

OFFERING MEMORANDUM

# 200 JOSE FIGUERES

200 Jose Figueres Ave, Suite 220, San Jose, CA 95116

## COMPASS COMMERCIAL

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Medical Office Condo  
For Sale  
\$550,000

# PROPERTY PROFILE

## PROPERTY DETAILS

Address	200 Jose Figueres Ave, San Jose, CA
County	Santa Clara
Apn/Parcel Id	481-80-016
Type	Office
County Use	Public/Quasi Public - PQP
Zoning	Planned Development - A(PD)

## PROPERTY ATTRIBUTES

Gross Building SqFt*	1,102
Year Built	2007
Parking	No Reserved Spots. Open and Street Parking
County Use	Public/Quasi Public - PQP
Zoning	Planned Development - A(PD)
Property Type	Medical Office Condo
Management Association	HOA
HOA Assesment (2025)	\$928.22

Gross Building SqFt is based on the the county assessors size estimate. Some HOA documents refer to the interior size as 920 SqFt instead.

## PRICING

Price	\$550,000
Price/SqFt - Building	\$499



Reception



Abundant Parking



Immediate Proximity to  
Highways **680 & 101**



Across the Overfelt **Gardens Park**



2.7 Mile to **Bart Station**  
4.3 Miles to **Diridon Station**



Walking Distance to  
**Restaurants & Retail**



High Daily Traffic Volume

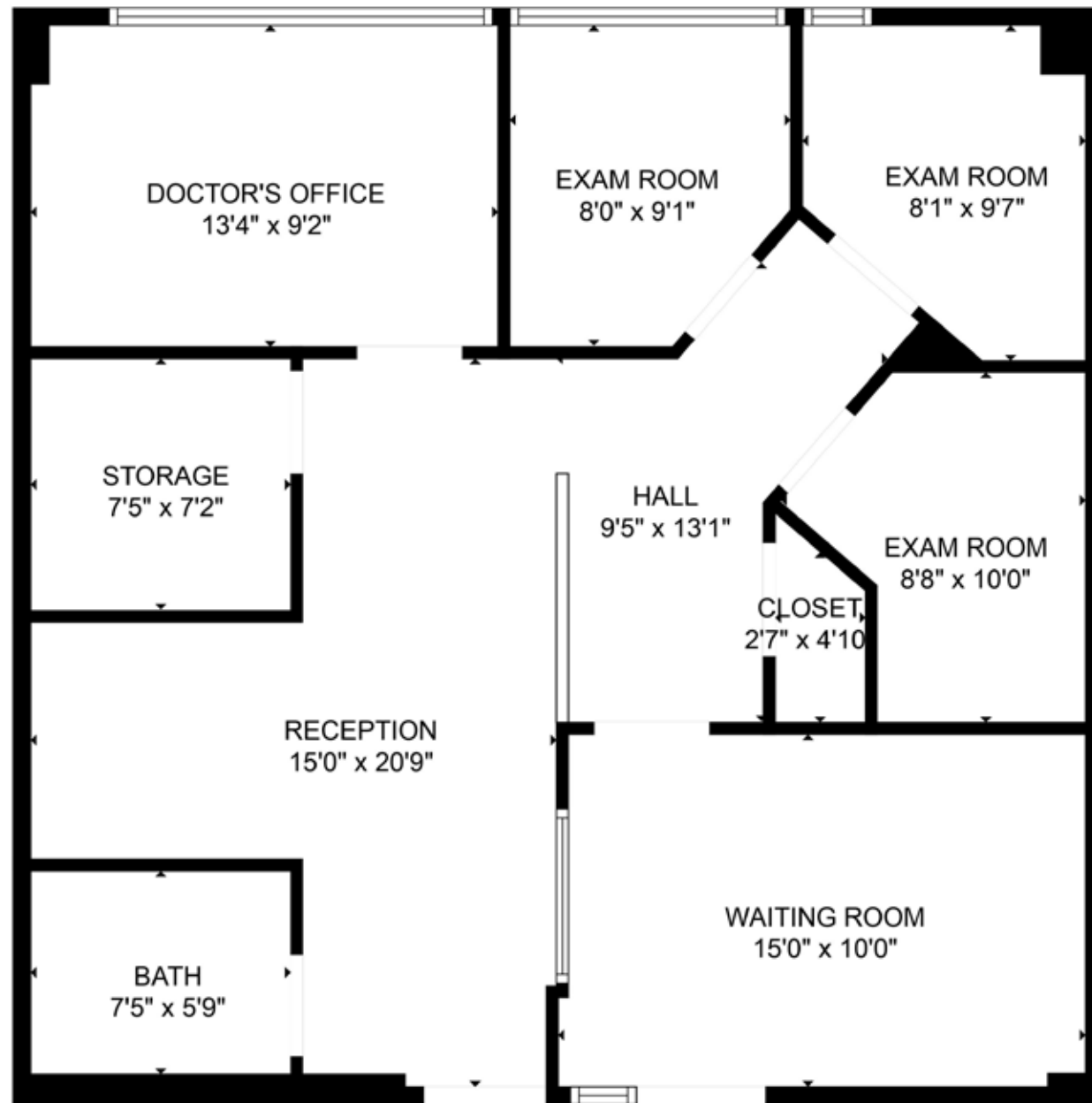


Onsite Pharmacy



Medical Office  
Building

# FLOOR PLAN





# PROPERTY PHOTOS

SOUTH CORNER





# 200 JOSE FIGUERES AVENE

SOUTH CORNER





# PROPERTY PHOTOS





# 200 JOSE FIGUERES AVENE

PLAYGROUND VIEW FROM THE SUITE





# PROPERTY PHOTOS

FRONT ENTRANCE





# 200 JOSE FIGUERES AVENE

## FRONT ENTRANCE





# PROPERTY PHOTOS

WEST CORNER





# 200 JOSE FIGUERES AVENUE

REAR ENTRANCE





## SUITE 220



# INTERIOR



WAITING ROOM



DOCTOR'S OFFICE



RECEPTIONIST'S WINDOW



KITCHENETTE + BATHROOM



## SUITE 220



# INTERIOR



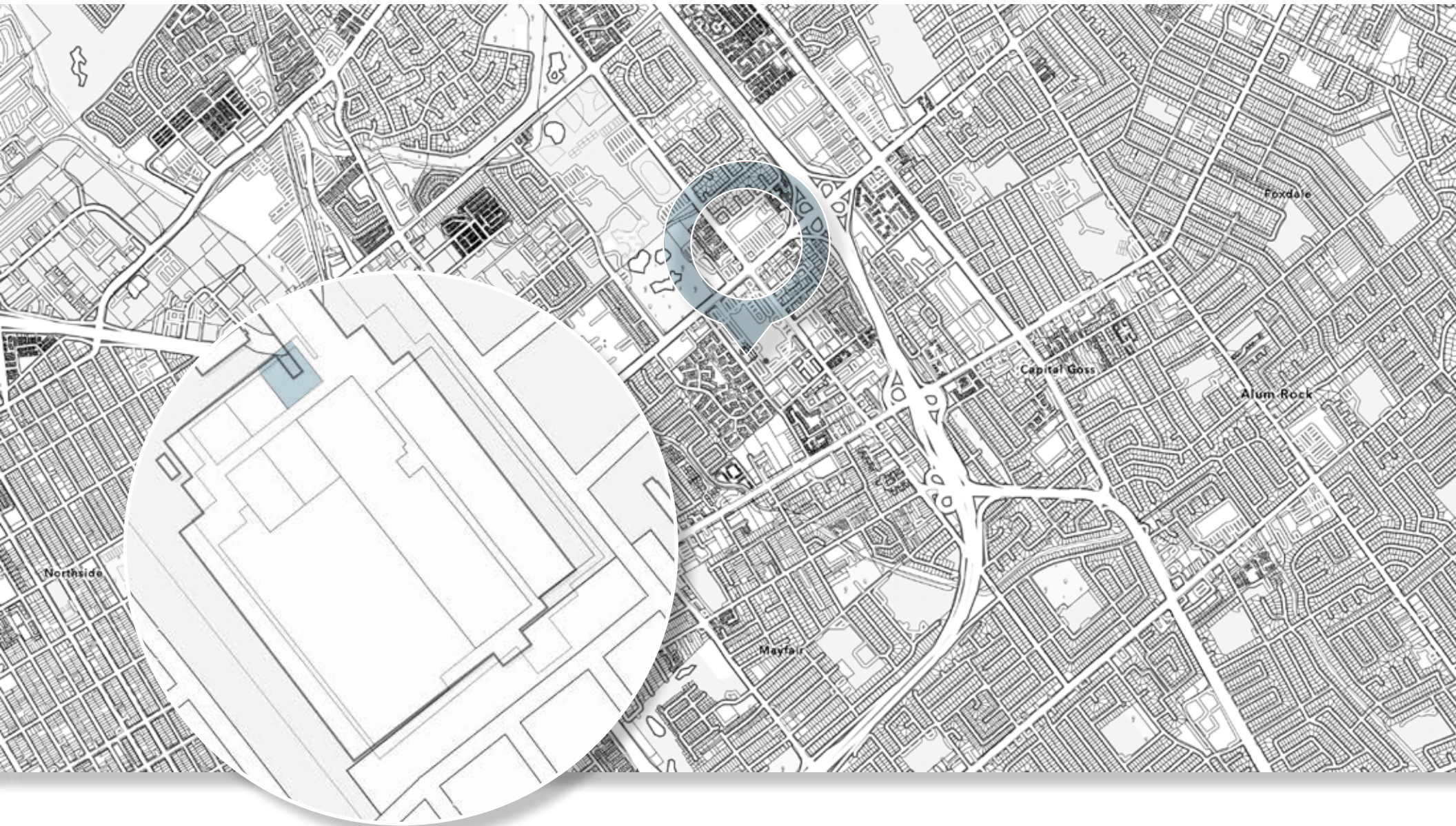


# AERIAL





# PARCEL MAP





# PARCEL MAP

OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA

TEGRA SAN JOSE MEDICAL OFFICE CONDO  
CD 20986043  
CD.19378219

CD 20986043

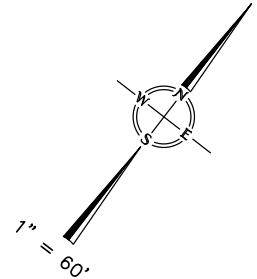
200 JOSE FIGUERES AVE.			
UNIT	FLR	APN	SITUS
101	1	<u>1</u>	100
102	1	<u>2</u>	190
103	1	<u>3</u>	180
104	1	<u>4</u>	170
105	1	<u>5</u>	160
106	1	<u>6</u>	150
107	1	<u>7</u>	130

200 JOSE FIGUERES AVE.			
UNIT	FLR	APN	SITUS
200	2	<u>8</u>	230
201A	2	<u>59</u>	225,235
201B	2	<u>60</u>	245
202	2	<u>10</u>	255
203	2	<u>11</u>	265
204	2	<u>12</u>	275
205	2	<u>13</u>	285
206	2	<u>14</u>	295
207	2	<u>15</u>	290
208	2	<u>16</u>	280
209	2	<u>17</u>	270
210	2	<u>18</u>	260
211	2	<u>19</u>	250
212	2	<u>20</u>	240
214	2	<u>21</u>	220
215	2	<u>22</u>	210
216	2	<u>23</u>	200
217	2	<u>24</u>	205
218	2	<u>25</u>	215

200 JOSE FIGUERES AVE.			
UNIT	FLR	APN	SITUS
300	3	<u>26</u>	330
301	3	<u>27</u>	325
302	3	<u>28</u>	355
303	3	<u>29</u>	365
304	3	<u>30</u>	375
305	3	<u>31</u>	385
306	3	<u>32</u>	395
307	3	<u>33</u>	390
308	3	<u>34</u>	380
309	3	<u>35</u>	370
310	3	<u>36</u>	360
311	3	<u>37</u>	350
312	3	<u>38</u>	340
314	3	<u>39</u>	320
315	3	<u>40</u>	310
316	3	<u>41</u>	300
317	3	<u>42</u>	305
318	3	<u>43</u>	315

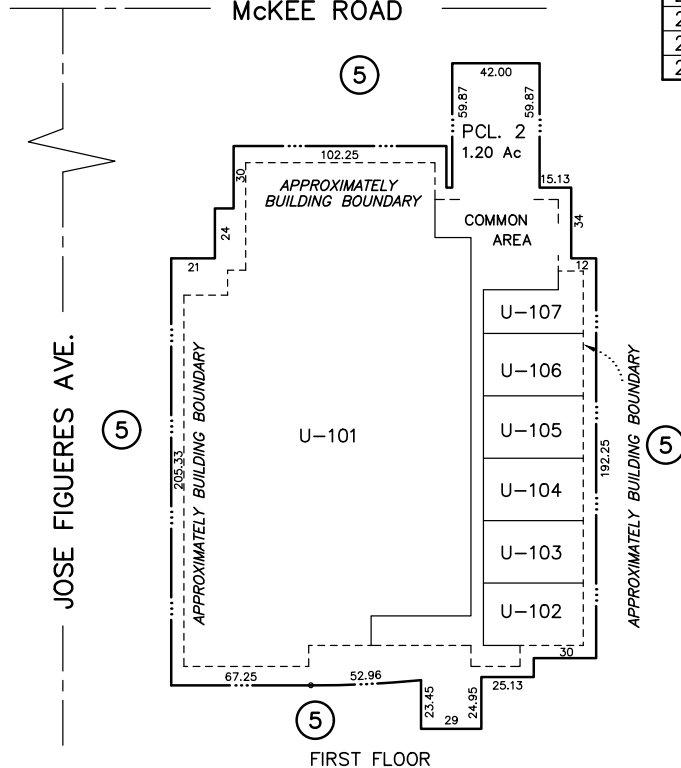
200 JOSE FIGUERES AVE.			
UNIT	FLR	APN	SITUS
400	4	<u>44</u>	430
401	4	<u>45</u>	415
402	4	<u>46</u>	425
403	4	<u>47</u>	435
404	4	<u>48</u>	455
405	4	<u>49</u>	465
406	4	<u>50</u>	475
407	4	<u>51</u>	485
408	4	<u>52</u>	495
410	4	<u>53</u>	440
411	4	<u>54</u>	450
412	4	<u>55</u>	460
414	4	<u>56</u>	470
415	4	<u>57</u>	480
416	4	<u>58</u>	490

BOOK <b>481</b>	PAGE <b>80</b>
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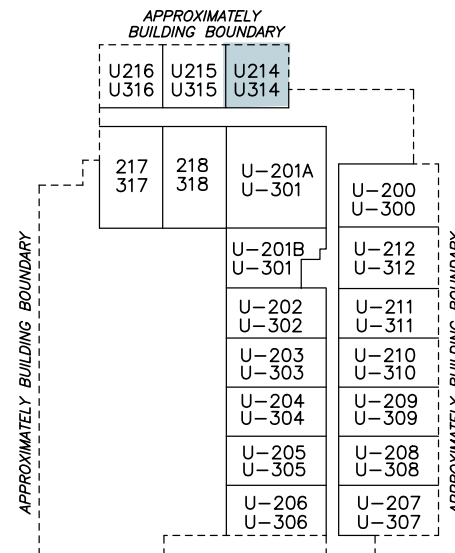


TEGRA SAN JOSE MEDICAL OFFICE CONDO  
P.M.799-M-41

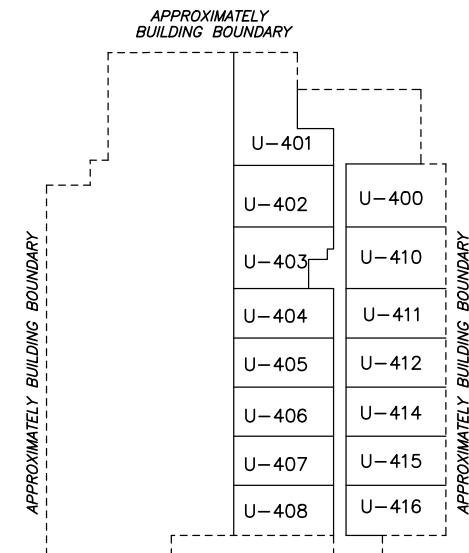
McKEE ROAD



FIRST FLOOR



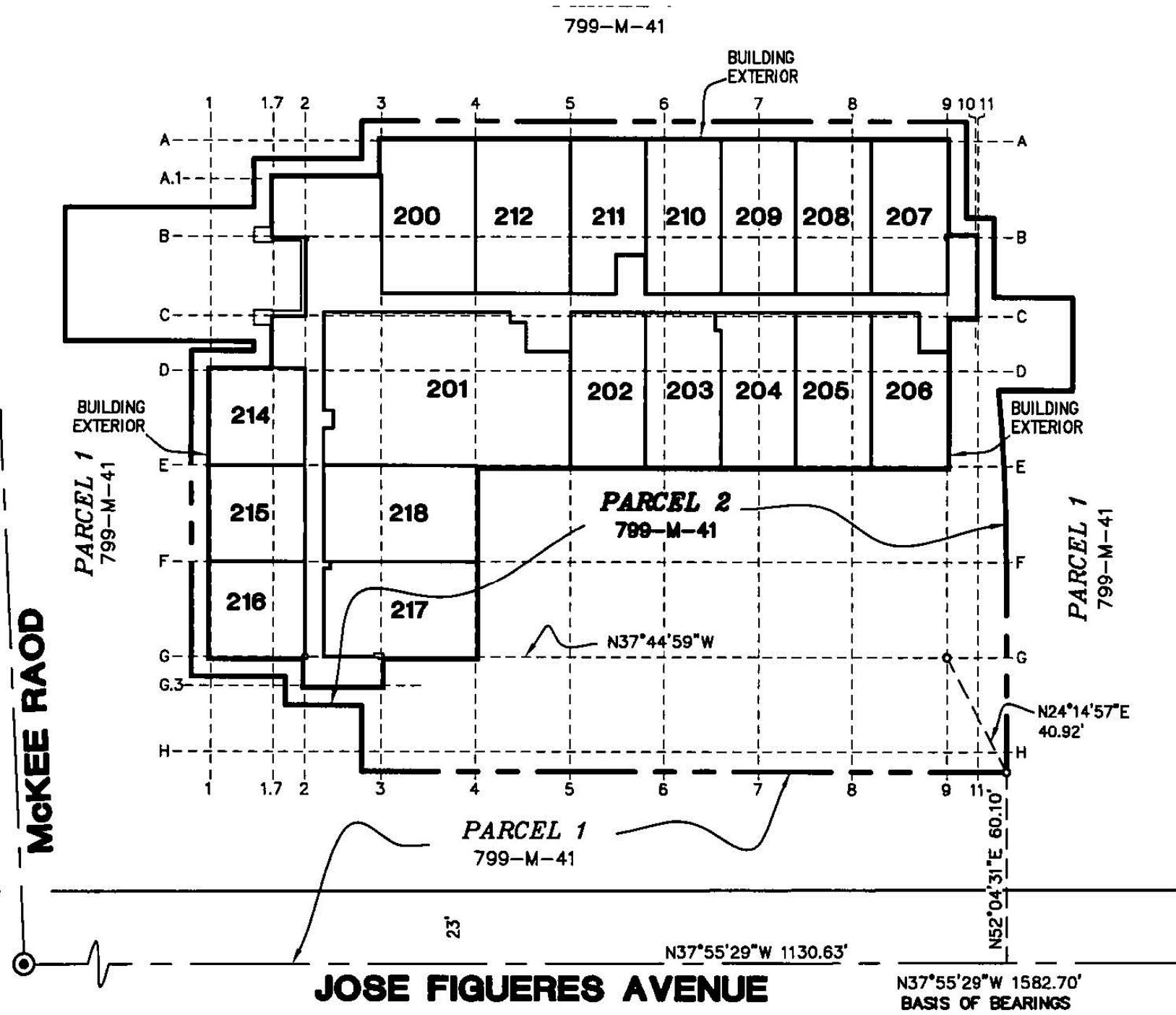
SECOND AND THIRD FLOOR



FOURTH FLOOR

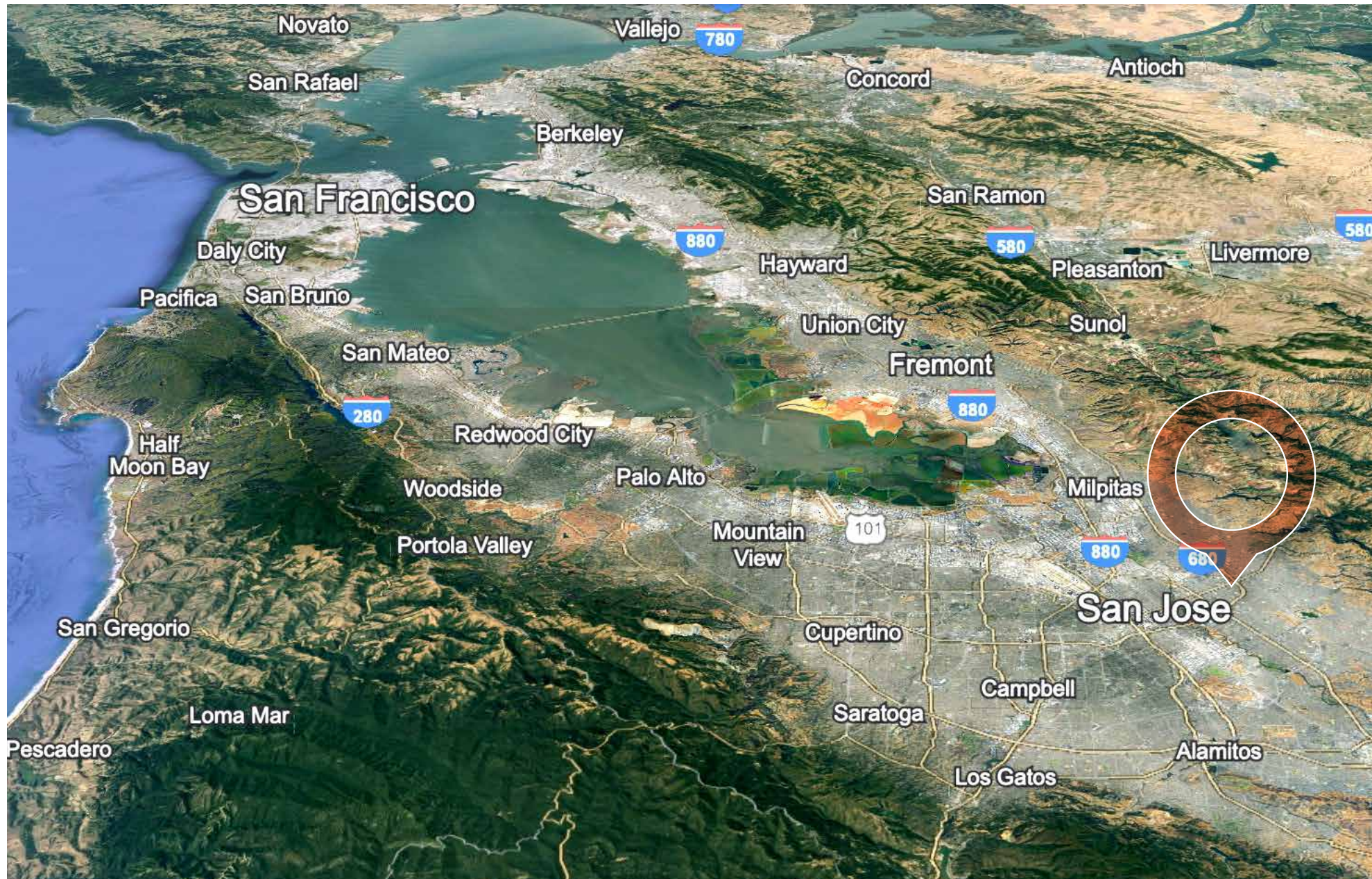
TRA DET. MAP 124  
LAWRENCE E. STONE — ASSESSOR  
Cadastral map for assessment purposes only.  
Compiled under R. & T. Code, Sec. 327.  
Effective Roll Year 2024-2025

# PARCEL





# AREA MAP





# SAN FRANCISCO BAY AREA OVERVIEW

The San Francisco Bay Area is one of the most dynamic and economically vibrant regions in the world, making it a premier location for real estate investment. Home to over 7.5 million residents across nine counties, the Bay Area is the fifth-largest metropolitan area in the United States. Its GDP exceeds \$500 billion, ranking it among the top global economies, driven by a diverse mix of industries including technology, biotechnology, finance, and education.

## ROBUST ECONOMY

Largest Metro Area In  
The U.s. In Terms Of  
Real GDP

#3

Largest Metro Area In The  
U.s. With A Population Of  
Over 8.8. Million

#5

Largest Economic Market In  
The World With An Annual  
Gdp Of Over \$880 Billion

#19

## REMARKABLE ATTRIBUTES

BAY AREA SHARE OF U.S.  
VENTURE CAPITAL (Q2 2024)

23%

HIGHEST CONCENTRATION OF  
HIGH-TECH WORKERS IN THE U.S.

286:1,000

OF ALL REGISTERED U.S. PATENTS

12.8%

HIGHEST CONCENTRATION  
OF MILLIONAIRES

8.1%

HIGHEST AVERAGE TECH  
SALARIES IN THE U.S.

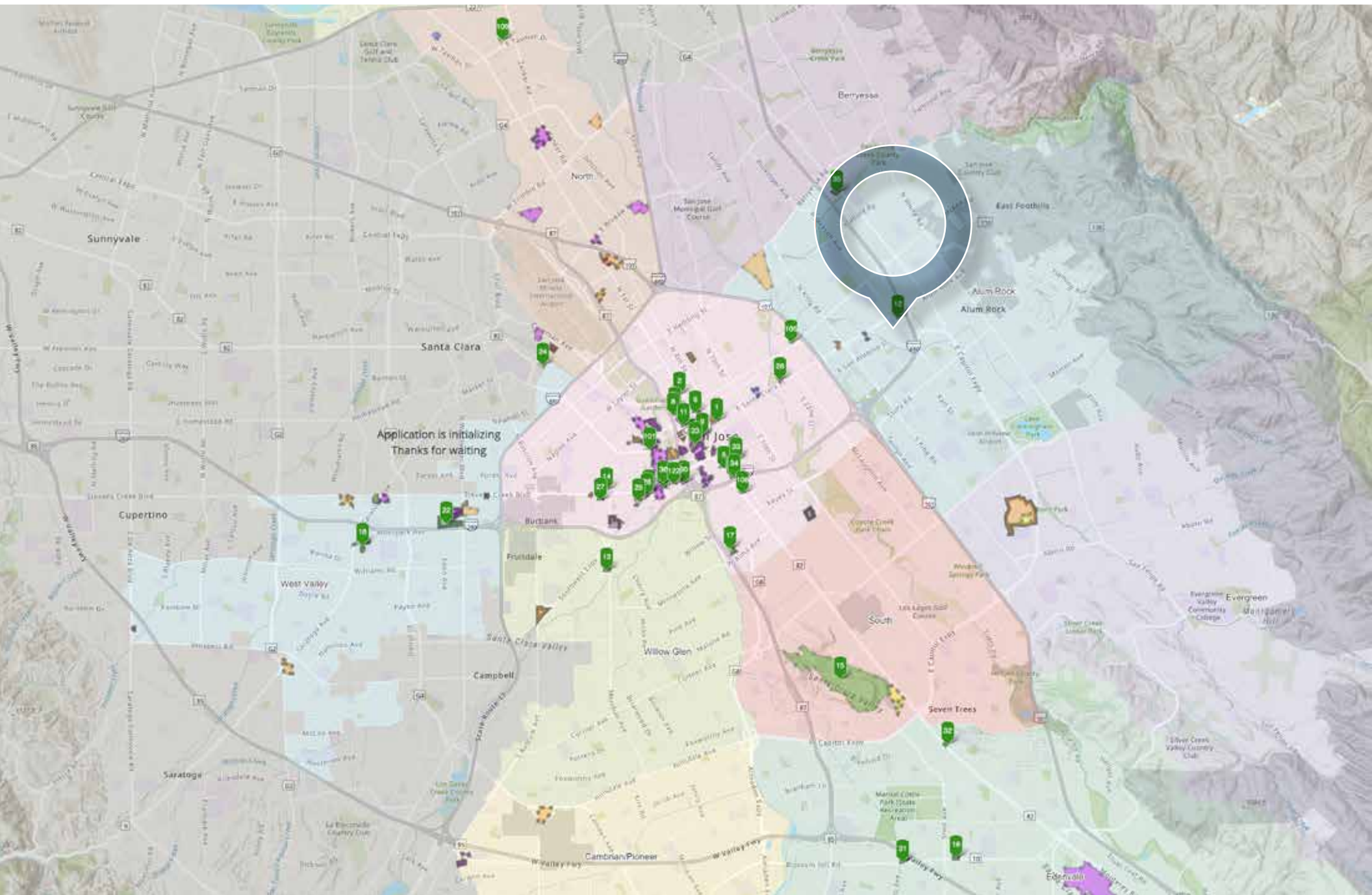
\$185K

OF SILICON VALLEY RESIDENTS WITH COLLEGE EDUCATION

75.6%

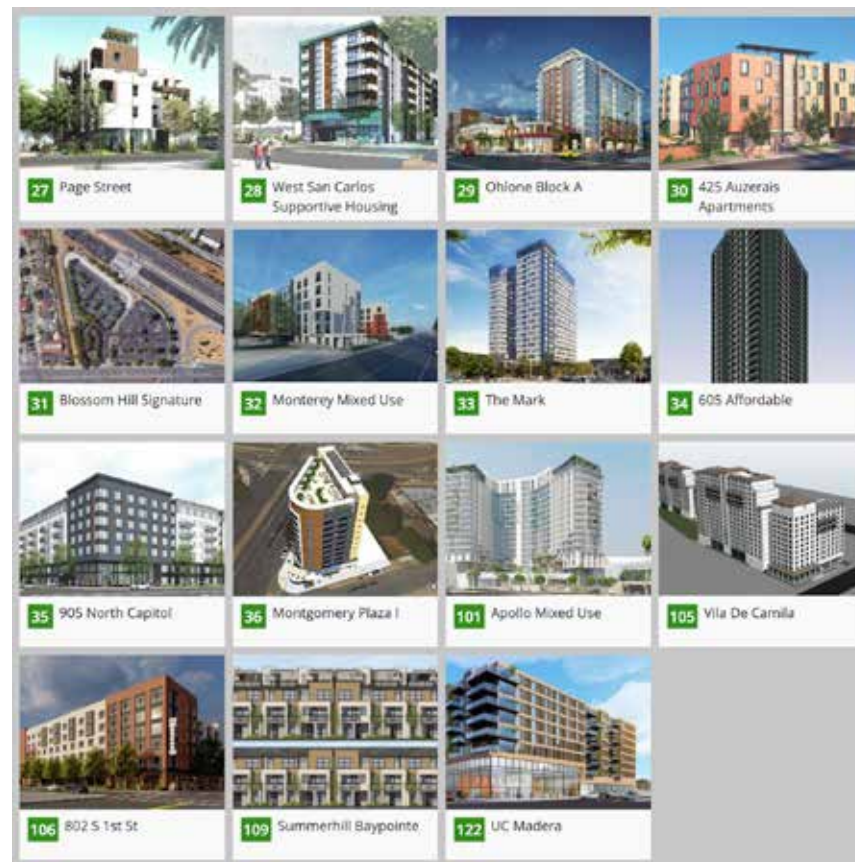
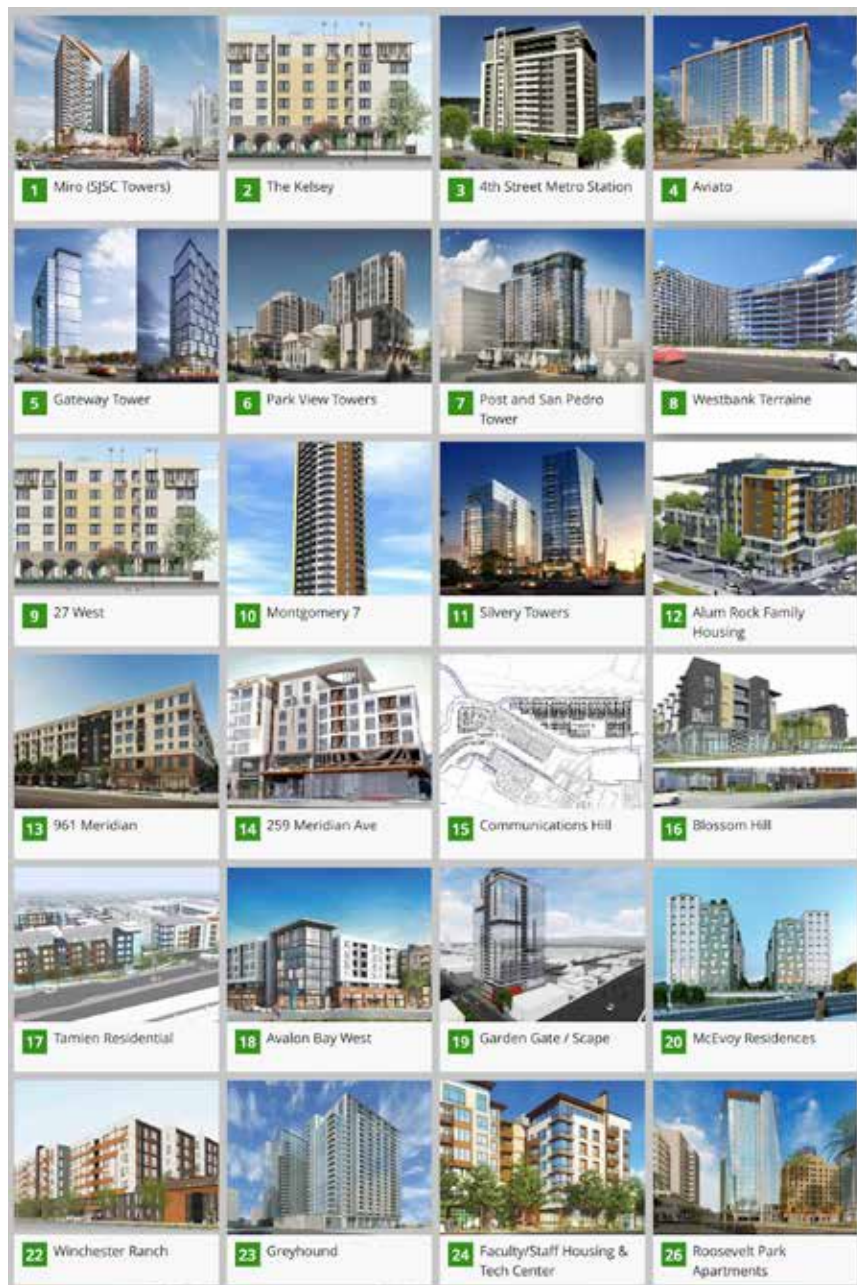


# KEY ECONOMIC DEVELOPMENT PROJECTS



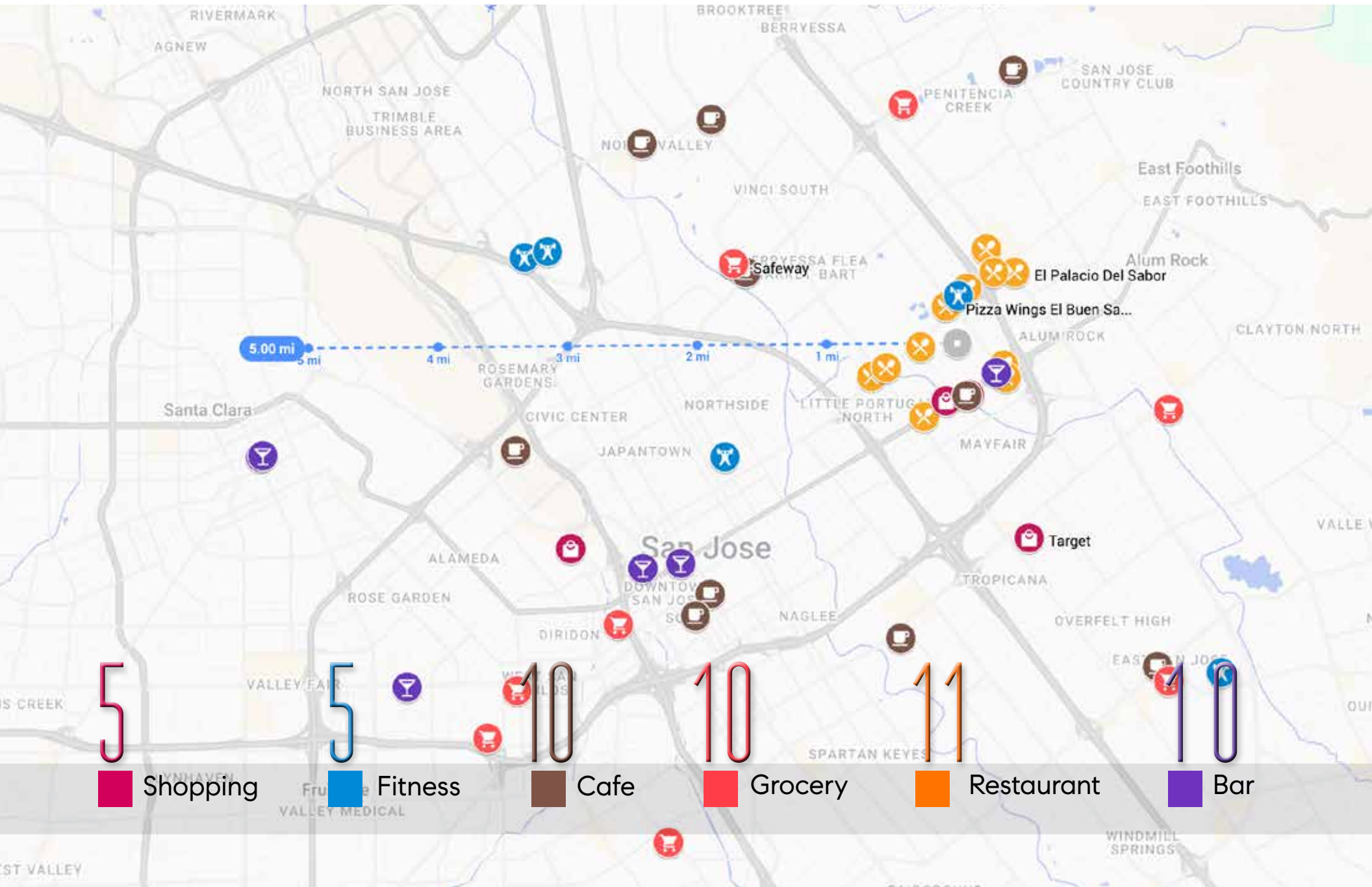


# KEY ECONOMIC DEVELOPMENT PROJECTS



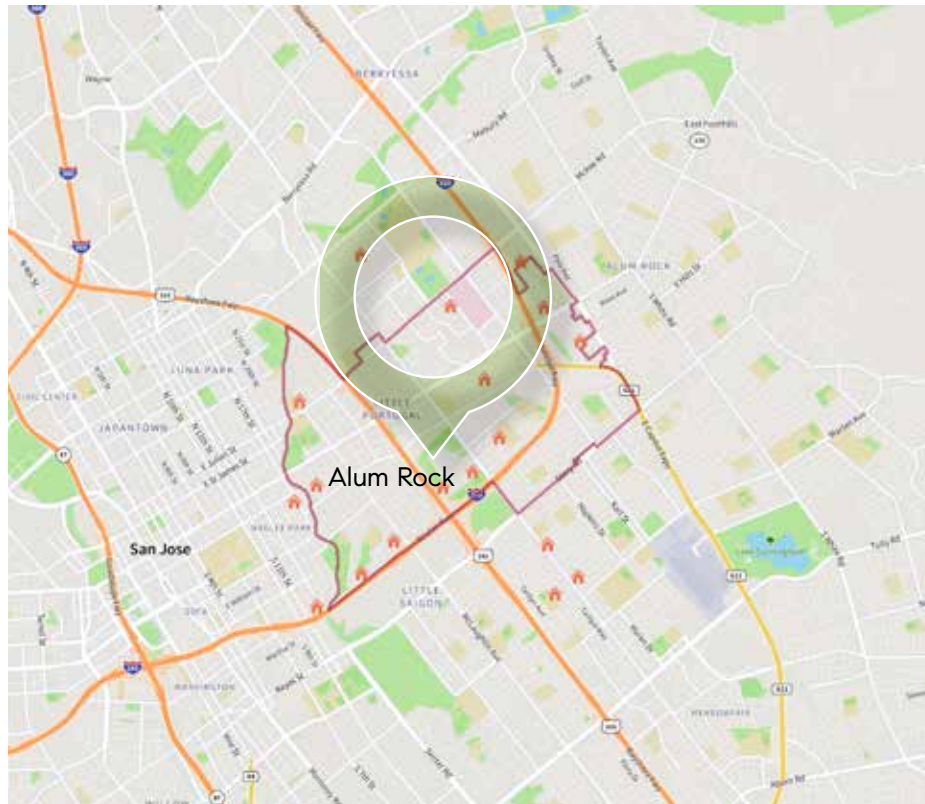


# NEARBY ATTRACTIONS



# LOCATION HIGHLIGHTS

Alum Rock is a neighborhood in San Jose, California. Alum Rock is in Santa Clara County. Living in Alum Rock offers residents a dense suburban feel and most residents own their homes. In Alum Rock there are a lot of parks. Many families and young professionals live in Alum Rock and residents tend to be liberal. The public schools in Alum Rock are highly rated.



## EAST SAN JOSE BY THE NUMBERS

POPULATION: 50,436

MEDIAN AGE: 40.2

MEDIAN HOUSEHOLD  
INCOME: \$110,586

MEDIAN HOME  
VALUE: \$864,300

DENSE SUBURBAN

### Rent vs. Own







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