

For Sale | Freestanding Building

1100 Scott Boulevard @ Benton Street | Santa Clara, CA 95050



EXCLUSIVE AGENT:
Mark B. Biagini, Vice President
(408) 331-2308
Mark@BiaginiProperties.com
DRE #00847403

Revised 6/8/2026



Confidentiality & Disclosure

Biagini Properties, Inc. ("Broker") has been retained on an exclusive basis to market the property described herein 1100 Scott Boulevard, Santa Clara, CA 95050 ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate. The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. Any pro forma or financial projection provided in this Material is only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding the Material or any projections or pro forma. Purchaser must make its own investigation of the Property and any existing or available financing and must independently confirm the accuracy of the projections contained in the Material or pro forma. Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only through Mark Biagini of Biagini Properties, Inc.



1100-Suite A INTERIORS





1102-Suite B INTERIORS





Asking Price	Land Area	Building Area
\$1,695,000.00	0.1768 Acres/7,700 Sq. Ft.	± 2,357 Sq. Ft.



Street Address	APN	Zoning
1100 Scott Boulevard	290-11-143	Per City of Santa Clara; Zoning & General Plan = Community Commercial (CC)

Offering Highlights

1100 Scott Boulevard @ Benton
Santa Clara, CA 95050

Offering Summary

Asking Price	\$1,695,000
Projected Annual Gross Income *includes proforma rent for Vacant Suite	\$62,000*
Price per Building SF	\$719
Total Gross Leasable Building SF	2,357
Land SF	7,700
Lease	Gross Lease with Dentist
Rental increases	
Existing Financing	None. Property delivered free & clear of any existing loans or financing
Tenants	2 Separate Retail Tenants

Summary of Terms

Offering Highlights:

- Ideal Owner User Opportunity.
- Improved Medical Dental Chiropractic Office Building.
- Great Corner Signalized intersection.
- Fantastic Location in the heart of Santa Clara.
- Surrounded by other medical dental chiropractic users.
- Two (2) Tenant Building with separately metered (HVAC, electrical) spaces.
- No existing financing. Buyer can structure a new loan to best suit its needs.
- Vacant unit is fully improved former Chiropractic office with multiple exam rooms, sinks, reception area, x-ray room etc. Easy to rent.
- Building and Monument Signage.

PROPERTY DESCRIPTION

Property Facts

The Property is a single-story freestanding medical building with two (2) separately metered pre improved medical dental suites. Ideally suited for an owner user, or private investor. It is a beautifully maintained building with ample parking in front of the Building an ADA compliant asphalt parking lot, freestanding monument sign, Spanish-style clay tile roof with stucco finish, lots of exterior windows and raised wooden flooring.

Located on the signalized corner of Scott Boulevard @ Benton in the heart of Santa Clara.

Property Highlights

<i>Parking:</i>	Ample parking on site plus street parking along Benton Street.
<i>Roof</i>	Spanish Style red terracotta roof shingles. No roof leaks reported
<i>Utilities:</i>	Separately metered gas and electricity for each suite. Water is master metered to Building
<i>HVAC</i>	2 Separate HVAC units. Suite A (DDS) HVAC is 8 yrs old and was recently serviced.
<i>Monument Signage:</i>	Freestanding Wooden Monument Signage for both suites
<i>Zoning & General Plan:</i>	Per City of Santa Clara website, Zoning and General Plan are the same, Community Commercial (CC)
<i>Comments:</i>	<ul style="list-style-type: none">▪ Recent ADA Upgrades in parking lot. CASp study completed.▪ Freestanding Medical Dental Building on a signalized intersection, surrounded by other Medical/Dental users.▪ Beautifully Maintained Building.▪ Low Maintenance property with minimal landscape maintenance required.

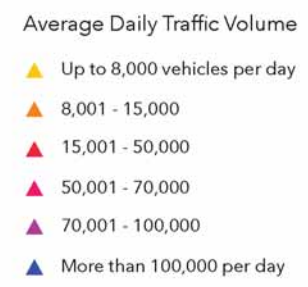
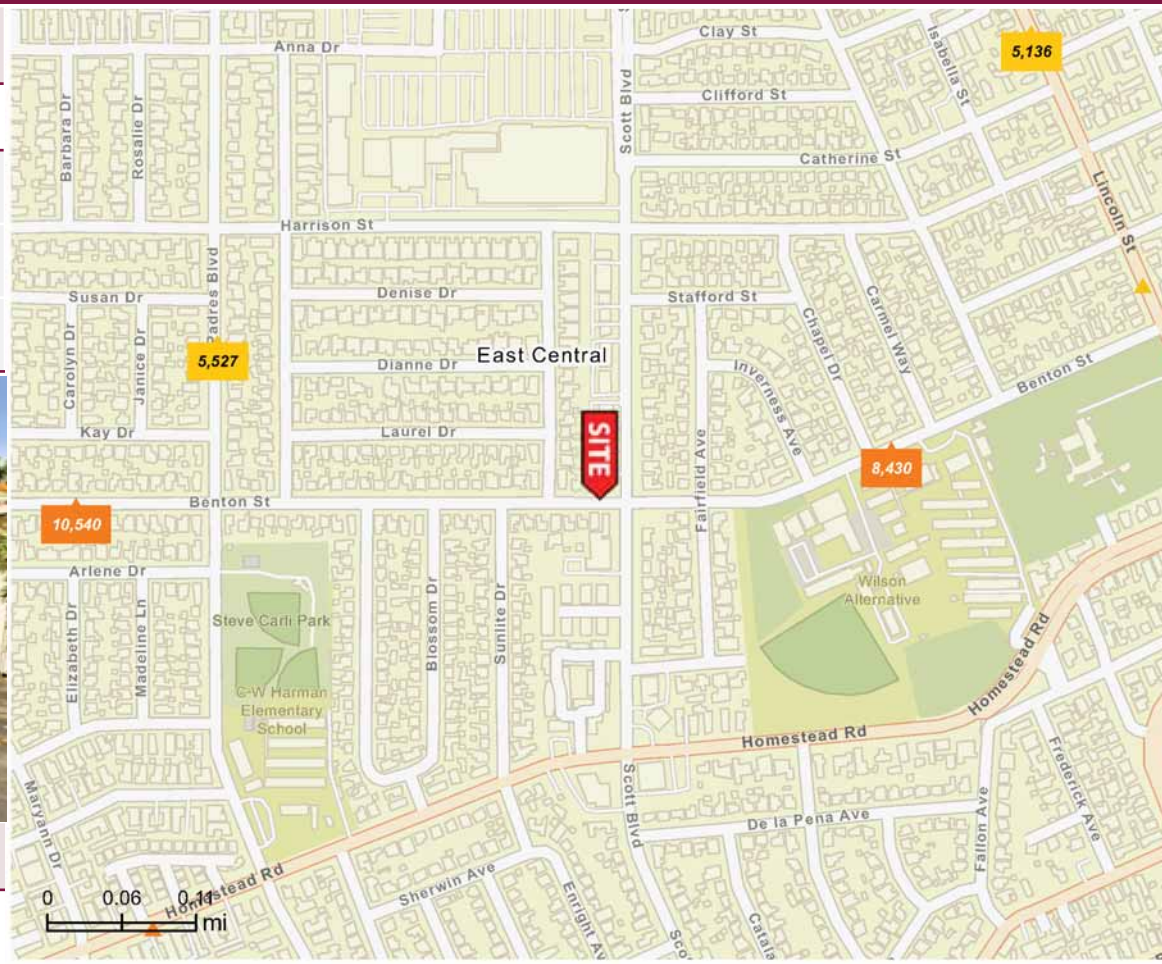
DEMOGRAPHICS

2026	1-Mile	3-Mile	5-Mile
Population	30,992	211,437	648,873
Daytime Population	8,403	153,088	416,472
Avg. Household Inc.	\$200,327	\$217,028	\$220,054



TRAFFIC COUNTS - 24 Hour ADT as of 2005

Benton Street at Chapel Drive	8,430
Benton Street at Maryann Drive	10,540
CA 82 at Scott Blvd.	19,900
El Camino Real at San Tomas Expy	27,500
San Tomas Expy at Benton Street	52,106



SUMMARY OF LEASE TERMS

SUITE/TENANT	SIZE	TERM COMMENCEMENT	TERM	EXPIRATION DATE	OPTIONS	ANNUAL RENT	RENT ADJUSTMENTS
A/ Chao Dental Studio	1,290 Square Feet measured (1,240 per lease)	2018	5 w/ 5 yr option	4-30-2028	None remaining	\$30,000. Gross Lease	Lease allowed for 6% increases every 2 years but Landlord never raised the rent
B / Vacant. Former Chiropractor	1,067 Square Feet (measured)	Vacant	Pending	Pending		Proforma \$32,000	



© 2026 Biagini Properties, Inc. All rights reserved

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

For additional information, contact Exclusive Agent:

MARK BIAGINI DRE #00847403

(408) 331-2308

Email: Mark@BiaginiProperties.com

Terms of Lease – As of May 12, 2026

Tenant Address	Suite A	Suite B
Tenant Legal Name	PATRICIA T. CHAO, DDS, INC., a California professional corporation, (personally guaranteed by Dr. Patricia Chao)	Former Chiropractor
Tenant Trade Name	Chao Dental Studio	Vacant
Square Feet	1,240 per lease; 1,290 measured)	1,067
Monthly Rent: Modified Gross	\$2,500	\$2,000 Proforma
Date of Rent Increase	6% every 2 yrs, but LL never raised the rent	Pending
Lease Commencement	2018	Pending
Lease Expiration	4/30/2028	Pending
Lease Term	5 Years	Pending
Security Deposit	None	Pending
Renewal Option	5 years at Same Terms. It was exercised. None remaining	None
Taxes	Tnt pays 55% of increase in property taxes, however TNT does not pay for increases as a result of change of ownership	
CAM	LL	
Insurance	LL	
Roof Repairs	LL	
HVAC Repairs & Replacement	50% LL; 50% TNT	
Property Management Fees	LL	
Notes		

Definitions

TNT Tenant reimburses landlord for its pro-rata share of the cost

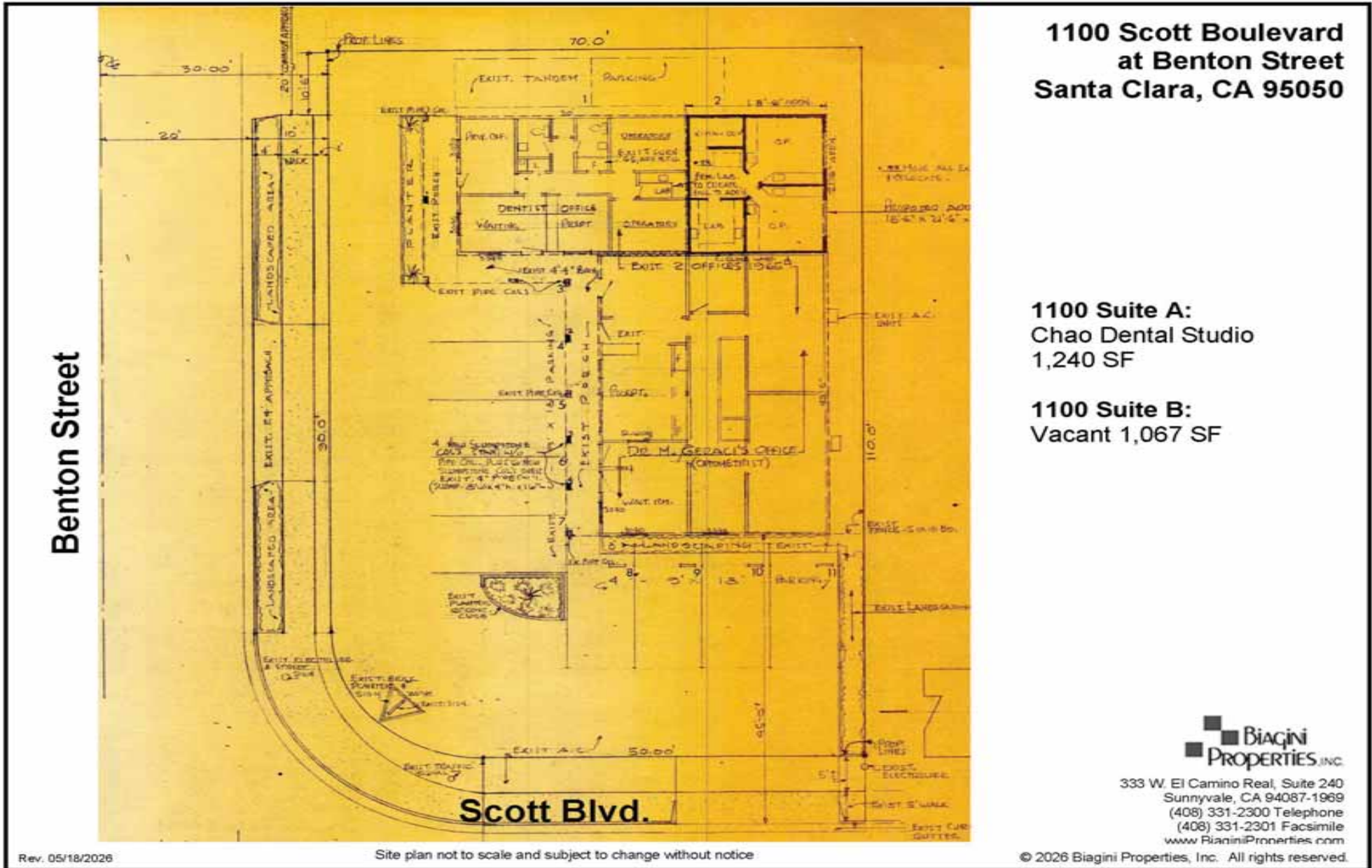
LL Landlord pays

For additional information, contact Exclusive Agent:

MARK BIAGINI DRE #00847403

(408) 331-2308

Email: Mark@BiaginiProperties.com



333 W. El Camino Real, Suite 240
Sunnyvale, CA 94087-1969
(408) 331-2300 Telephone
(408) 331-2301 Facsimile
www.BiaginiProperties.com

For additional information, contact Exclusive Agent:

MARK BIAGINI DRE #00847403

(408) 331-2308

Email: Mark@BiaginiProperties.com

clarityfirst® Tax Map **1100 SCOTT BLVD, SANTA CLARA, CA 95050**

OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA

BOOK **290** PAGE **11**



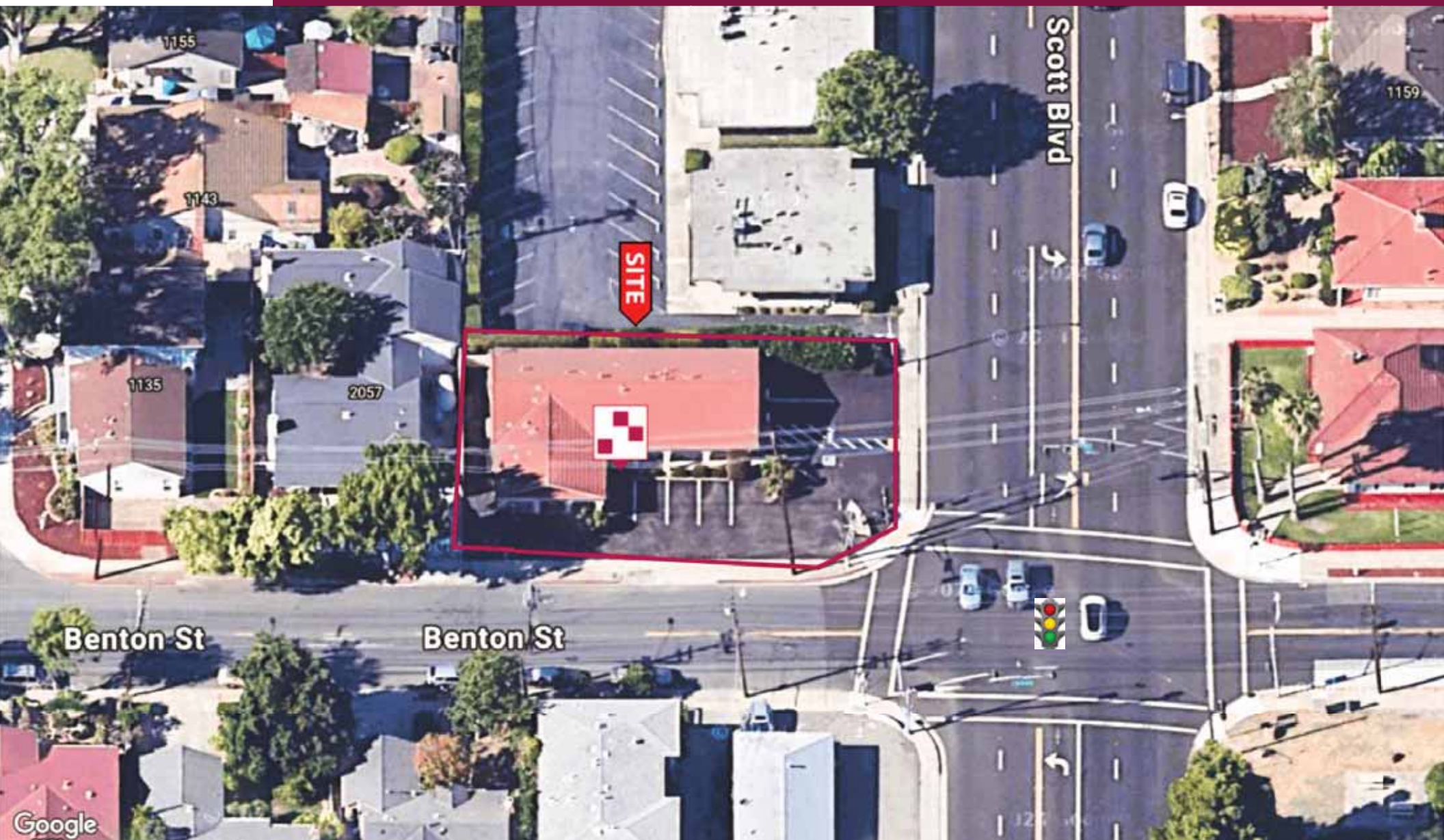
PROPERTY
1100 SCOTT
BLVD SANTA
CLARA CA

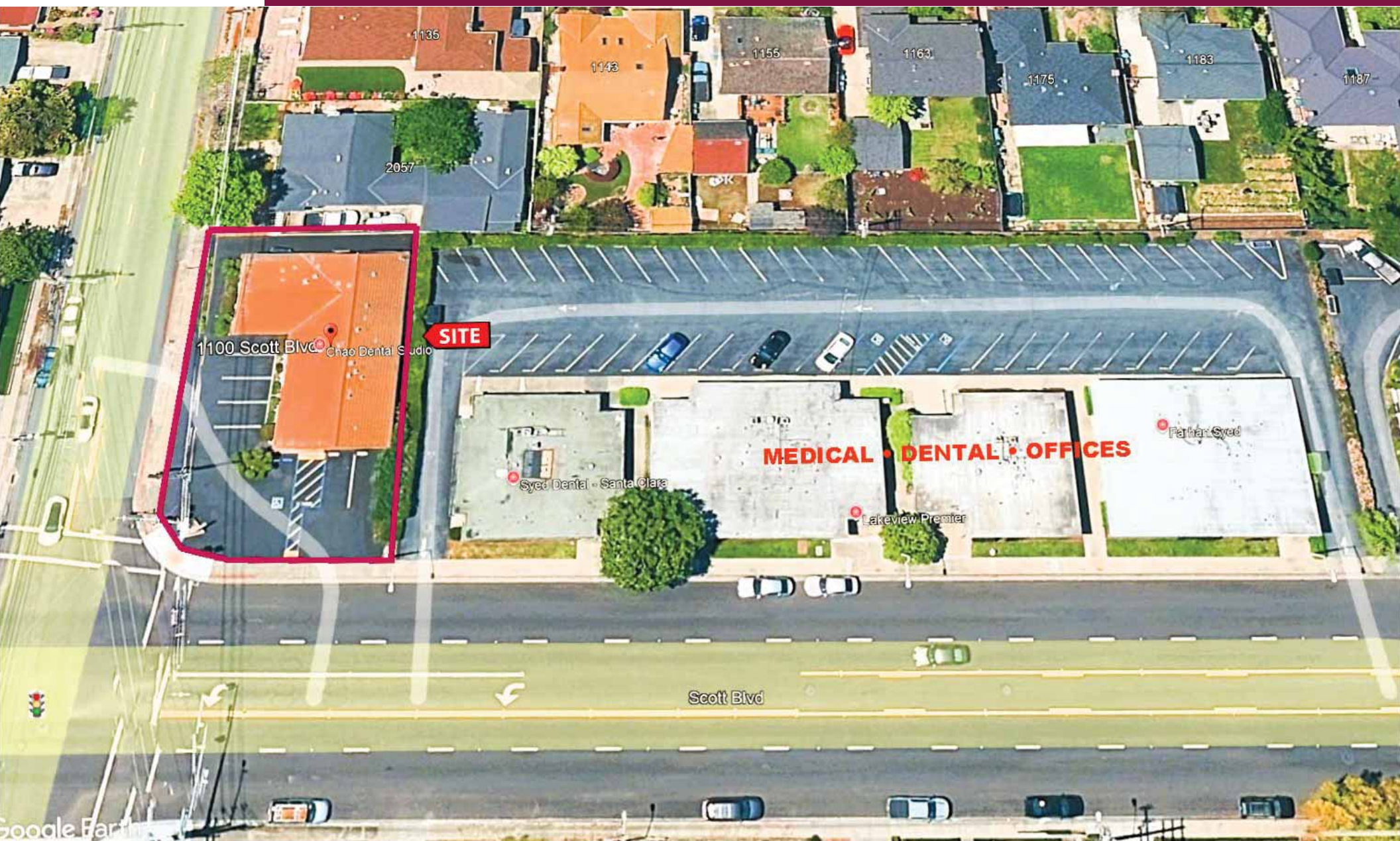
TRACT No. 2845
SUNNY BRAE UN. No.17
144-M-B



LAWRENCE E. STONE — ASSESSOR
 Detailed map for assessment purposes only
 Compiled under R. & T. Code, Sec. 317
 Effective Roll Year 2024-2025







Google Earth



Google Earth

© 2025 Google Earth

© 2026 Biagini Properties, Inc. All rights reserved

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

For additional information, contact Exclusive Agent:
MARK BIAGINI DRE #00847403
(408) 331-2308
Email: Mark@BiaginiProperties.com



©2025 Google
Image © 2025 Maxar, Imagery © 2025

© 2026 Biagini Properties, Inc. All rights reserved

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

For additional information, contact Exclusive Agent:
MARK BIAGINI DRE #00847403
(408) 331-2308
Email: Mark@BiaginiProperties.com

