

SALE

FOREST AVENUE MEDICAL OFFICE

2039 Forest Avenue, Suite 304 San Jose, CA 95128



SALE PRICE

\$799,000

Chris Shaheen

(408) 621-7473

CalDRE #01421630

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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PROPERTY DESCRIPTION

Excellent opportunity to own approximately 1,600sf medical/professional office condominium in a wonderful location on Forest Avenue, walking distance to O'Connor Hospital. Easy access to 280, 880, Santana Row and Valley Fair. The suite, located on the third floor, has an excellent floorplan with front reception with waiting area, two offices, four plumbed exam rooms and a restroom.

PROPERTY HIGHLIGHTS

- Third floor office condo
- Total square footage – 1,600
- Renovated interiors with new flooring and upgraded finishes
- Suite contains 2 reception areas (can convert to office), 3 exam rooms, 2 offices and a restroom
- Walking distance to O'Connor Hospital

OFFERING SUMMARY

Sale Price:	\$799,000
Building Size:	1,600 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	966	2,137	8,528
Total Population	2,314	5,392	21,749
Average HH Income	\$165,512	\$183,940	\$200,657

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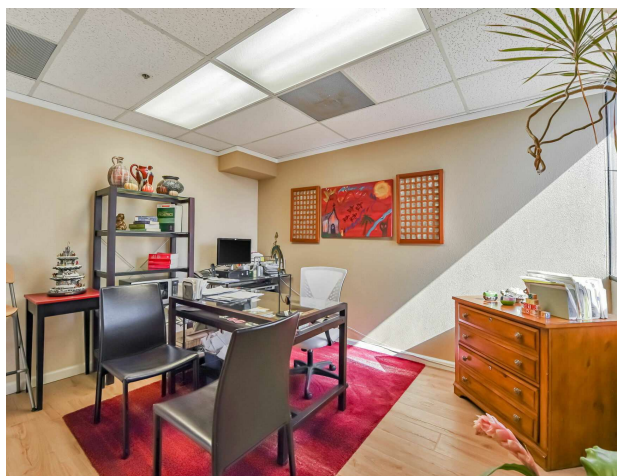
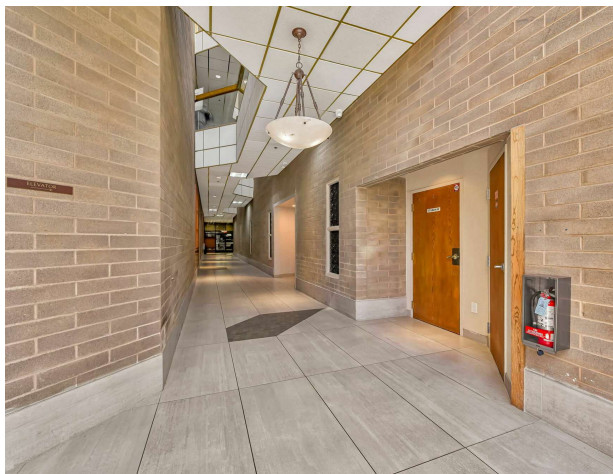


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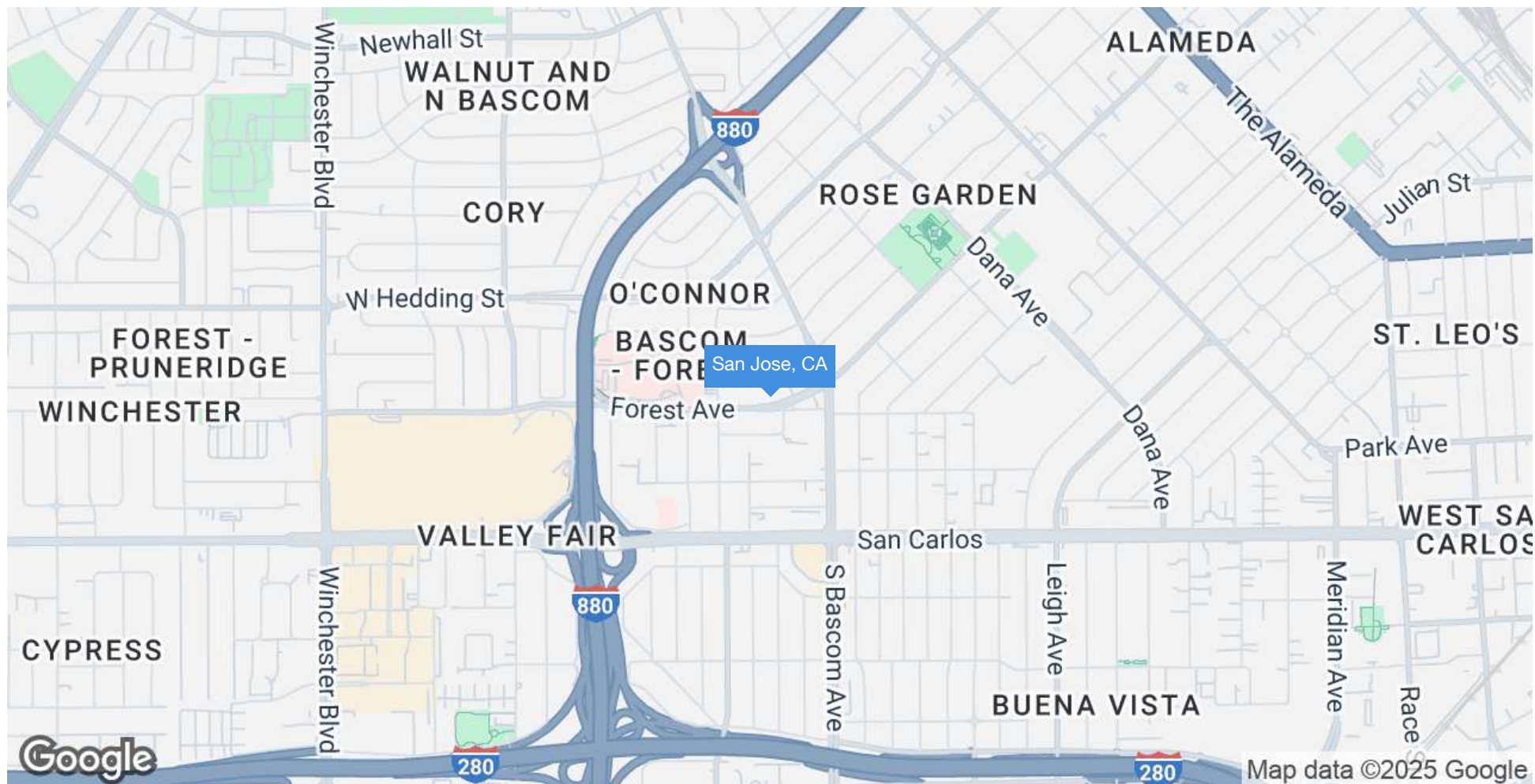


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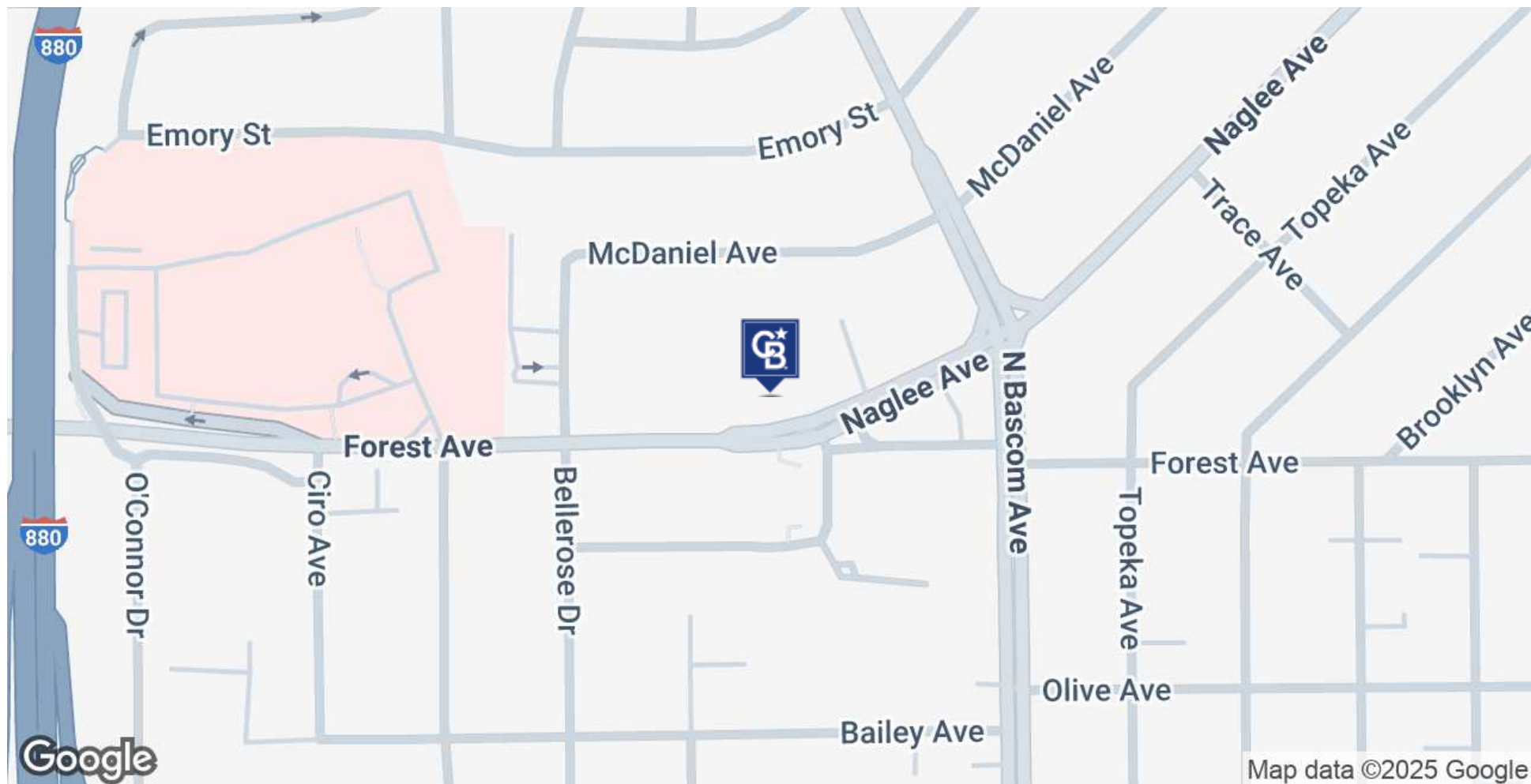


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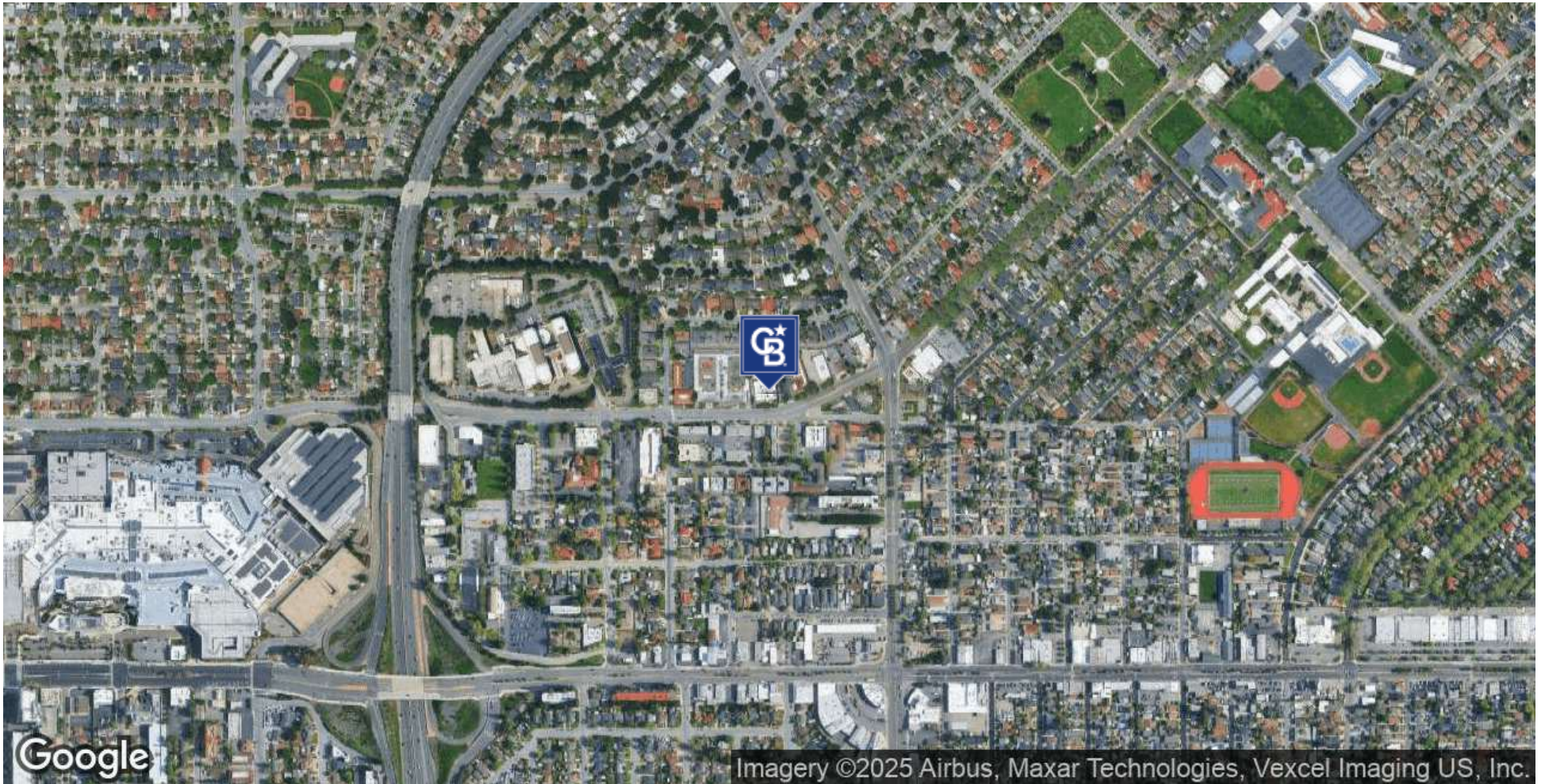


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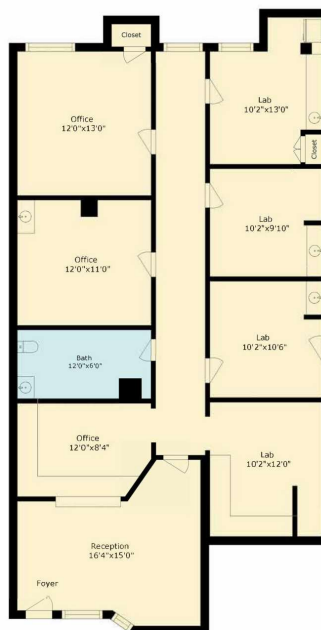
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Floorplan based on Matterport scan. Measurements deemed reliable but not guaranteed.

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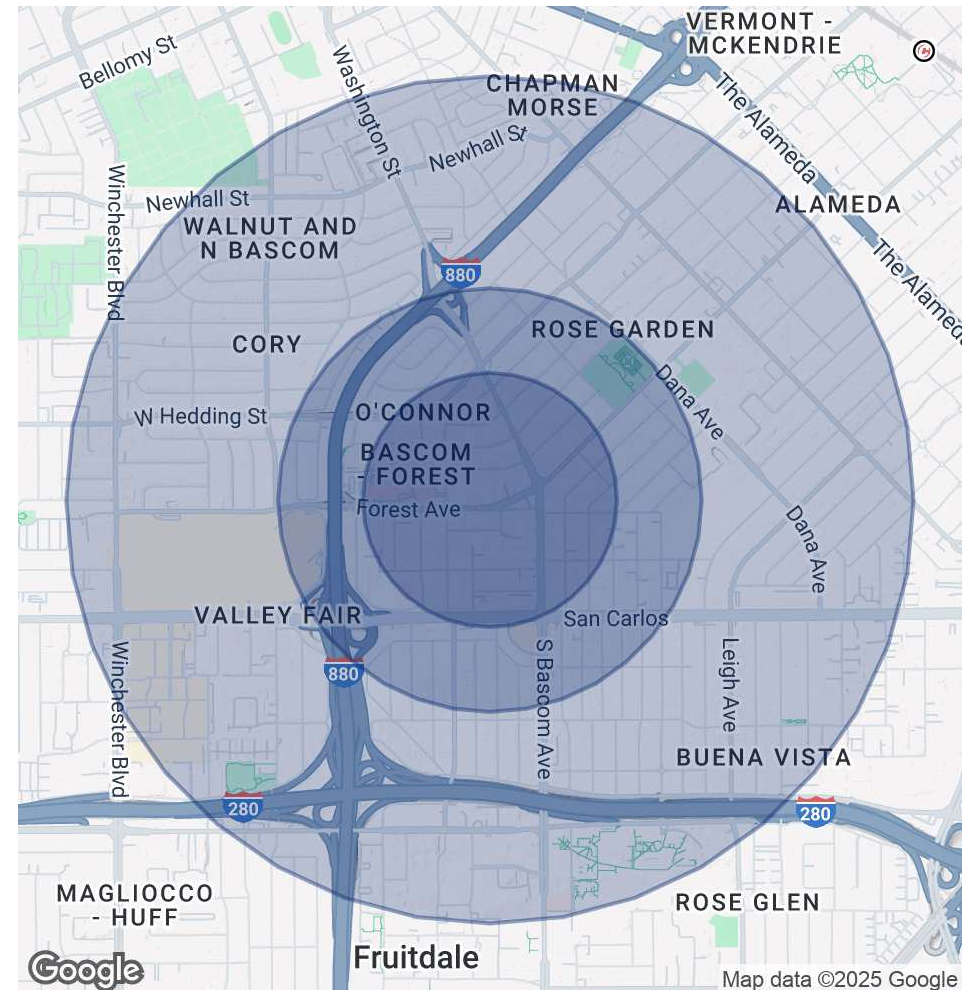
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,314	5,392	21,749
Average Age	45	43	41
Average Age (Male)	43	42	40
Average Age (Female)	47	44	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	966	2,137	8,528
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$165,512	\$183,940	\$200,657
Average House Value	\$1,466,126	\$1,465,834	\$1,510,069

Demographics data derived from AlphaMap



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