



HealthMedRealty

SPECIALISTS IN HEALTHCARE REAL ESTATE

FOR SALE

RETAIL / MEDICAL OFFICE · SAN JOSE, CA



225 N Bascom Avenue

San Jose, California 95128

OFFERING PRICE

\$3,175,000

\$800 / SF

±3,968 RSF

BUILDING SIZE

0.40 AC

17,600 SF LOT

16 Spaces

2.33 / 1,000 SF

1987

YEAR BUILT

CP

ZONING

INVESTMENT HIGHLIGHTS

■ Flexible Investment Structure

Ideal for owner-users and investors — versatile two-story layout suits retail or medical office use.

■ Thriving Healthcare Corridor

Near O'Connor Hospital, surrounded by established medical and dental practices — a built-in referral network.

■ Exceptional Visibility

Triple-corner location with 116 feet of Bascom frontage plus Naglee and Forest Avenue exposure.

■ Rare Freestanding Asset

Operational independence, prominent signage opportunities, and dedicated site control, in turn-key condition.

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THE OFFERING

HealthMed Realty is pleased to present 225 North Bascom Avenue — an approximately 3,968 SF, two-story freestanding building on a triple-corner lot in San Jose's established Bascom-Forest neighborhood — ideally suited for retail or medical office use. Attractive to owner-users and investors alike, the property offers flexible ground-floor retail/clinical space with storage and restrooms, a second-floor office suite, and a freight elevator connecting both floors — minutes from O'Connor Hospital and the surrounding healthcare corridor.

FLOOR PLAN



First Floor ±3,292 RSF · Second Floor ±694 RSF · Attic ±2,100 SF (not included)

PROPERTY SUMMARY

ADDRESS	225 N Bascom Ave, San Jose
OFFERING PRICE	\$3,175,000 (\$800/SF)
BUILDING SIZE	±3,968 RSF
LOT SIZE	17,600 SF (0.40 AC)
STORIES	2 + freight elevator
YEAR BUILT	1987
PARKING	16 spaces (2.33/1,000)
ZONING	CP (Commercial)
SUITED FOR	Retail / Medical Office
APN	274-40-024

LOCATION

85

Walk Score

Established Bascom-Forest neighborhood with dense residential population and strong household incomes.

3

Highways

Direct access to Hwy 17, I-280, and Hwy 87 — seamless connections across Silicon Valley and the Bay Area.

±116 ft

Bascom Frontage

Outstanding exposure and multiple access points on a signalized triple-corner site.

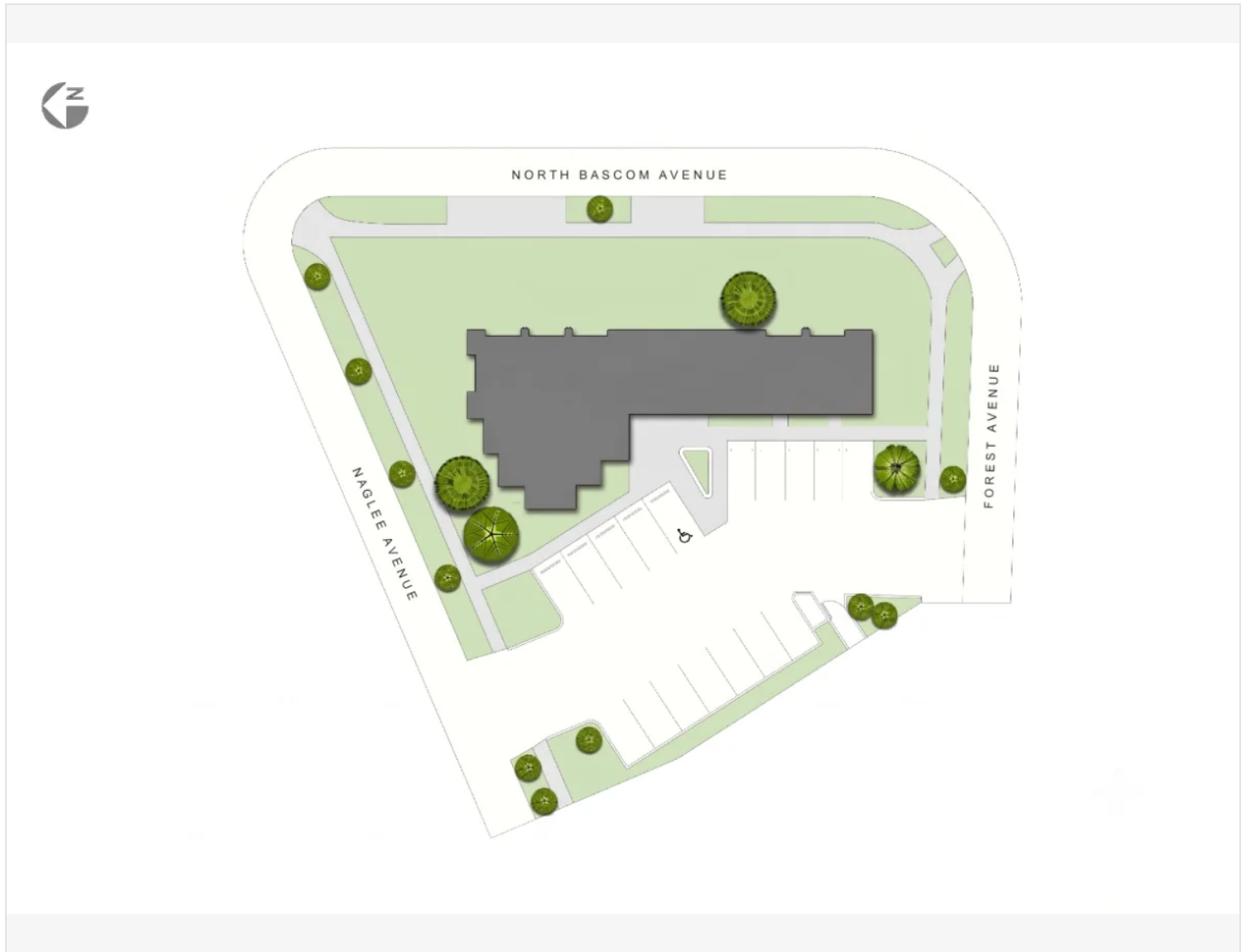
TOURS BY APPOINTMENT ONLY

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SITE PLAN



17,600 SF

0.40 AC CORNER LOT

±116 FT

BASCOM FRONTAGE

3

STREET FRONTAGES

16

PARKING SPACES

The 17,600 SF corner site fronts three streets — North Bascom Avenue, Naglee Avenue, and Forest Avenue — with 116 feet of Bascom frontage, multiple access points, and 16 dedicated parking spaces. Drawing not to scale.

AREA OVERVIEW



1,013,337 TOTAL POPULATION	\$125,075 MEDIAN HH INCOME	\$986,700 MEDIAN HOME VALUE	\$2,366 MEDIAN RENT
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SAN JOSE, CALIFORNIA

In the heart of Silicon Valley, San Jose is a global technology hub home to tech giants, startups, and leading research institutions, supported by a vibrant cultural scene and strong household incomes. The property sits in the established Bascom-Forest neighborhood near O'Connor Hospital, with direct access to Highway 17, I-280, and Highway 87 connecting the entire Bay Area.

