

1,468± SF Prime Owner User Deal

SBA Financing Available

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521 S Bascom Ave, San Jose



PROPERTY OVERVIEW



PRICE: \$1,099,000 (\$749.32 PSF)	ZONING: CG (Commercial General)
LOT SIZE: .12± AC	Building Size 1,468± SF
PROPERTY TYPE: Retail/Office/Medical Office	APN: 277-30-006

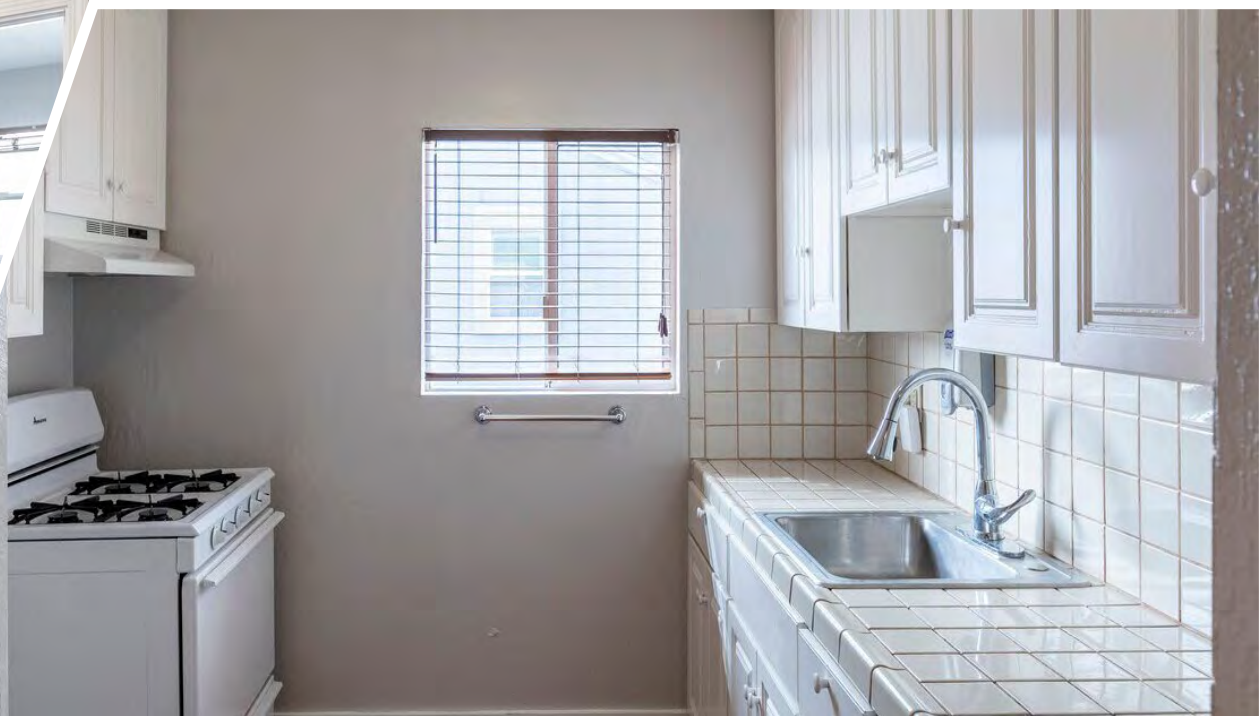
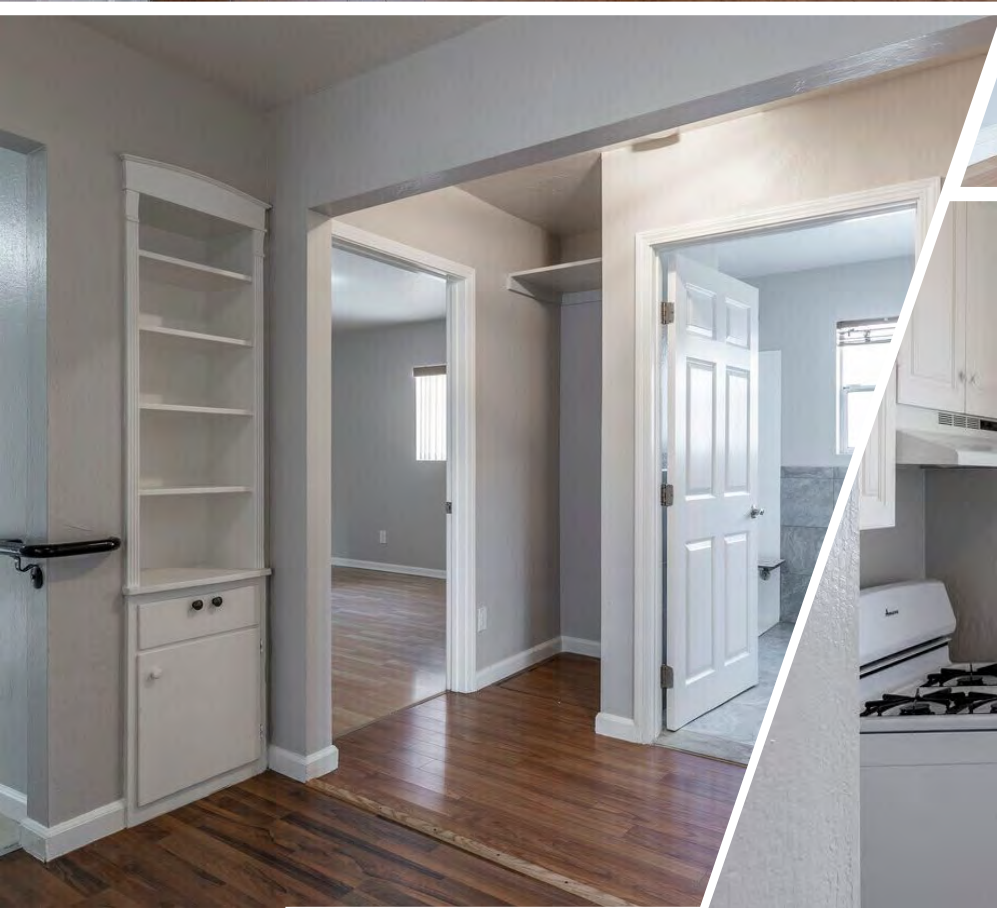
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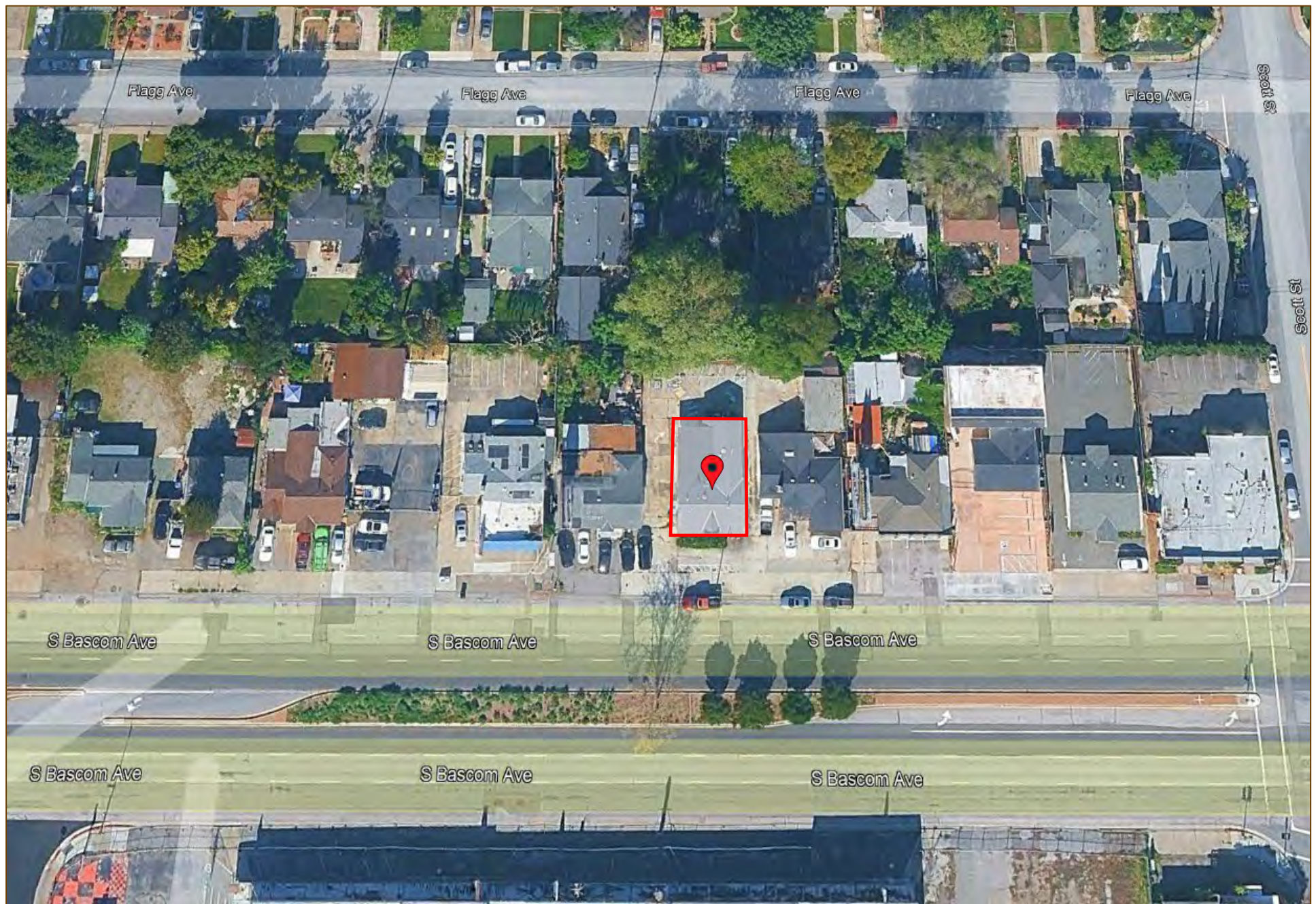
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- Suitable for a variety of potential uses, including medical office, professional office & retail applications.
- Building will be delivered vacant & available for immediate occupancy.
- Private parking located in the rear of the building.
- Prime location with exceptional connectivity, situated approximately 0.3 miles from I 280 and 1.0 mile from Highway 880, providing convenient access throughout Silicon Valley & the greater Bay Area.
- Located approximately 0.7 miles from Stevens Creek Boulevard, one of San Jose's premier retail & commercial corridors.
- Just 1.4 miles from Westfield Valley Fair and 1.5 miles from Santana Row, offering a diverse selection of upscale shopping, dining & entertainment options.
- Positioned within close proximity to major healthcare providers, including Santa Clara Valley Medical Center (0.5 miles) & O'Connor Hospital (0.7 miles).
- Conveniently located approximately 0.8 miles from San José City College.
- Centrally located in a highly desirable area of San Jose, surrounded by established residential neighborhoods, employment centers, retail destinations & essential services.







DEMOGRAPHICS



2026 SUMMARY	1-MILE	3-MILE	5-MILE
Population	29,116	260,492	623,249
Households	11,252	102,830	228,215
Average Household Size	2.54	2.46	2.66
Owner Occupied Housing Units	3,918	38,166	101,048
Renter Occupied Housing Units	7,334	64,664	127,167
Median Age	38.6	38.1	38.4
Median Household Income	\$137,077	\$146,861	\$159,310
Average Household Income	\$197,114	\$208,357	\$223,334



SANTANA ROW

Winchester Blvd

Stevens Creek Blvd

S Bascom Ave

521 S Bascom Ave



521 S Bascom Ave San Jose



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