

PROPERTY FOR LEASE

MEDICAL/PROFESSIONAL **OFFICE AVAILABLE FOR LEASE**

THE ATRIUM | 1265 EL CAMINO REAL, SANTA CLARA, CA



KIDDER.COM

km Kidder
Mathews

A DYNAMIC *HEALTHCARE & OFFICE* PROPERTY IN THE HEART OF SILICON VALLEY

THE OPPORTUNITY

Located at the signalized intersection of El Camino Real and Monroe Street in Santa Clara, The Atrium on El Camino is a 33,194 SF, two-story professional/medical office building situated in the heart of Silicon Valley. Built in 1986, the property features a subterranean, 84-space elevator-served parking garage with conveniently located handicap-reserved spaces near the making The Atrium the only medical office facility along the entire Santa Clara El Camino Real corridor offering this level of convenience.

Just five minutes from San Jose International Airport and easily accessible from major freeways including 101, 880, 17, 280, and 87, the location supports flexible commuting options—ideal for patients traveling from both home and work across the South Bay.

The Atrium is within walking distance of Caltrain, Santa Clara University and City Hall, this iconic Spanish-style building offers high visibility, excellent signage opportunities, and strong local recognition in the “Mission City.”

A standout feature is the state-of-the-art, 2,000 SF light filled open sports performance center. The Atrium is equipped with six 80-inch flat-screen TVs and a professional sound system, this versatile space has hosted a wide range of events—from continuing education seminars, conventions, and training sessions to award ceremonies, holiday parties, and even weddings.

Your Name Here

265 THE ATRIUM
ON EL CAMINO REAL

PROPERTY OVERVIEW



AVAILABILITY

Suite	RSF	Suite	RSF
100	2,503 SF	180	3,406 SF
101	1,533 SF	200	1,172 SF
103	650 SF	204	1,334 SF
105	499 SF	205	3,837 SF
THE ATRIUM	2,664 SF	217	768 SF
130	286 SF	220	492 SF
140	215 SF	250	4,788 SF
160	1,638 SF	Total	25,785 SF

- Full floors or full building also available.
- Multiple suites can be combined. See floorplans and contact broker for details.

KIDDER MATHEWS

PROPERTY DESCRIPTION

1265 El Camino Real in Santa Clara has housed a diverse mix of tenants, including multidisciplinary medical groups.

These include large sports, orthopedic, and physical therapy practices with on-site imaging and training, as well as eastern medicine providers. The Atrium also accommodates traditional office users of all sizes—serving tech firms, sales, finance, insurance, nonprofits, and adult education and language schools.

AVAILABILITY	Available for lease or sale
LOT SIZE AC	0.74 Acres (32,234 SF)
YEAR BUILT	1986
STORIES	Two
PARKING	84 Covered Spaces
PARCEL NUMBERS	224-26-073 & 224-26-050
WALK SCORE	Very Walkable (89)
ZONING	Mixed-Use - Community Commercial (MU-CC)

→ [READ MORE ON ZONING](#)

See Page 53 of Santa Clara Zoning Code updated in July 2025 for allowed uses.

±33,194

TOTAL SQUARE FEET

±215 SF

DIVISIBLE TO

\$2.75

LEASE RATE, MG

BUILDING AMENITIES

The Atrium delivers a thoughtful combination of accessibility, flexibility, and modern functionality tailored for today's medical and professional users.



Front Building Lobby

HEALTHCARE SUITE FEATURES

- Automatic sliding front entry door
- New patient admission lounge area
- Private biometric-locked business, IT, and security room
- Radiology/exam room with sink and storage cabinets
- CryoChamber, Infrared Sauna and Rehab area
- Select suites have their own private restrooms and kitchens

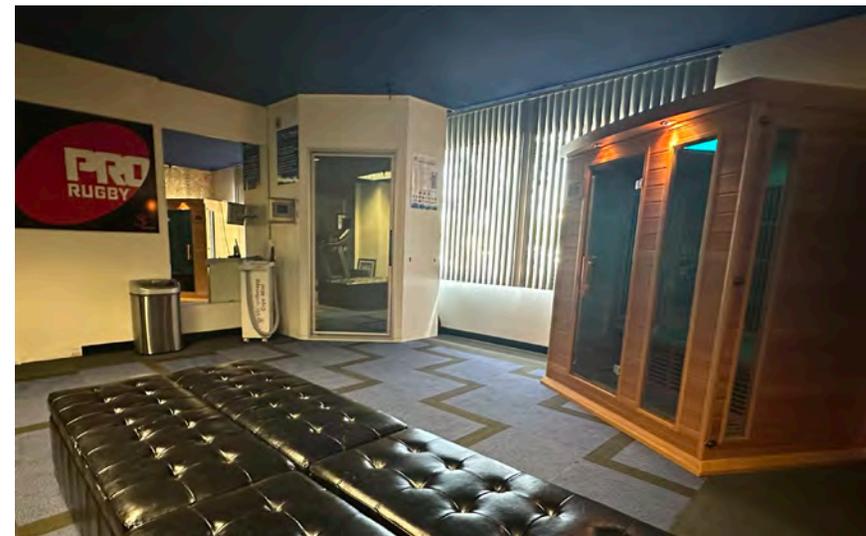
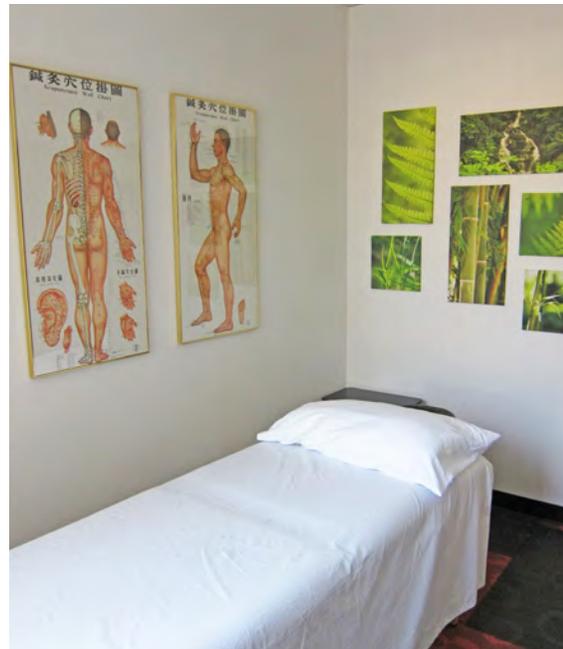
COMMON AREA FEATURES

- Secured Access: 24 hr iPhone audio/video entry system smartphone
- Elevator: From underground parking to both the 1st and 2nd floors
- Entries: Timed auto-lock front main entrance and private rear door with staircase to underground parking
- Staircases: Front and rear entry staircases to the second floor
- Restrooms: Men's & Women's on both 1st and 2nd floors
- First Floor Showers: Regular & handicap access
- Multiple Kitchens: With refrigerators, dishwashers, microwaves & sinks
- Internet: Comcast Fiber service
- First & Second Floor Janitor Closets : 1 with sink and 1 for storage



PROPERTY OVERVIEW

1st Floor Photos



PROPERTY OVERVIEW

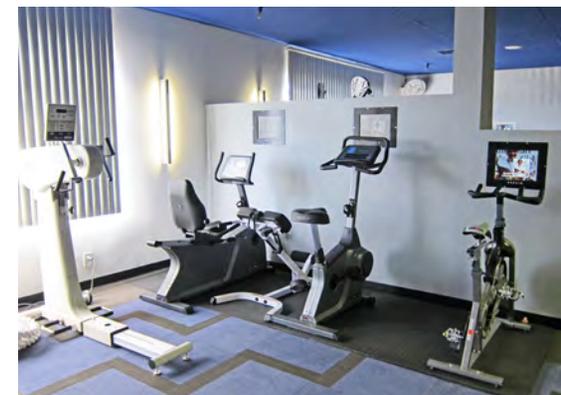
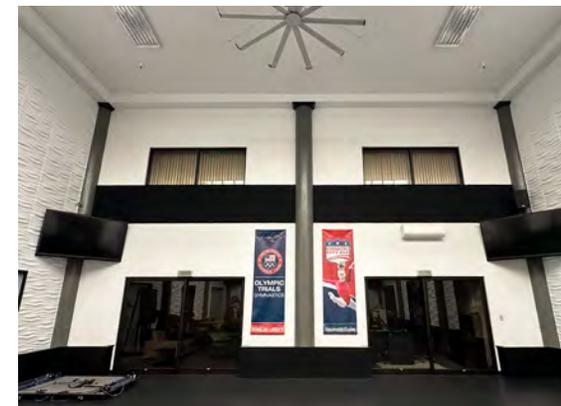
2nd Floor Photos



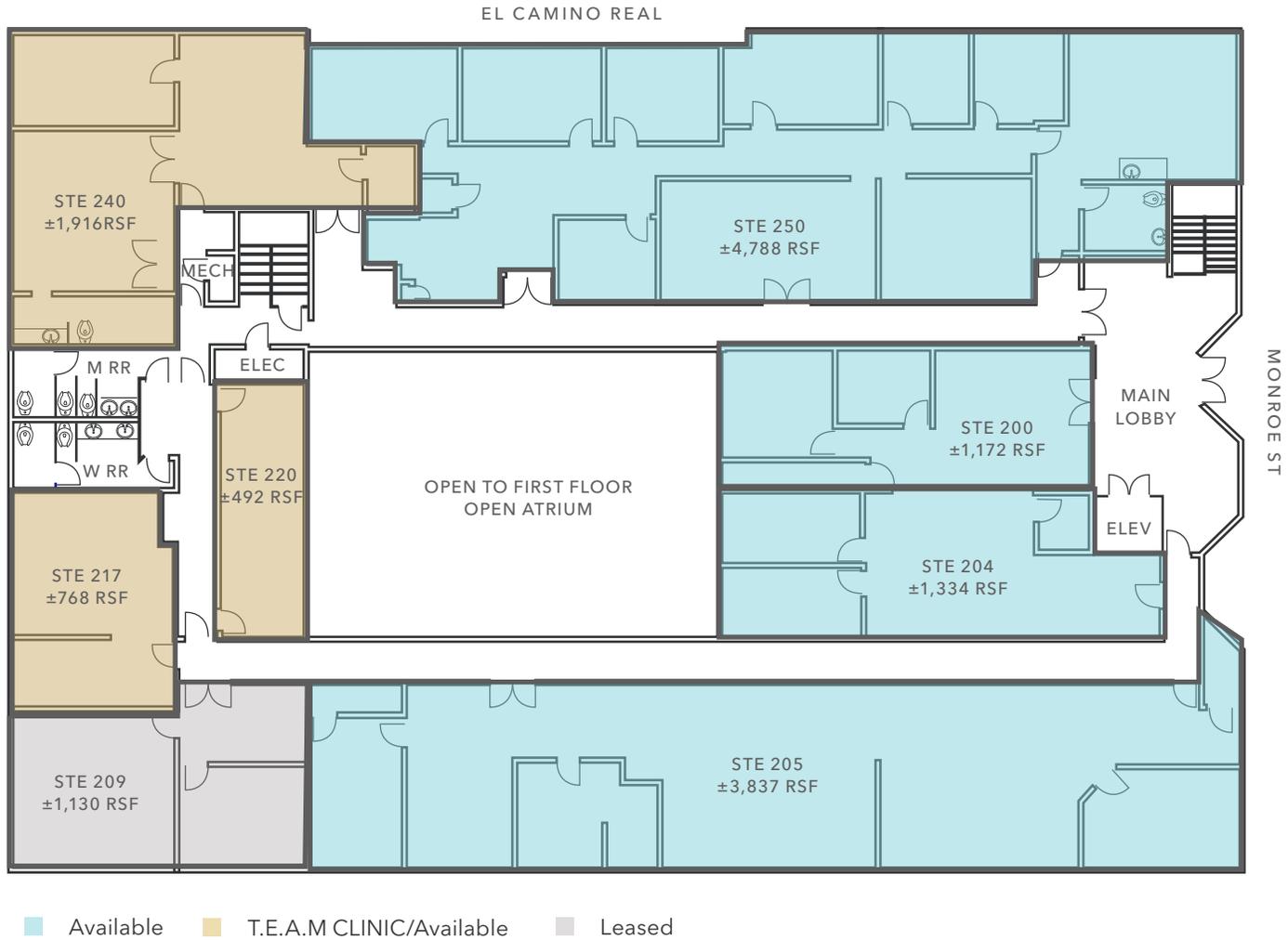
FIRST FLOOR



FLOOR PLAN NOT TO SCALE



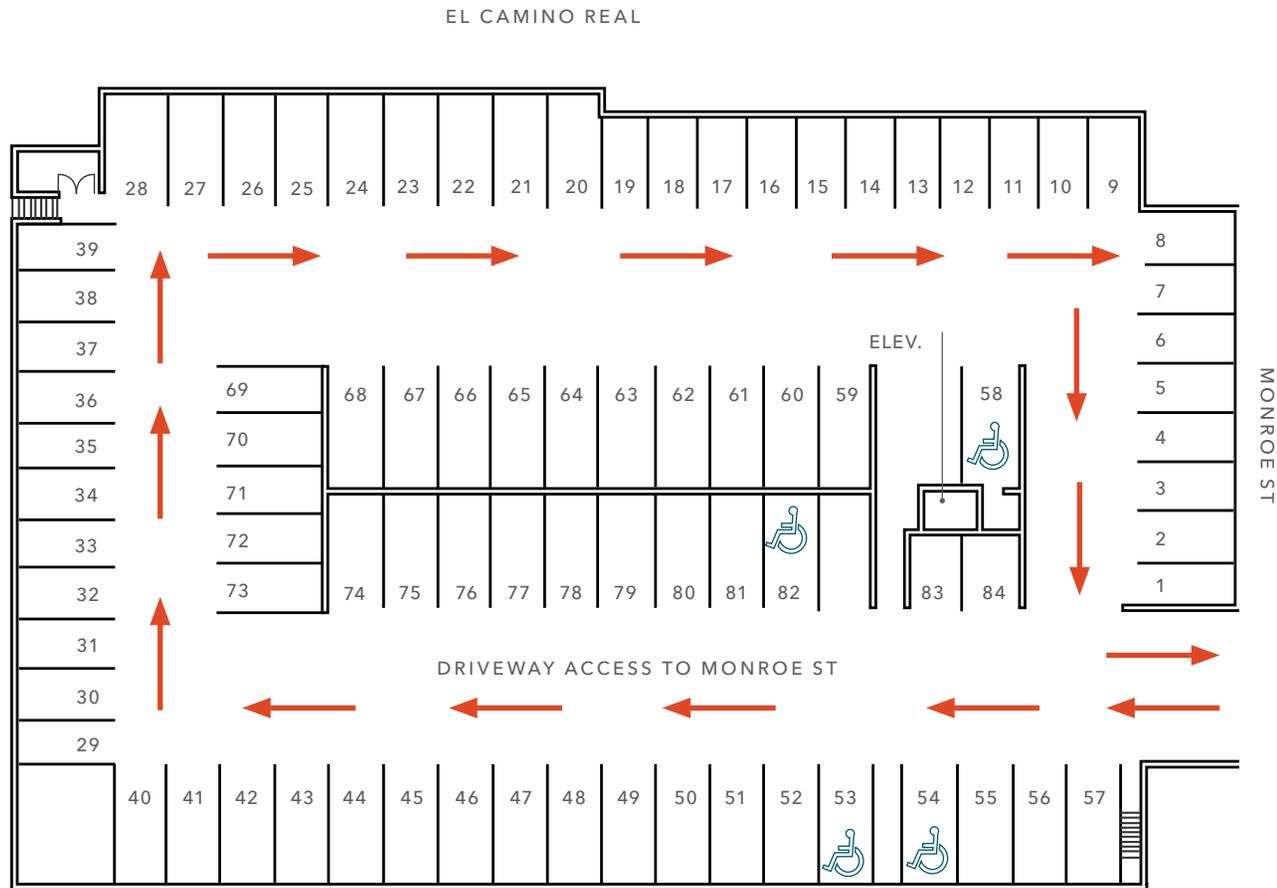
SECOND FLOOR



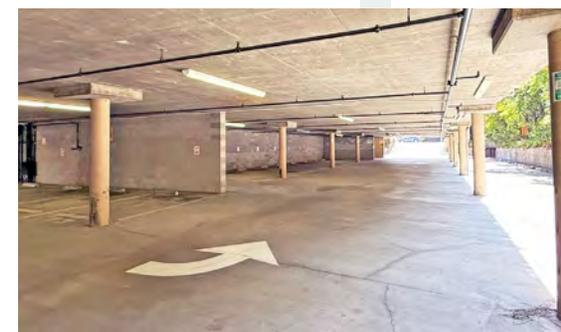
FLOOR PLAN NOT TO SCALE



PARKING LOT PLAN - UNDERGROUND



FLOOR PLAN NOT TO SCALE



PROPERTY OVERVIEW



THE ATRIUM
1265 EL CAMINO REAL

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SILICON VALLEY'S PULSE FOR INNOVATION

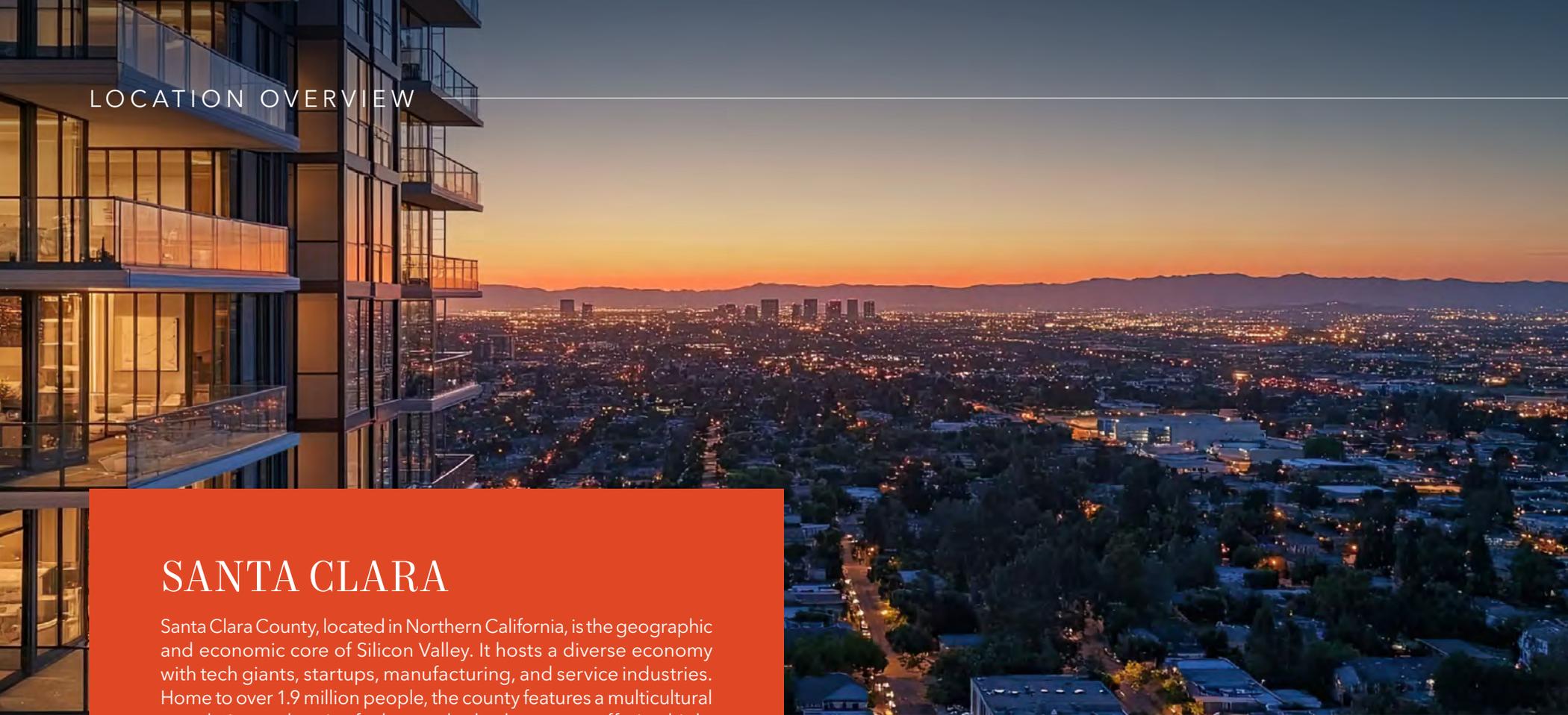
Silicon Valley remains a leading U.S. region for high-paying tech roles, with giants like Apple, Google, Meta (Facebook), and Nvidia headquartered there. The area around 1265 El Camino Real in Santa Clara is particularly strategic—it sits just 4-5 miles south of Adobe's global headquarters in downtown San Jose, putting it well within easy driving distance of this dynamic tech hub.

San Jose, the largest city in Silicon Valley, is playing a key role in the Bay Area's office market recovery. Federal Realty Investment Trust recently signed leases with two artificial intelligence startups—Etched and Securiti.ai—for more than 60,000 square feet at One Santana West in downtown San Jose's Santana Row district. With this lease, the building is now 80% occupied, reflecting renewed demand for office space in the area. This leasing momentum reflects a broader trend: office availability in Silicon Valley dropped to 17.4% in Q2 2025, down from 19.1% at the end of 2024.

In contrast, San Francisco's office availability remains high at 26.3%, currently the highest in the nation. The recovery in San Jose is being driven by more employees returning to the office and a surge in venture capital investment—particularly in AI and other tech sectors.

Economic activity in downtown San Jose is also accelerating due to tech events, real estate developments, and growing small business engagement. Nvidia's GTC conference in March 2025 brought in over 25,000 attendees, boosting tourism and restaurant visits by 132%. Major projects like CityView Plaza and Paseo Place are helping to reshape downtown in preparation for upcoming 2026 sports events. Meanwhile, local revitalization efforts are bringing new life to vacant storefronts, with businesses such as Paleta Planeta moving into physical retail spaces. All these developments contribute to a vibrant and rapidly growing urban core.





SANTA CLARA

Santa Clara County, located in Northern California, is the geographic and economic core of Silicon Valley. It hosts a diverse economy with tech giants, startups, manufacturing, and service industries. Home to over 1.9 million people, the county features a multicultural population and a mix of urban and suburban areas, offering high-quality living with parks, cultural sites, and top universities.

The county's infrastructure includes extensive transportation options like Caltrain, light rail, and major highways. It also emphasizes sustainability through energy efficiency, water conservation, and public transit initiatives. While technology drives its identity, the economy is broadening into healthcare, finance, clean energy, and advanced manufacturing, boosting resilience and global competitiveness.

Overall, Santa Clara County blends innovation, diversity, and sustainable growth to create a vibrant community and a strong future foundation.

COUNTY DEMOGRAPHICS

1.92M

POPULATION

\$160K

MEDIAN HH INCOME

\$151K

PER CAPITA INCOME

654K

HOUSEHOLDS

981K

TOTAL EMPLOYEES

85K

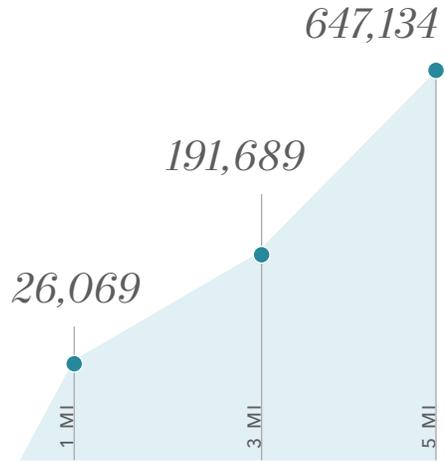
TOTAL BUSINESSES

LOCATION OVERVIEW

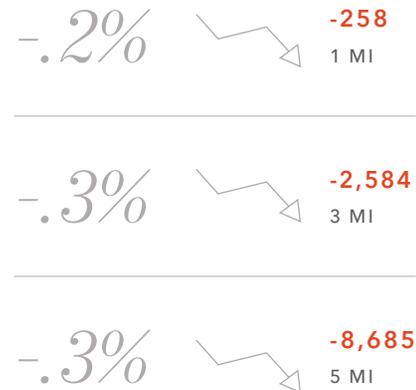


DEMOGRAPHICS

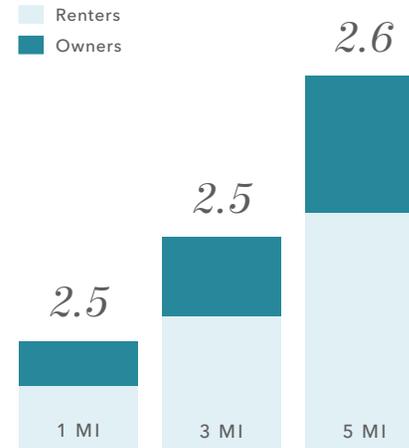
POPULATION



2025-2028 POP. GROWTH



AVERAGE HH SIZE



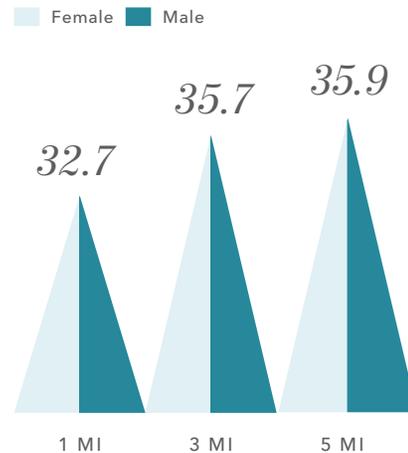
AVERAGE HH INCOME



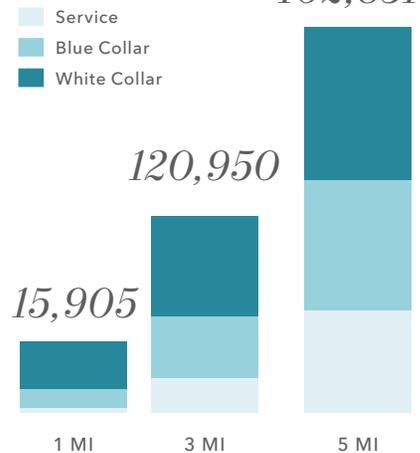
CONSUMER SPENDING



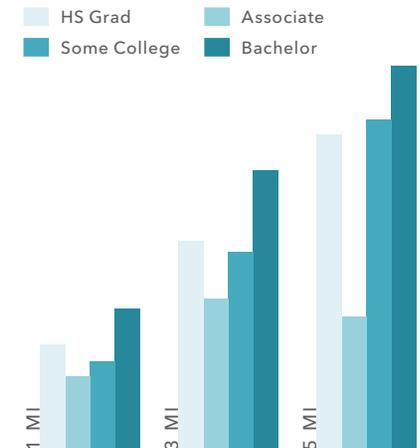
MEDIAN AGE & GENDER



EMPLOYMENT



EDUCATION OVERVIEW



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