

FOR SALE

RETAIL / MEDICAL OFFICE

225 N Bascom Avenue

San Jose, California 95128 · Bascom-Forest Neighborhood

BUILDING SIZE

±3,968 RSF

LOT SIZE

0.40 AC 17,600 SF

OFFERING PRICE

\$3,175,000 \$800 / SF

PARKING

16 Spaces · 4.03 / 1,000 SF

YEAR BUILT

1987 · 2 Stories

ZONING

CP Commercial

— INVESTMENT HIGHLIGHTS

Exceptional Visibility

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

Thriving Healthcare Corridor

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

Rare Freestanding Asset

Operational independence, prominent signage opportunities, and dedicated site control.

Flexible Investment Structure

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

LISTING ADVISOR

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HealthMed Realty Inc.

260 Los Gatos-Saratoga Rd

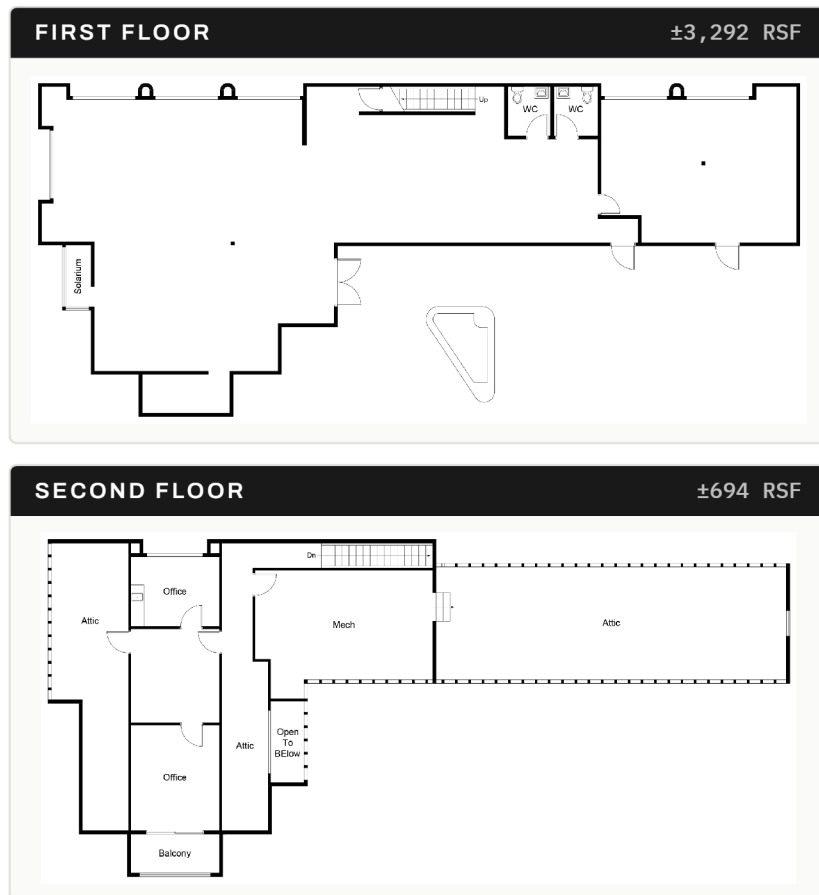
Los Gatos, CA 95030

Lic. 01902032

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, and a second-floor office suite — 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).
Drawing not to scale.

PROPERTY SUMMARY

ADDRESS	225 N Bascom Ave
OFFERING PRICE	\$3,175,000 (\$800/SF)
BUILDING SIZE	±3,968 RSF
LOT SIZE	17,600 SF (0.40 AC)
STORIES	2
YEAR BUILT	1987
PARKING	16 spaces (4.03/1,000)
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

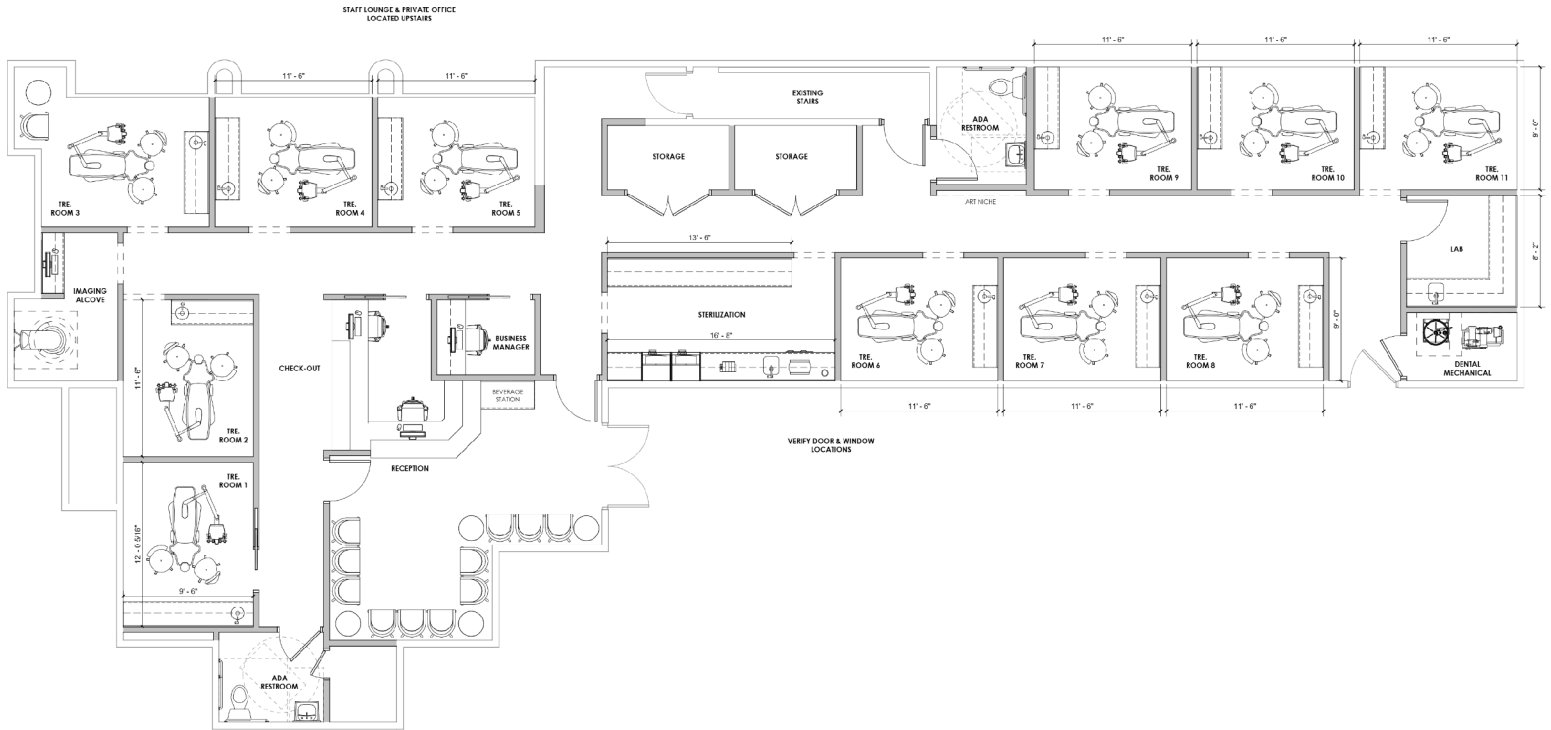
Bascom Frontage

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

— PROPOSED DENTAL BUILDOUT

Eleven Operatories. One Floor Plate.

A hypothetical ground-floor dental buildout by the Henry Schein Integrated Design Studio with Kevin McBee — eleven treatment rooms, central sterilization, imaging alcove, lab and dental mechanical, with staff lounge and private office upstairs.



Preliminary design · Project #26-1393 · Verify all door and window locations. Not for construction.

11 TREATMENT ROOMS	3,040 SF USABLE AREA	2 ADA RESTROOMS	±3,968 RSF BUILDING · TWO STORIES
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Henry Schein
INTEGRATED DESIGN STUDIO

Kevin McBee
EQUIPMENT & TECHNOLOGY SPECIALIST
Cell (925) 413-1157
Instagram @DesignEquipDDS_Kevin

BUILD · REMODEL · EXPAND
www.kevinmcb.com

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SITE PLAN



17,600 SF

0.40 AC CORNER LOT

±116 ft

BASCOM FRONTAGE

3

STREET FRONTAGES

16

PARKING SPACES

Drawing not to scale.

AREA OVERVIEW

CITY OF SAN JOSE

Citywide figures

1,013,337

TOTAL POPULATION

\$125,075

MEDIAN HH INCOME

\$986,700

MEDIAN HOME VALUE

\$2,366

MEDIAN RENT



Established Bascom-Forest neighborhood near O'Connor Hospital, with easy access to Highway 17, I-280 and Highway 87.