



±4,000 – 8,800 SF

RETAIL / MEDICAL SPACE FOR LEASE

HIGHLIGHTS

- Open retail space with flexible configuration potential
- Large storefront glazing for excellent visibility and natural light
- Positioned directly across from Santa Clara Valley Medical Center
- Minutes from O'Connor Hospital, Willow Glen and Downtown San Jose
- Outdoor, fenced area available for storage or operational use
- 24-hour access, freeway visibility and pylon signage
- Two end-cap suites — combinable for up to 8,800 SF contiguous
- Strong walk- and bike-friendly location with nearby transit

Ste 800 — 4,000 SF, fully built out as specialty retail, private restrooms, daycare-suitable subject to city permitting.

Ste 810 — 4,800 SF, fully built out as standard medical space, open floor plan fitting 12-39 people.

LOCATION



Schematic — not to scale

AMENITIES & TRANSPORTATION

Located directly across S Bascom Ave from Santa Clara Valley Medical Center, this property sits within a well-established medical and retail corridor minutes from O'Connor Hospital, Willow Glen, and Downtown San Jose. Nearby national and regional retailers provide daily convenience for tenants, employees, and patients alike.

Starbucks

Bank of America

FoodMaxx

Mendocino Farms

Fogo de Chão

Blue Bottle Coffee

Peet's Coffee

24 Hour Fitness

CrossFit Brick House

Rent-A-Center

WALK & TRANSIT SCORES

60

WALK

90

DRIVE

50

TRANSIT

60

BIKE

Moderately walkable, exceptionally drivable, and moderately bikeable — with some public transit access nearby. Source: Local Logic.

SITE AMENITIES

24-Hour Access

Freeway Visibility

Pylon Sign

Fenced Outdoor Area

Private Restrooms (Ste 800)



800-814 S BASCOM AVE

SAN JOSE | CALIFORNIA

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