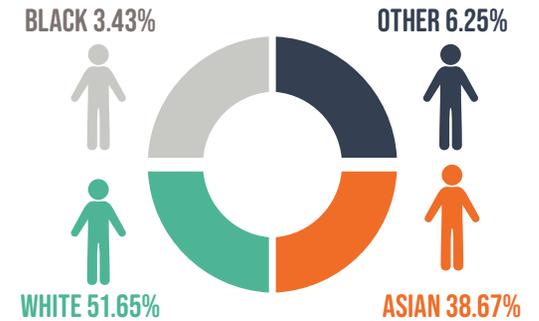
# Demographics



**MEDIAN AGE**  
**37**

**MEDIAN HOME VALUE**  
**\$938,689**

## POPULATION BY RACE



**HOUSEHOLDS 202,651**



**AVERAGE HH INCOME**  
**\$135,163**

Average Household Size: **3.10**

Owner Occupied Housing Units: **104,609**

Renter Occupied Housing Units: **98,042**

Median Household Income: **\$104,022**

		1 Mile	3 Mile	5 Mile
Population	2027 Projection	47,247	281,288	640,408
	2022 Estimate	47,839	283,472	647,871
	2010 Census	45,097	259,947	607,721
	Growth 2020-2025	-1.17%	1.25%	0.45%
	Growth 2010-2020	-0.86%	13.57%	8.32%

## Confidentiality & Disclaimer

This Confidential Offering Memorandum (the "Memorandum") has been prepared and presented to the recipient (the "Recipient") by Avison Young - Northern California ("Avison Young") as part of Avison Young's efforts to market for sale the property located at 652 E. Santa Clara, San Jose, California (the "Property"). Avison Young is the exclusive agent and broker for the owner(s) of the Property (the "Owner"). Avison Young is providing this Memorandum and the material contained in it to the Recipient solely to assist the Recipient in determining whether the Recipient is interested in potentially purchasing all or part of the Property. Avison Young also is providing this Memorandum and the material in it to the Recipient with the understanding that the Recipient will independently investigate those matters that it deems necessary and appropriate to evaluate the Property and that the Recipient will rely only on its own investigation, and not on Avison Young, the Owner or this Memorandum, in determining whether to purchase the Property.

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This Memorandum includes statements and estimates provided by or to Avison Young and/or the Owner regarding the Property. Those statements and estimates may or may not be accurate, correct or complete. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements and estimates. Further, nothing contained in this Memorandum should be construed as representation or warranty about any aspect of the Property, including, without limitation, the

Property's (1) past, current or future performance, income, uses or occupancy, (2) past, current or prospective tenants, (3) physical condition, (4) compliance or non-compliance with any permit, license, law, regulation, rule, guideline or ordinance, or (5) appropriateness for any particular purpose, investment, use or occupancy. Again, the Recipient is urged not to rely on this Memorandum and the statements and estimates in it and to make an independent investigation regarding the Property and the statements and estimates contained herein.

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### EXCLUSIVE ADVISOR

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