

RETAIL PROPERTY FOR LEASE

Property For Lease San Jose, CA

5598 Entrada Cedros Suite 30 San Jose, CA
95123



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Property Information

Location Summary



Location Description

Excellent medical or general business space, 5598 Entrada Cedros is a convenient location with high visibility, high traffic counts, and easy access to HWY 87 and 85 via Blossom Hill Road. The property includes an illuminated pylon sign for maximum exposure, ample parking at 3.7 spaces per 1,000 SF, a reception area, large open office area, and private offices, and a private ADA-compliant restroom and a break room and restroom in the back for staff as well.

Offering Summary

Lease Rate:	2.75/sqft/month + NNN 0.60/sqft/month
Available SF:	Suite no. 10: 2,300 sqft Suite no. 30: 1,150 sqft
No of Units:	Two. Suite 10 and Suite 30

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	419	2,259	8,661
Total Population	1,338	7,040	26,405
Average HH Income	\$199,162	\$183,854	\$177,526

Property Details

Location Information

Street Address	5598 Entrada Cedros Suite 30
City, State, Zip	San Jose, CA 95123
County	Santa Clara
Market	South San Jose
Sub-market	Blossom Valley
Cross-Streets	Blossom Hill Road
Nearest Highway	Highway 85, 87
Nearest Airport	SJC

Property Information

Property Type	Office Suite
Property Subtype	Executive Suites
Zoning	Commercial
Lot Size	19,312 SF
APN #	464-14-015

Building Information

Building Size	5,368 SF
Building Class	C
Occupancy %	90.0%
Tenancy	Multiple
Number of Floors	1
Year Built	1972
Year Last Renovated	2021

Parking & Transportation

Parking Type	Surface
Parking Ratio	3.7

Utilities & Amenities

Central HVAC	Yes
Restrooms	Yes
Landscaping	Yes

Complete Highlights

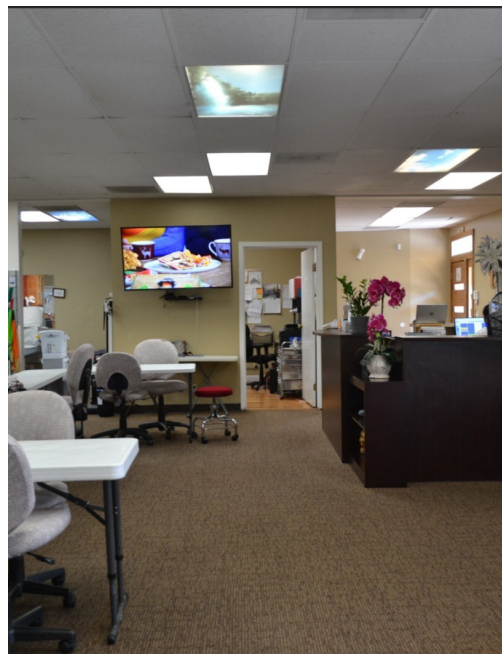


- Ideal for Medical or General Business
- High visibility, high traffic counts
- Access to HWY 87 and 85 at Blossom Hill Road
- Illuminated pylon sign with high visibility
- Rentable Sqft: Suite 10: 2,300 +/- SF and Suite 30: 1,150 +/- SF
- Rental Rate \$2.75/SF/Mo NNN \$0.60/SF
- Ample Parking: 3.7/1,000
- a reception area, large open office area, and private offices, and a private
- ADA-compliant restroom and a break room with a 2nd restroom in the back for staff as well
- Call the listing agent to setup a tour.

Exterior Photos



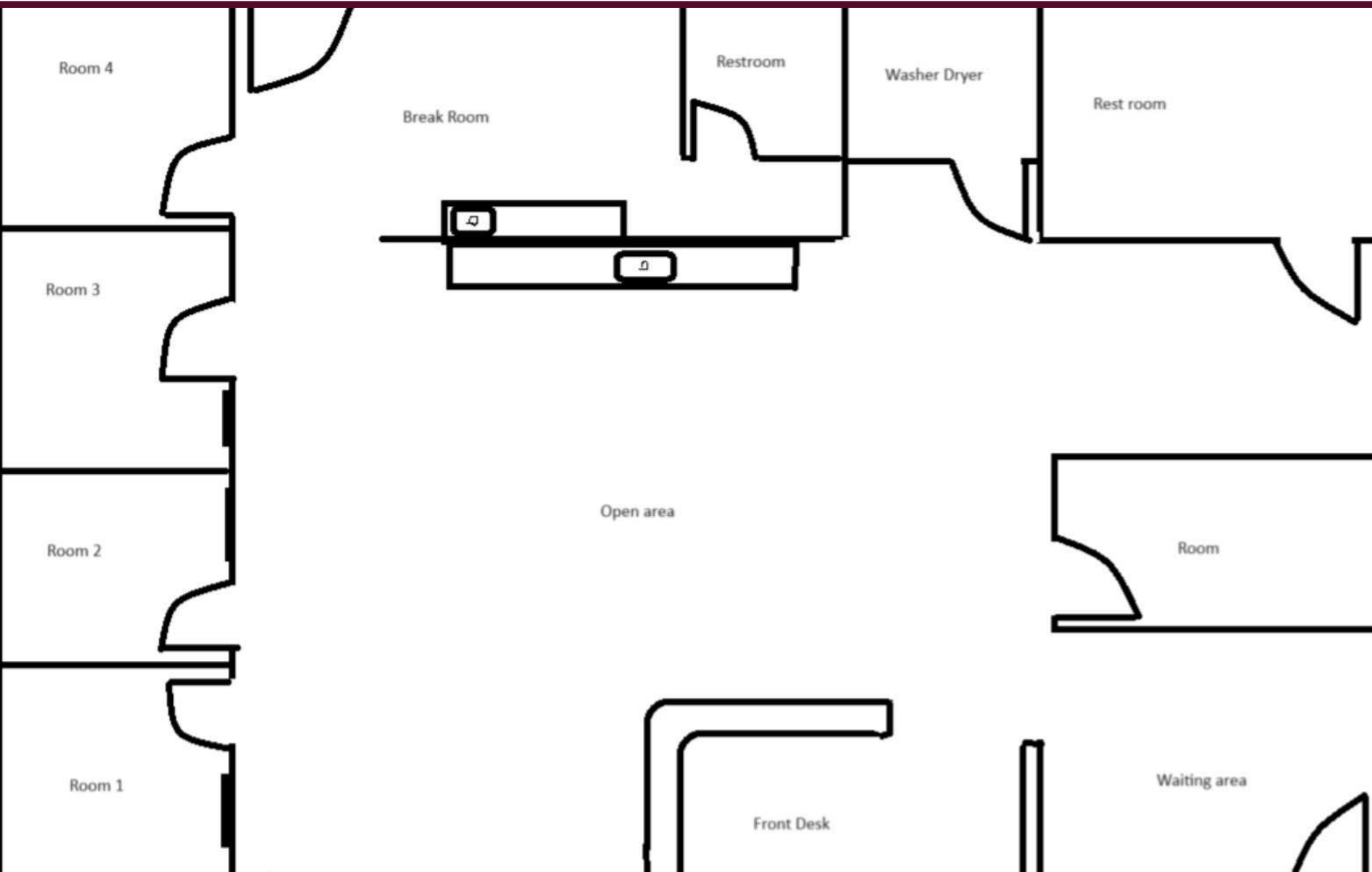
Interior Photos



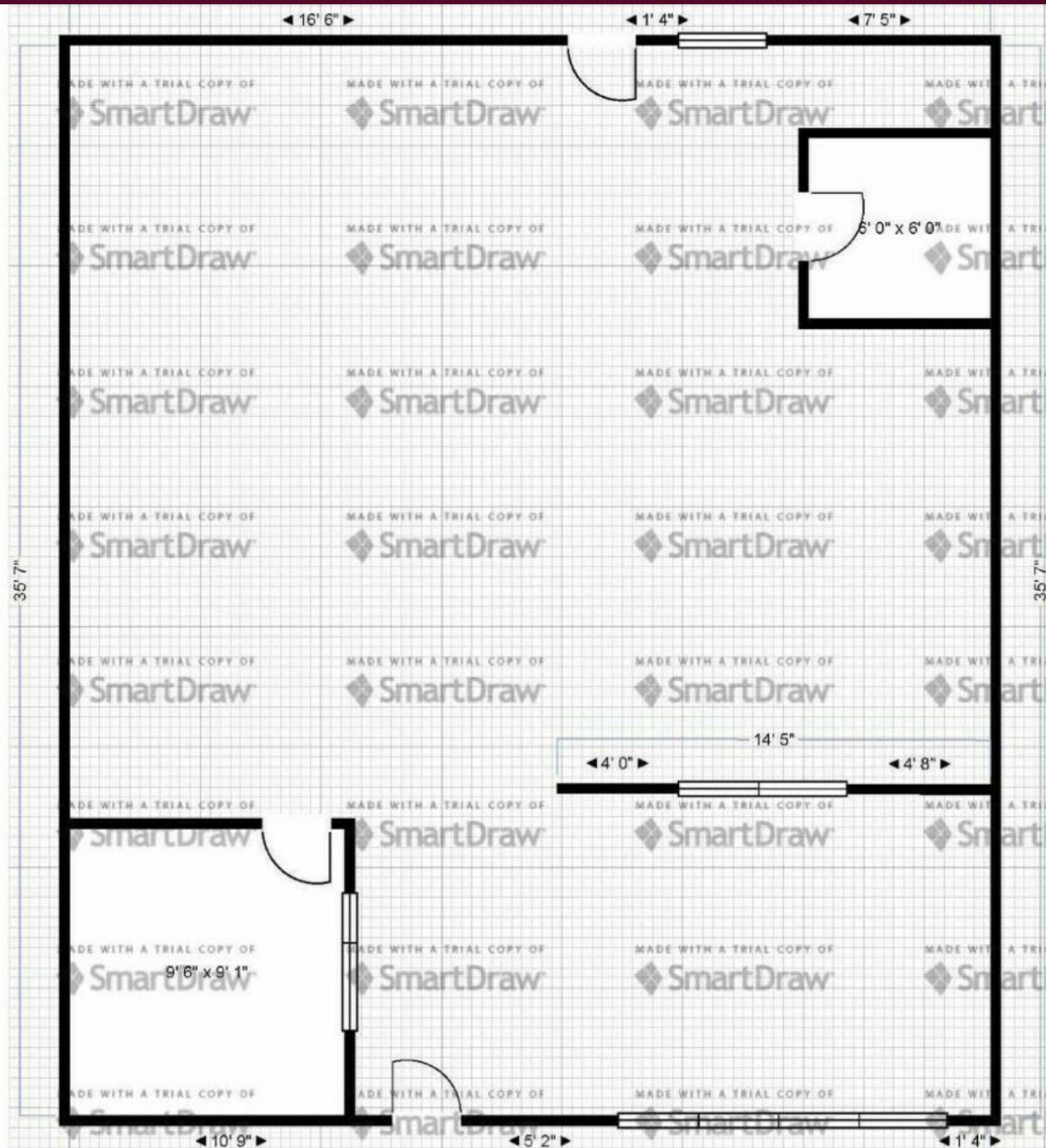
Interior Photos



Floor Plan



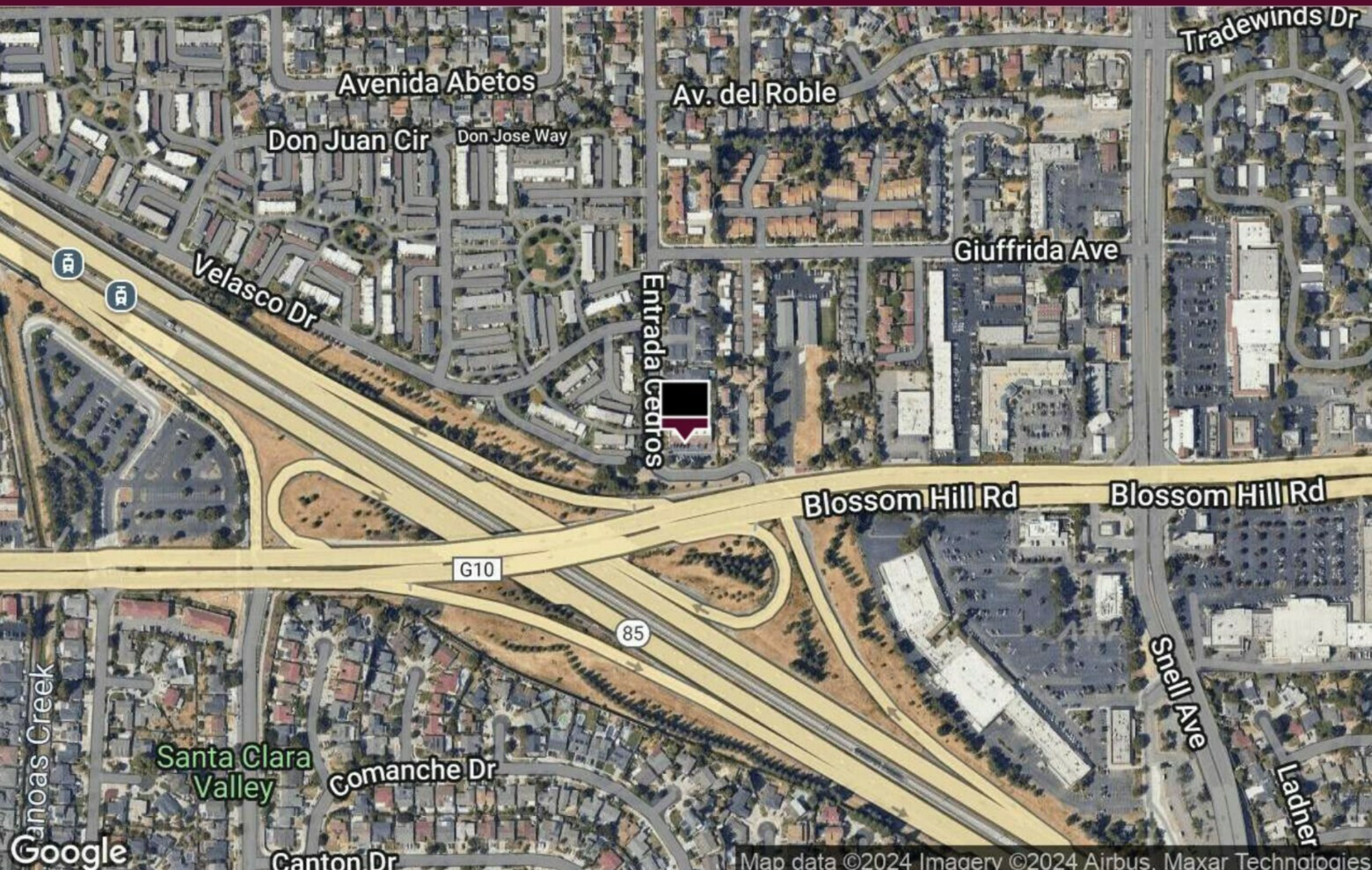
Additional Photos





Location Information

Location Map





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Demographics

Demographics Map & Report

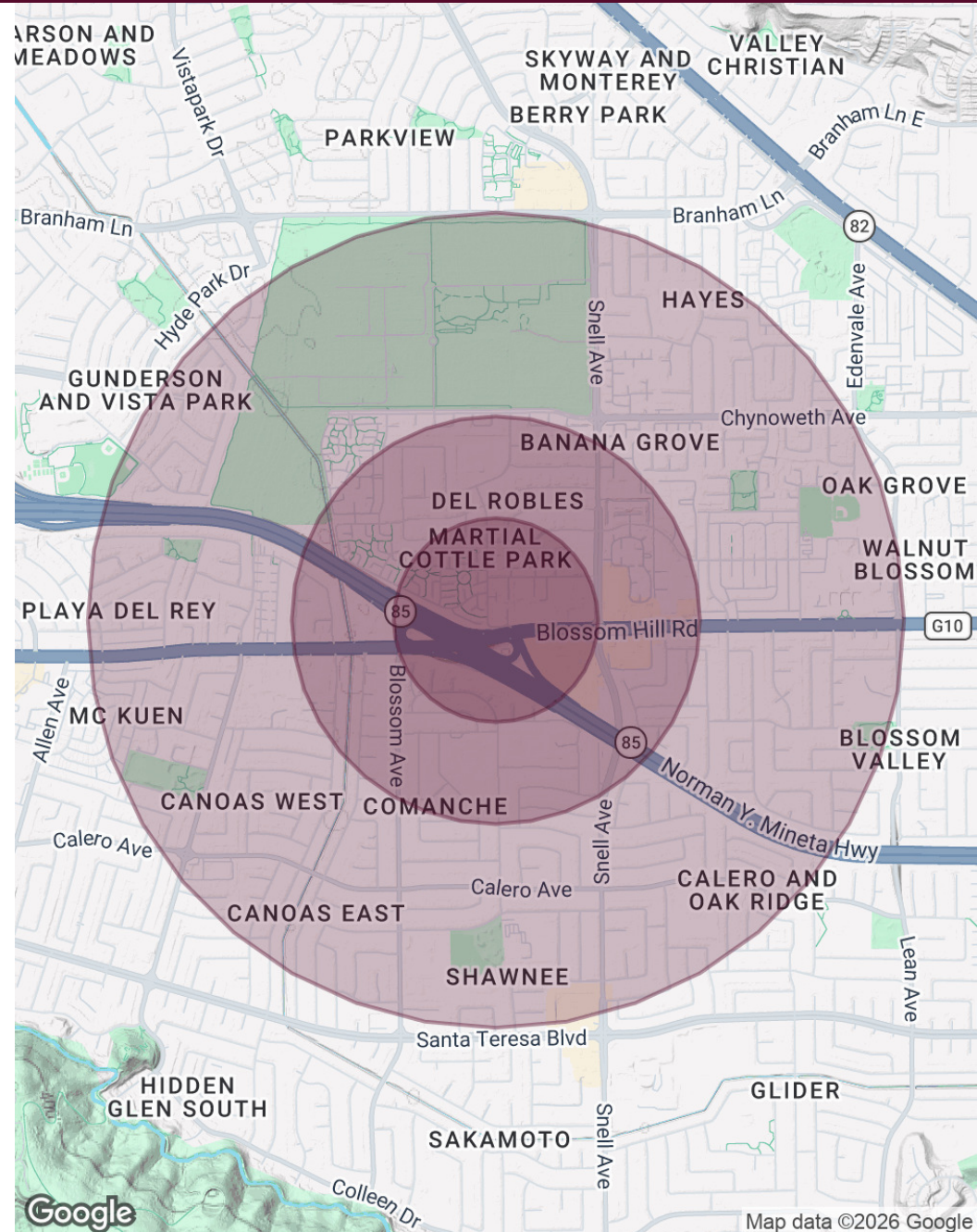
Population

	0.25 Miles	0.5 Miles	1 Mile
Total Population	1,338	7,040	26,405
Average Age	38.7	37.1	37.2
Average Age (Male)	37.2	35.5	34.7
Average Age (Female)	38.8	38.8	39.8

Households & Income

	0.25 Miles	0.5 Miles	1 Mile
Total Households	419	2,259	8,661
# of Persons per HH	3.2	3.1	3.0
Average HH Income	\$199,162	\$183,854	\$177,526
Average House Value	\$1,154,290	\$1,074,900	\$1,037,921

2023 American Community Survey (ACS)





Advisor Bios

Advisor Bio 1



RAVI JAGTIANI

America's Top 1% Real Estate Professional | Top Business Broker & No.1 Childcare Broker in California

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CalDRE #02044082

Professional Background

With over 20 years of experience in real estate and business brokerage, Ravi Jagtiani is a recognized leader in commercial transactions, business sales, and strategic investment. He ranks among the Top 1% of Realtors Nationwide and holds the distinction of being the No. 1 Childcare Selling Broker in California and the Top Business Broker in California.

Ravi specializes in Retail, Land, and Business Opportunities, with extensive experience selling preschools, brokering large land development transactions, and investing in high cash-flow assets. In addition to commercial real estate, he has helped numerous Bay Area homeowners sell their residences and strategically reinvest their capital into high-performing opportunities across Texas, Arizona, North Carolina, and Florida.

In addition to his professional practice, Ravi serves on the Planning Commission for the City of Foster City, California, where he contributes expertise in land use, real estate development, and smart growth planning.

As a Realtor, investor, and developer, Ravi has built a diversified portfolio of residential and commercial properties. He is passionate about sharing his experience, insight, and professionalism to help clients build long-term wealth through strategic real estate investments.

The Jagtiani Group provides comprehensive real estate services for buyers and sellers, specializing in:

- Residential Properties
- Commercial Properties
- Multi-Family Properties
- Business Opportunities — Acquisitions, Dispositions & M&A

Education

Business Management degree with a specialization in Entrepreneurship, Economics & Finance from Babson College, MA.

Memberships

SamCAR, NAR, AREA, CAR

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