

FOR SALE



ORTHOPEDIC SURGERY

Mark A. Anderson, M.D.

Jeffrey J. Anderson, M.D.

Nha Pham, D.P.M.

Bruce I. Lerman, D.P.M., FACFAS

333 O'CONNOR DRIVE

EXCLUSIVELY LISTED BY

Chris Anderson

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DRE # 01438895

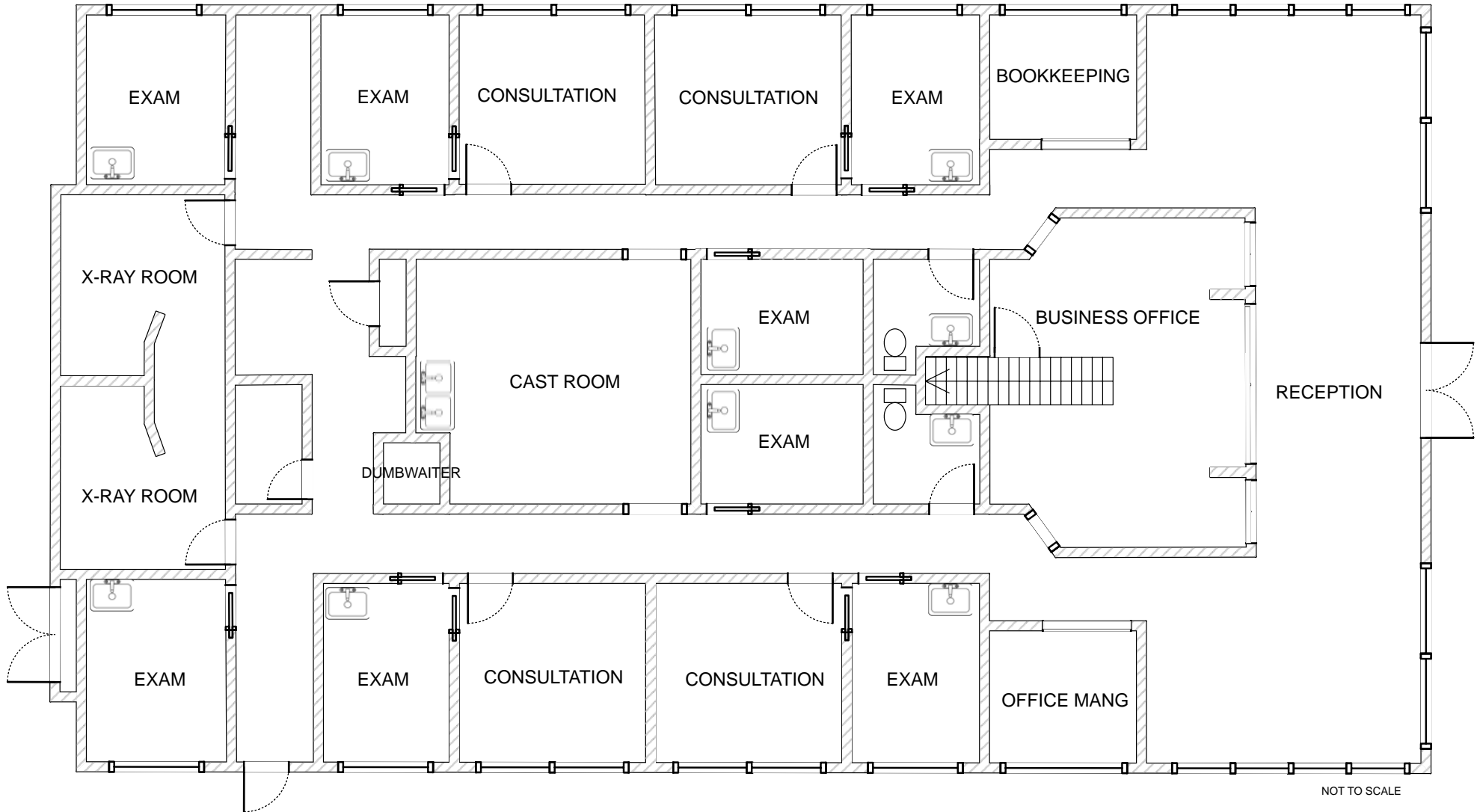
The statement with the information it contains is given with the understanding that all negotiations relating to this purchase or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable. Offering subject to change.

OFFERING SUMMARY

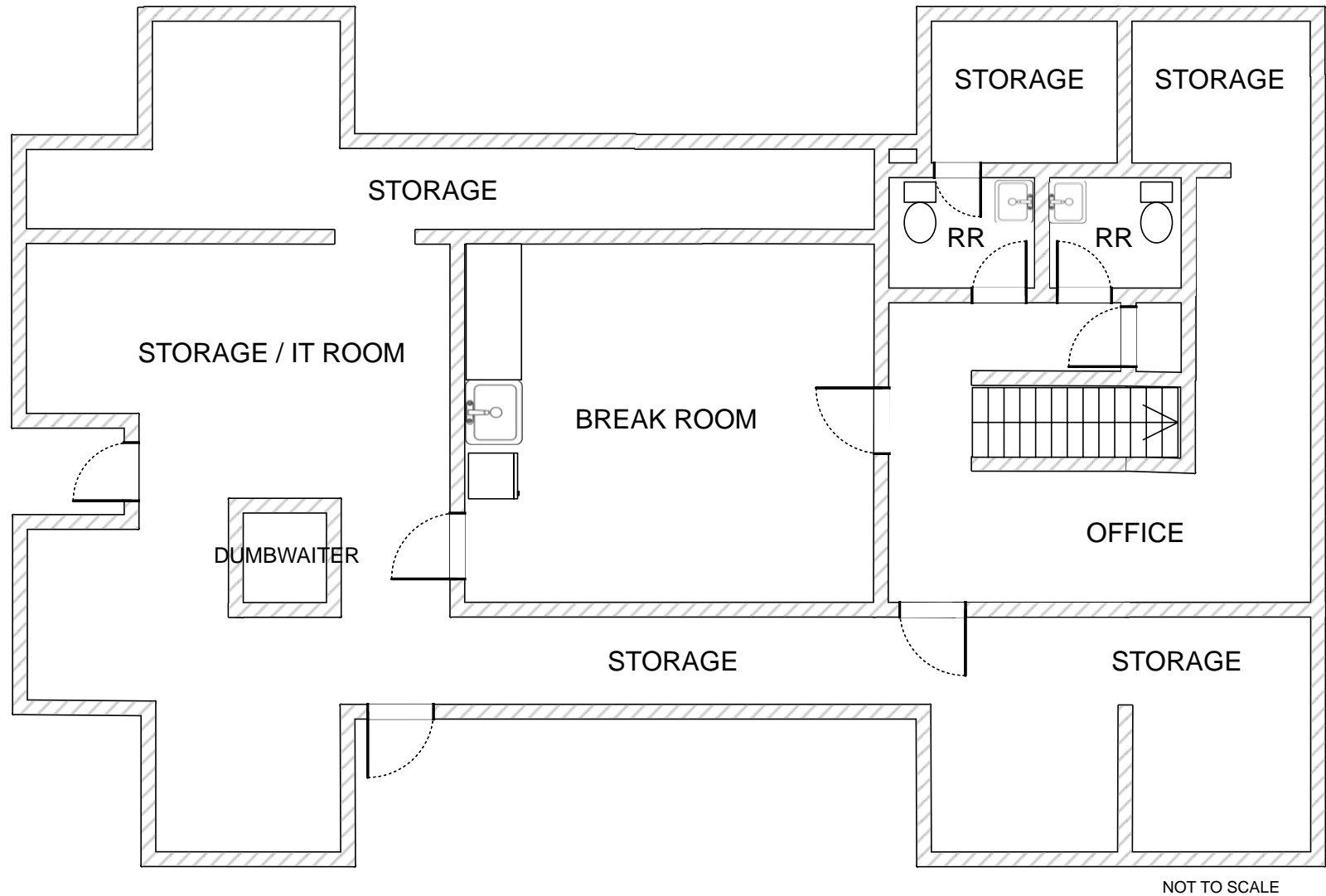
Borelli Investment Company is pleased to present the rare opportunity to acquire a custom-built 5,300 sq. ft. medical stand-alone office building, originally designed for five orthopedic surgeons. The ground level includes 8 exam rooms, 4 consultation rooms, 2 X-Ray rooms, 2 private offices, 2 restrooms, a large cast room, and large front office/counter with dual-sided reception. Additionally, the upstairs mezzanine includes open office, a break room, and 2 restrooms. Natural light, vaulted ceilings, and abundant storage both upstairs and downstairs highlight the quality of this unique build. Primely located just a short walk to O'Connor Hospital and minutes from Interstates 280 and 880, Santana Row and Westfield Valley Fair. Call to tour!

| | |
|--------------------|---|
| Offering Price: | \$3,700,000 |
| Address: | 333 O'Connor Drive, San Jose CA 95128 |
| APN: | 274-59-014 |
| Type: | Medical Office – to be delivered vacant |
| Building Size: | 5,323 SF |
| Lot Size: | 14,822 SF |
| Year Built: | 1981 |
| Ground Level: | 8 exam rooms, 4 consultation rooms, 2 X-Ray rooms, 2 private offices, 2 restrooms, a large cast room, and large front office/counter with dual-sided reception. Vaulted ceilings and skylights. |
| Mezzanine: | Open office, a break room, 2 restrooms, ample storage. |
| Parking: | 19 total spaces; recently updated ADA compliant parking stall and entrance. |
| HVAC: | 2 Rooftop units replaced in 2013 |
| Medical Equipment: | Owner will consider selling medical furniture and equipment, including X-Ray machines, etc. |
| Density: | FAR up to 3.5 (1-5 stories) |
| Protocol: | Please submit offers to Chris Anderson via email: chris@borelli.com . |

FLOOR PLAN – GROUND LEVEL



FLOOR PLAN – MEZZANINE





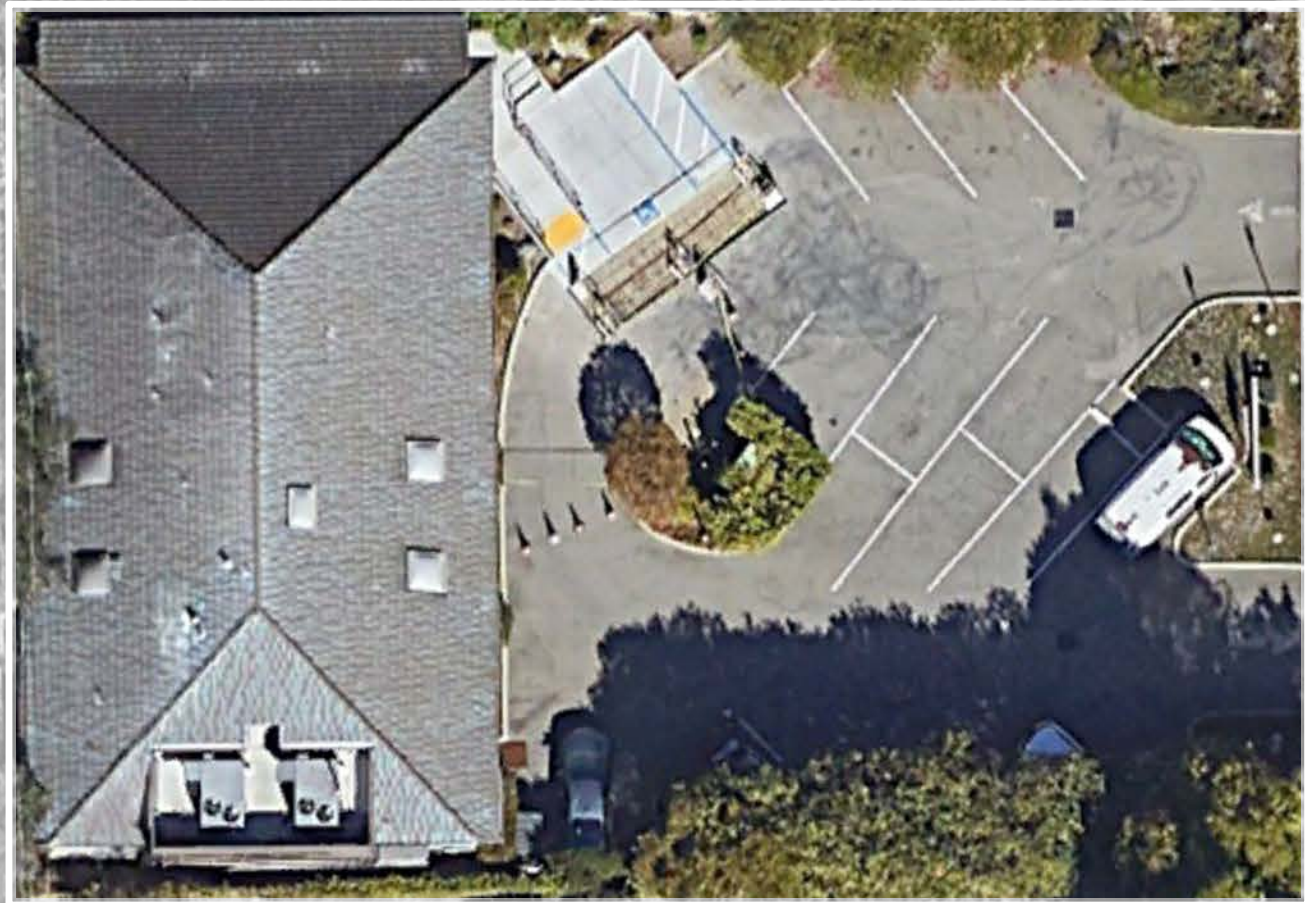
333 O'CONNOR DRIVE, SAN JOSE CA // FLYER











SUBJECT SITE



O'CONNOR HOSPITAL
A COMMUNITY HOSPITAL

Westfield
VALLEY FAIR

SUBJECT SITE

SANTANA ROW

SANTA CLARA VALLEY MEDICAL CENTER
Hospital & Clinics

Google Earth

3000 ft

O'CONNOR HOSPITAL



Known for quality, compassionate care, O'Connor Hospital is a nationally recognized, 358-bed acute care facility offering a full range of inpatient and outpatient medical, surgical and specialty programs to more than 1 million residents of San Jose. O'Connor Hospital was founded in 1889 as one of the first hospitals in Santa Clara County.

The County of Santa Clara owns and operates a Hospitals and Clinics Delivery System that includes Santa Clara Valley Medical Center, O'Connor Hospital and St. Louise Regional Hospital.



600+
ATTENDING PHYSICIANS

From medical, surgical, and other specialties



358
LICENSED BEDS

Offering quality, compassionate Acute Care



1000+
ANNUAL BIRTHS

With comprehensive services for high-risk pregnancies

WESTFIELD VALLEY FAIR



Westfield Valley Fair, commonly known as Valley Fair, is one of the largest malls in the United States and claims to have the highest sales revenue of any mall in California, at \$1,150 per square foot. The shopping mall consists of 221 stores, 62 dining options, three department stores and the 10 screen ShowPlace ICON movie theater. Valley Fair recently added the flagship Bloomingdale's to its roster.



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SANTANA ROW



Santana Row features a vibrant mix of over 50 shops, 30 restaurants, CineArts movie theatre, and the boutique Hotel Valencia. Dining options include everything from burgers and Italian to Asian fusion and French. The Row's top stores including Madewell, Ted Baker, H&M, Amazon Books, kate spade new york, Crate and Barrel, Tommy Bahama, lululemon, Boutique Harajuku and Sephora. Plus live music and outdoor yoga classes are held in the plazas.



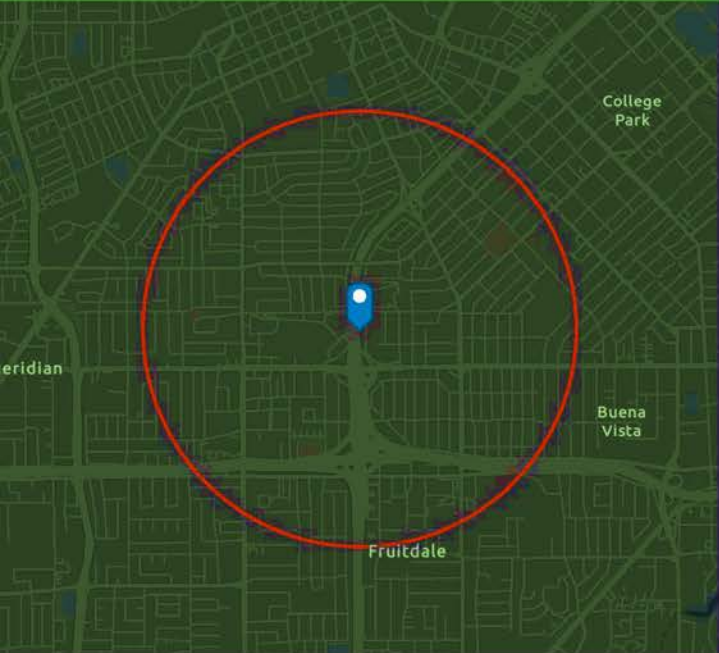
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DEMOGRAPHIC PROFILE

333 Oconnor Dr, San Jose, California, 95128
 Ring of 1 mile



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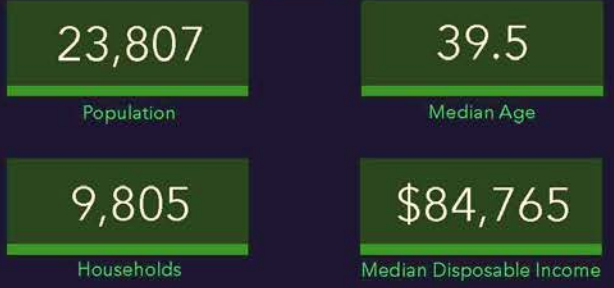
EDUCATION



EMPLOYMENT



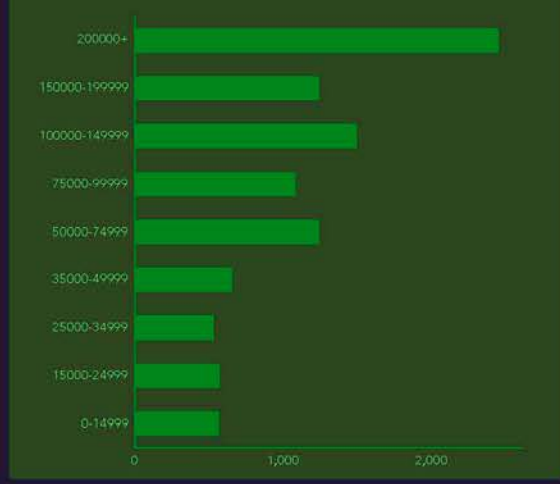
KEY FACTS



INCOME



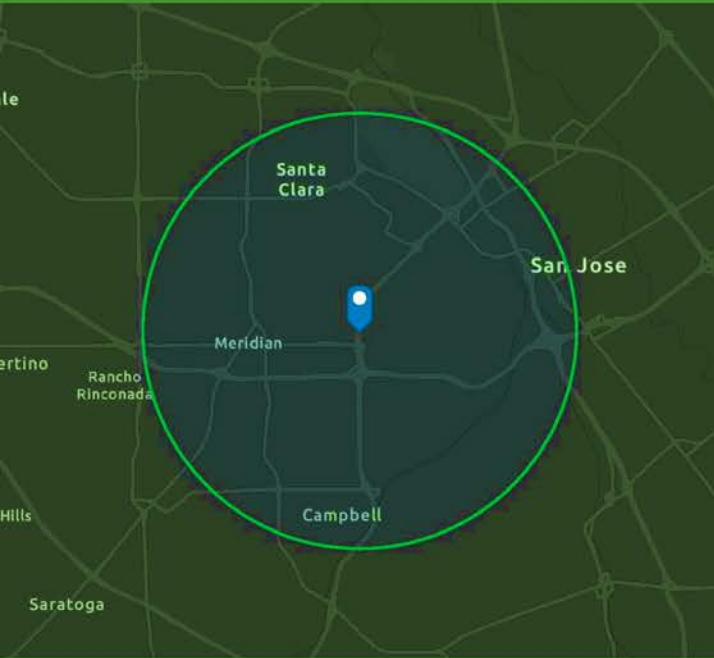
HOUSEHOLD INCOME (\$)



DEMOGRAPHIC PROFILE

333 Oconnor Dr, San Jose, California, 95128

Ring of 3 miles



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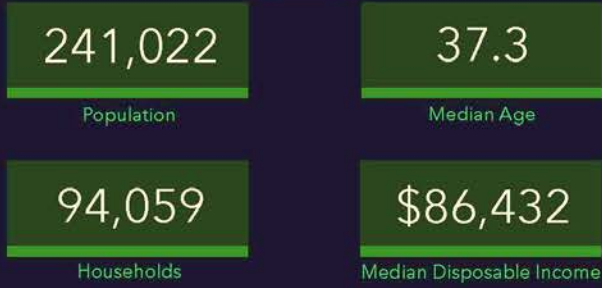
EDUCATION



EMPLOYMENT



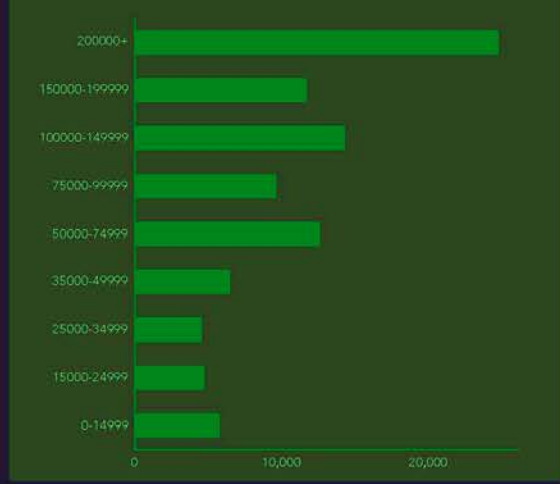
KEY FACTS



INCOME



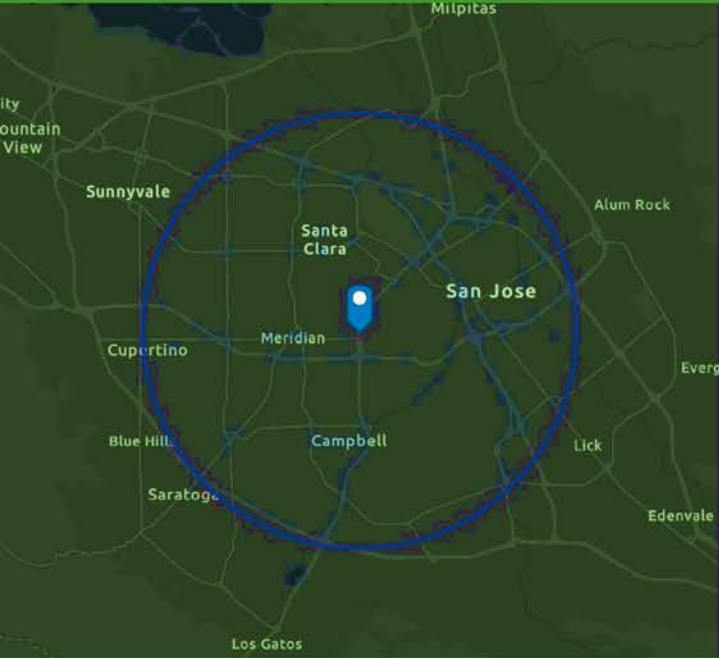
HOUSEHOLD INCOME (\$)



DEMOGRAPHIC PROFILE

333 Oconnor Dr, San Jose, California, 95128

Ring of 5 miles

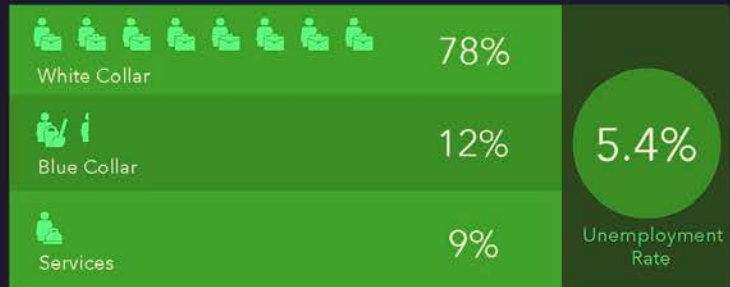


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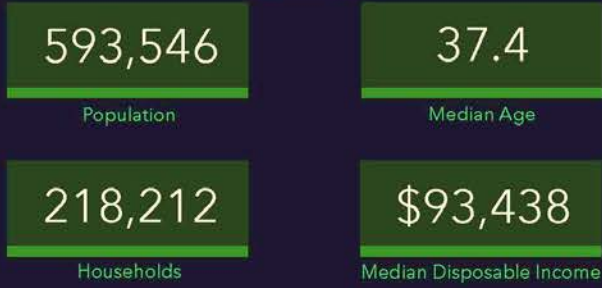
EDUCATION



EMPLOYMENT



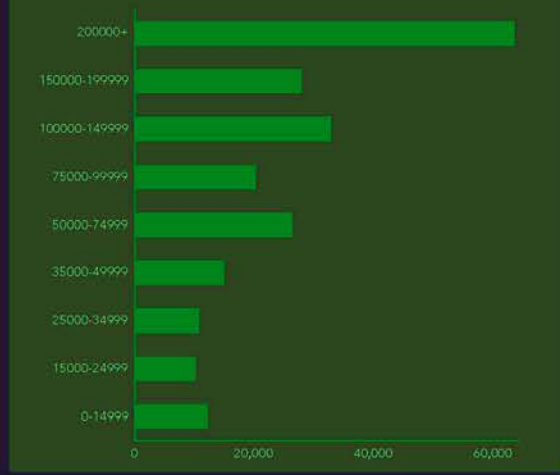
KEY FACTS



INCOME



HOUSEHOLD INCOME (\$)



FOR SALE

Owner-User Medical Office



BORELLI INVESTMENT COMPANY

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