

FOR SALE

Moorpark Professional Center

2211 MOORPARK AVENUE, SUITE 250

San Jose, CA 95128

PRESENTED BY:

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CalDRE #02095520

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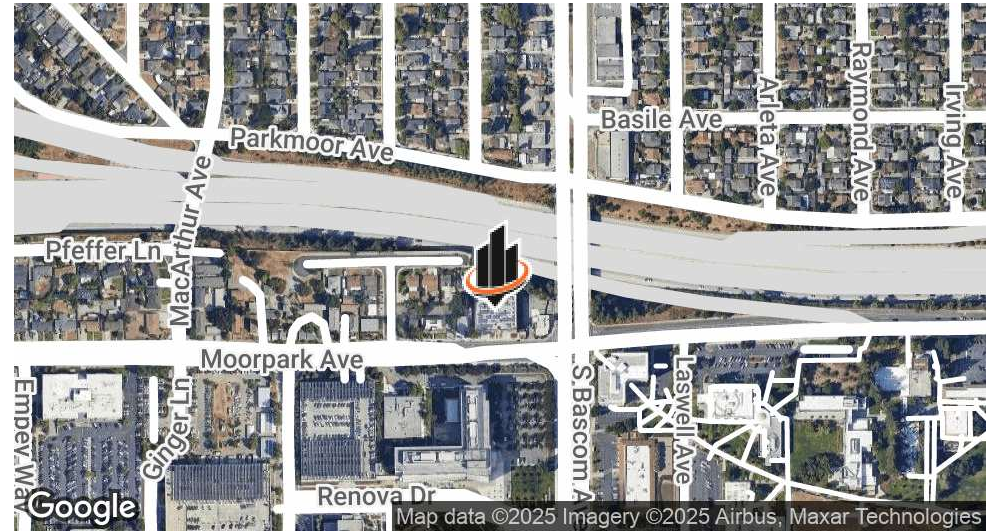
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EXCELLENT MEDICAL OWNER-USER OPPORTUNITY



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$683,775
UNIT SIZE:	±1,013 SF
PRICE / SF:	\$675.00
YEAR BUILT:	1983
RENOVATED:	2017
ZONING:	CO
APN:	282-01-057

PROPERTY OVERVIEW

SVN | Capital West Partners, as exclusive advisor, is proud to offer for sale 2211 Moorpark Avenue, Suite 250, San Jose, CA ("the Property"). The Property is a small medical office condominium consisting of ±1,013 sq. ft. Excellent medical owner-user opportunity for medical doctors, dentists, physical therapists, behavioral therapists, etc. The property is located directly across the street from Valley Medical Center, a Level-1 trauma center. SBA financing is available with only 10% down required.

PROPERTY HIGHLIGHTS

- Excellent medical owner-user opportunity
- Seller will leaseback half of the total space
- Vacant portion includes two private offices
- Partially covered parking area with reserved stalls and access to shared parking
- Access to the common executive boardroom
- Easy access to I-280 and I-880

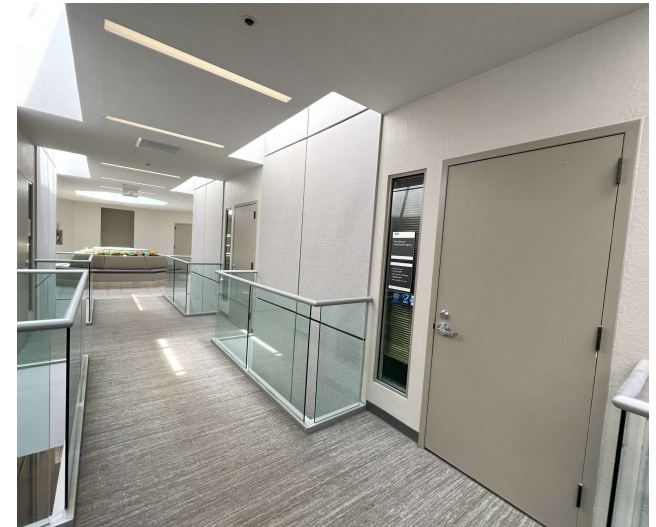
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ADDITIONAL PHOTOS



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AREA MAP



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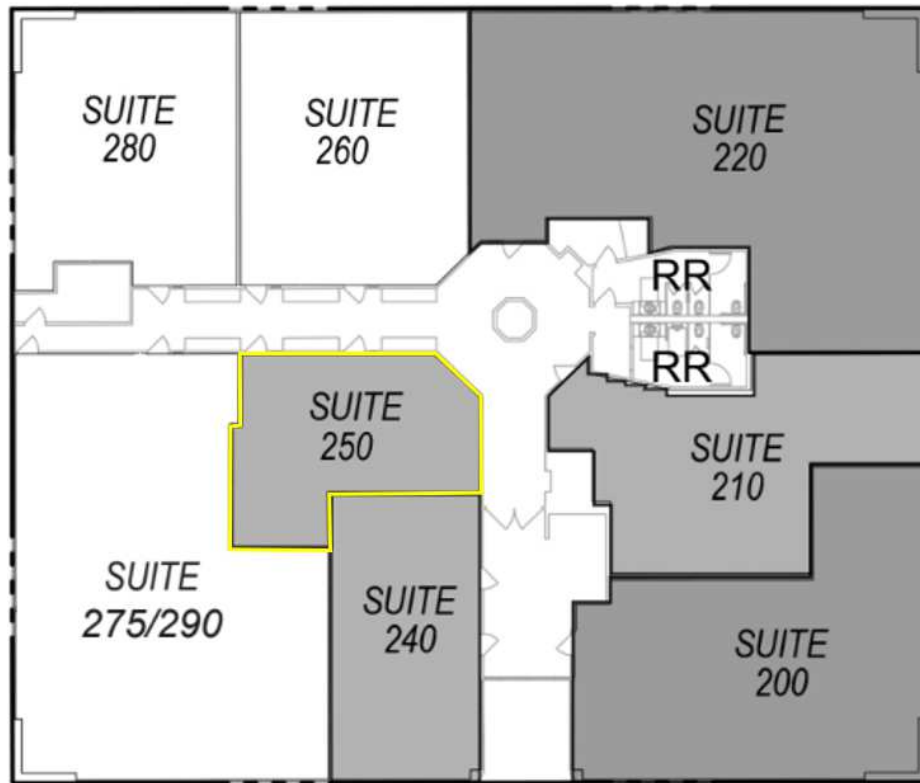
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FLOOR PLAN



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DEMOGRAPHICS MAP & REPORT

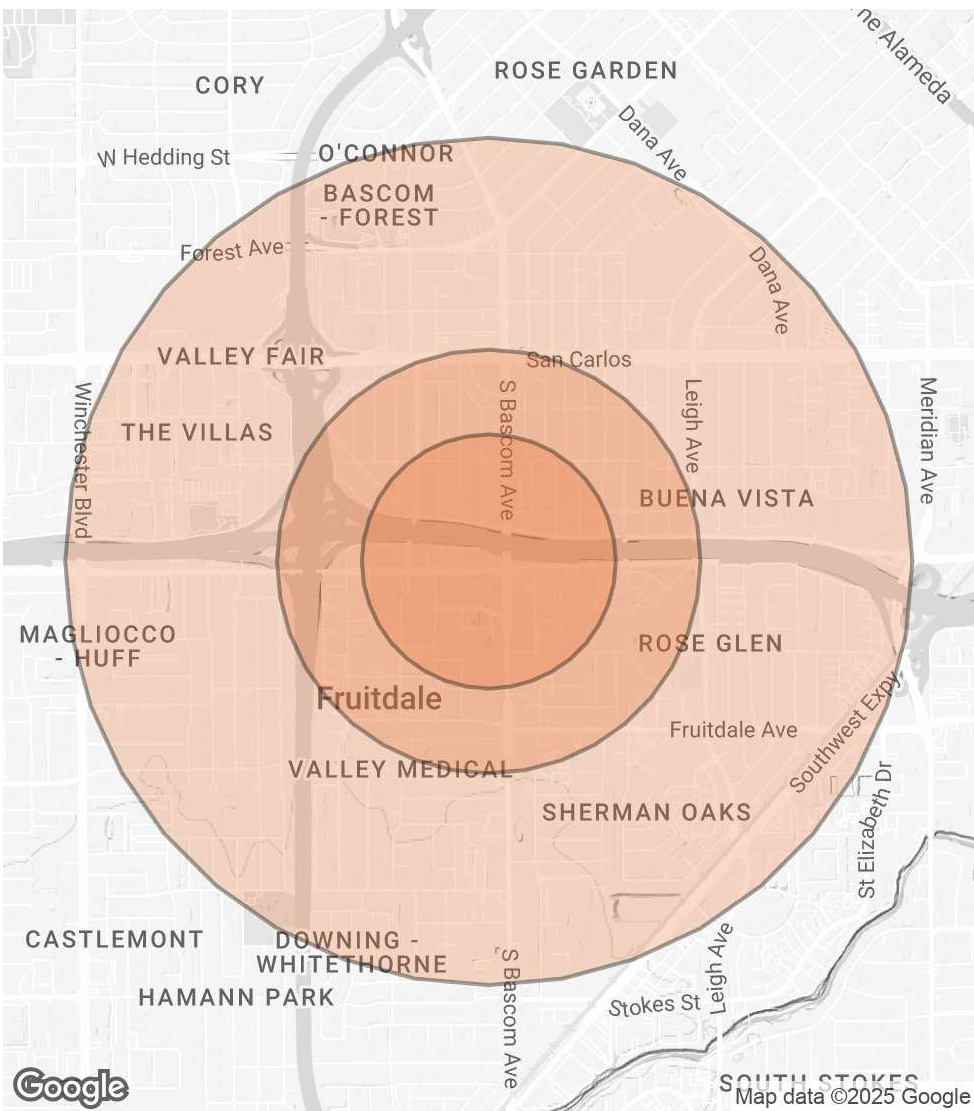
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	877	4,746	28,133
AVERAGE AGE	39	40	40
AVERAGE AGE (MALE)	39	39	38
AVERAGE AGE (FEMALE)	40	40	41

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	327	1,870	11,059
# OF PERSONS PER HH	2.7	2.5	2.5
AVERAGE HH INCOME	\$180,899	\$174,110	\$167,708
AVERAGE HOUSE VALUE	\$1,215,645	\$1,242,059	\$1,291,258

Demographics data derived from AlphaMap



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