

2449 FOREST AVE, SAN JOSE

RARE 1,512 SF OFFICE/MEDICAL OFFICE OWNER USER OPPORTUNITY
FREESTANDING BUILDING WITH LARGE REAR PARKING LOT

FOR SALE



EXECUTIVE SUMMARY

2449 Forest Avenue is a **±1,512 SF freestanding office/medical office building** situated on an **±6,240 SF parcel of land**. The public-record building size does not include an approximately **±400-450 SF former front garage that has been converted into office space**, providing valuable bonus usable area in addition to the stated ±1,512 SF. The property is located on Forest Avenue just off Winchester Boulevard, directly behind **Westfield Valley Fair**, and within minutes of **Santana Row and Stevens Creek Boulevard**. The building will be **delivered vacant at the close of escrow**, providing an excellent opportunity for an owner-user seeking to purchase and occupy its own office or medical office building.

The property is zoned **CO Commercial Office**, which permits general and medical office uses. The building is well positioned for a medical or professional office owner-user and is located immediately adjacent to two owner-occupied dental practices—**San Jose Dentistry & Implants** and **Forever Smiles Pediatric Dentistry & Orthodontics**—creating an established professional and medical office setting.

The site includes **9 on-site parking spaces**, providing an exceptional parking ratio of approximately **5.95 spaces per 1,000 SF**, based on the public-record building size. Parking is located in both the front and rear of the building, with the rear parking area accessed through a shared driveway serving the property and its two neighboring buildings.

The property benefits from a highly visible Forest Avenue location near the intersection of Forest Avenue and Winchester Boulevard. Its position directly behind Westfield Valley Fair and near Santana Row provides immediate access to a major concentration of shopping, dining, entertainment and other amenities.

Freestanding office and medical office buildings with substantial on-site parking rarely become available for purchase in this immediate area.

2449 FOREST AVE | SAN JOSE, CA



INVESTMENT OVERVIEW

PRICE: \$1,750,000

BUILDING SIZE: 1,512 SF

LOT SIZE: 6,240 SF

YEAR BUILT: 1952

APN: 274-47-012

ZONING: CO - Commercial Office

The Information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

INVESTMENT HIGHLIGHTS



RARE OWNER-USER OPPORTUNITY

- $\pm 1,512$ SF freestanding office/medical office building on a $\pm 6,240$ SF parcel.
- Delivered vacant at the close of escrow.
- Approximately ± 400 – 450 SF of additional converted office area not included in the public-record building size.
- Offered for sale at \$1,750,000.

MEDICAL & PROFESSIONAL OFFICE POTENTIAL

- CO Commercial Office zoning permits general and medical office uses.
- Ideal for medical, dental, or professional office users.
- Located next to two owner-occupied dental practices.

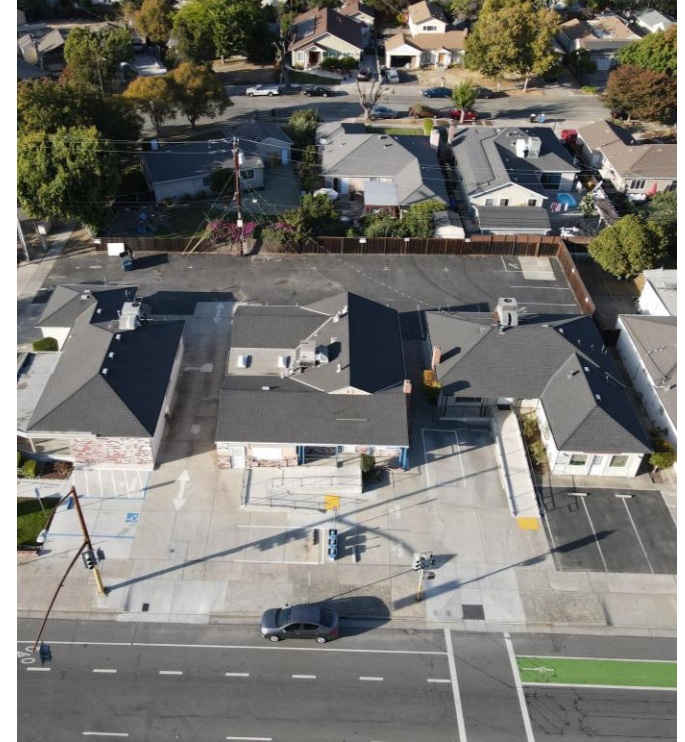
EXCEPTIONAL ON-SITE PARKING

- 9 dedicated on-site parking spaces.
- Parking located in both the front and rear of the building.
- Shared driveway provides access to the rear parking area.
- Approximately 5.95 spaces per 1,000 SF based on the public-record building size.

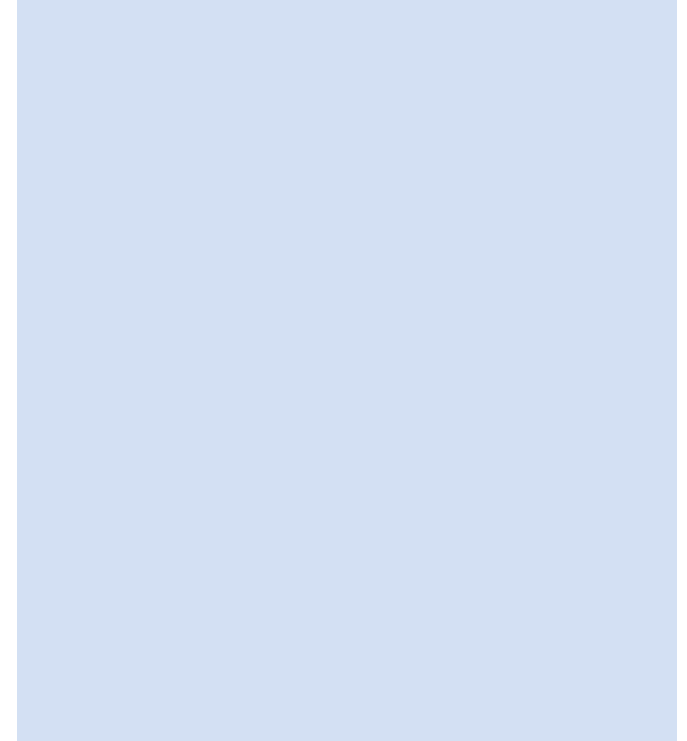
PRIME WEST SAN JOSE LOCATION

- Located on Forest Avenue just off Winchester Boulevard.
- Directly behind Westfield Valley Fair.
- Minutes from Santana Row and Stevens Creek Boulevard.
- Strong visibility near Forest Avenue and Winchester Boulevard.

PHOTOS



PHOTOS



PHOTOS



STEVENS CREEK BLVD

WINCHESTER BLVD

2449
FOREST AVE

Westfield
VALLEY FAIR

FOREST AVE





PHOTOS

FOREST AVE

BEECHWOOD AVE

DEMOGRAPHICS

2026 SUMMARY	1-MILE	5-MILE	10-MILE
Population	26,212	612,787	1,628,476
Households	10,729	224,707	554,114
Average Household Size	2.4	2.6	2.8
Owner Occupied Housing Units	4,848	101,468	290,482
Renter Occupied Housing Units	6,219	129,267	276,385
Median Age	41.1	38.7	39.3
Median Household Income	\$145,175	\$148,499	\$158,407
Average Household Income	\$175,135	\$174,976	\$180,265

2449

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FOR MORE INFORMATION, CONTACT:

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