

1080 SCOTT BOULEVARD

Santa Clara, California



DENTAL/MEDICAL/PROFESSIONAL OFFICES



PROPERTY HIGHLIGHTS

- Easy access to Highway 101, 280 and 880
- Ample parking
- Surrounded by a variety of healthcare disciplines that allow for synergies with nearby physician practices
- Vicinity to Santa Clara, West San Jose, Rose Garden and Santa Clara University
- Ideal for dental, pediatric, urgent care, physical therapy and chiropractic practice
- 50,000 existing single-family and multifamily homes within a three-mile radius, new apartment communities

AVAILABLE SPACE

Suite 3: ±1,150 SF Dental/Medical/Professional Office For Lease

Suite 1: ±800 SF Dental/Medical/Professional Office For Lease

RENT

\$3.35/SF Gross (tenant pays for its own electricity)

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	30,560	213,314	631,669
AVERAGE HHI		\$175,606	
DAYTIME POPULATION	27,084	288,042	807,223

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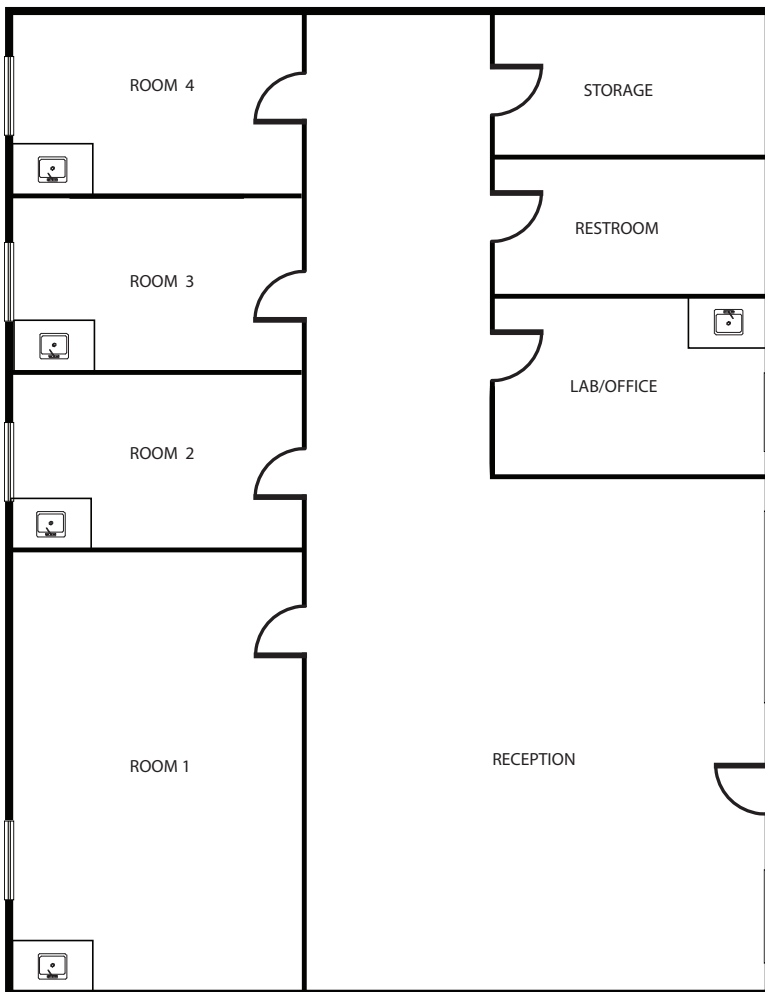


FLOOR PLAN

Suite 3: ±1,150 SF

Highlights:

- Spacious waiting room holds 5-10 people
- One restroom
- Storage with washer/dryer connections
- Exam rooms with optional dental chair connections



Floor plan is not up to scale

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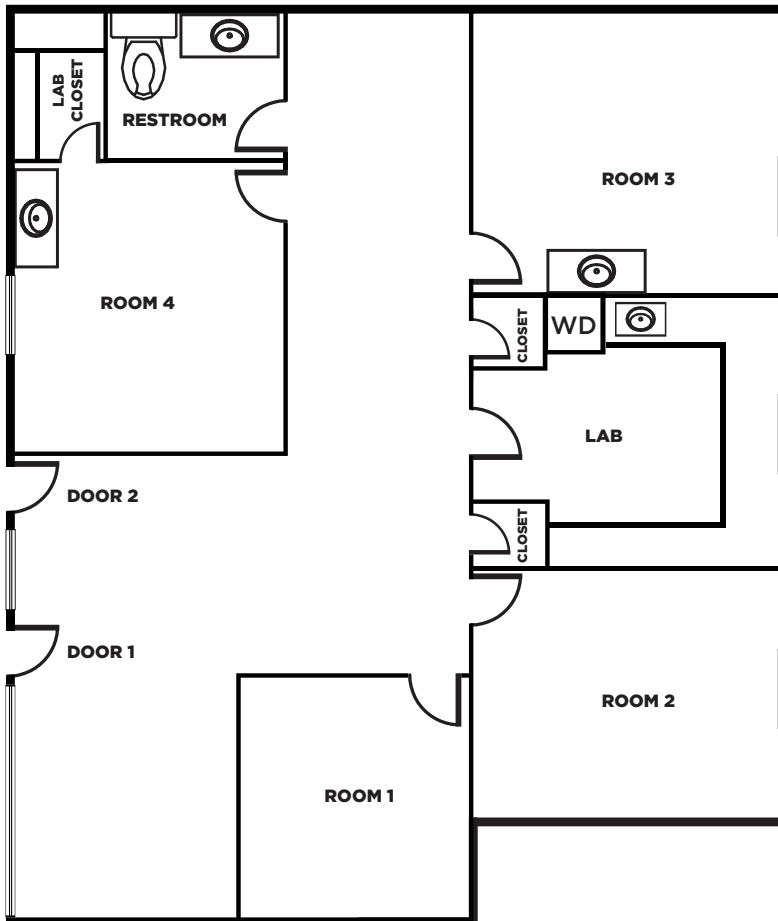


FLOOR PLAN

Suite 1: ±800 SF

Highlights:

- Washer/dryer and file cabinet in-place
- One restroom



Floor plan is not up to scale

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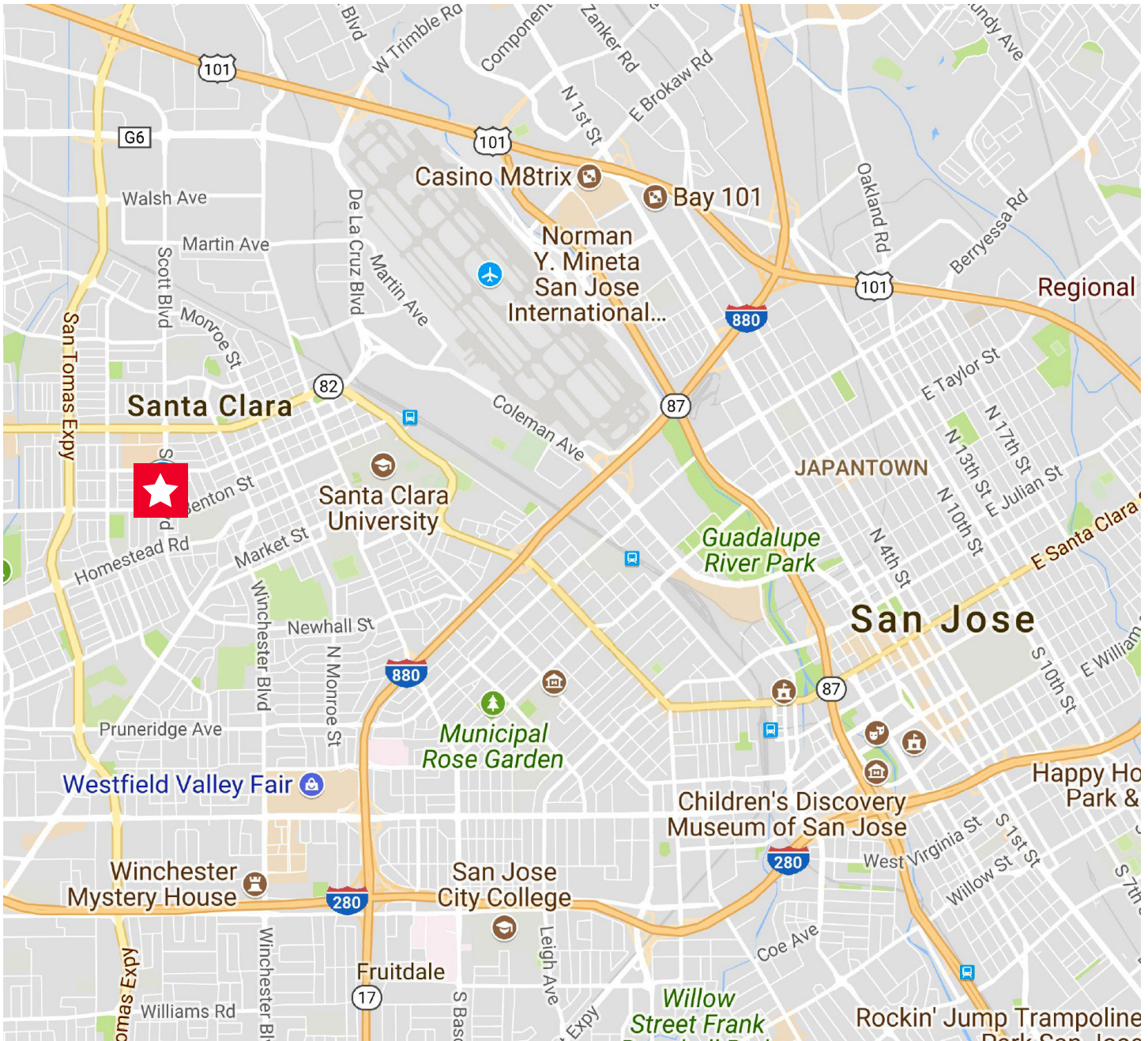
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LOCATION MAP



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