



INNOVATION
PROPERTIES
GROUP

242 La Pala Drive

SAN JOSE, CA 95127



For Lease

Free-standing ADA compliant
medical office building

ipgsf.com

242 La Pala Drive in San Jose, CA provides a great opportunity for an office of medical use tenant. The $\pm 4,204$ square foot building has a new roof and provides twelve on-site parking spaces. The property is an existing dental office with 14 rooms and all dental-related instrument hookups. Surrounded by apartments and single-family homes, the estimated population within a one mile radius is $\pm 27,795$ and $\pm 436,739$ within five miles. The estimated average household income is \$146,425 within one mile.

Property Highlights

- Free-standing ADA compliant medical office building
- 14 rooms and all dental-related instrument hookups
- Twelve on-site parking spots
- Strong local demographics

Offering Summary

- Availability: $\pm 1,532$ to $\pm 4,043$ square feet
- Land Area: $\pm 14,599$ square feet (± 0.34 acres)
- Lease Rate: \$2.50 PSF NNN



- Suite A** - ±2,511 SF
- Suite B** - ±1,532 SF
- Total** - ±4,043 SF







- | | | | | | |
|-------------------|------------------|--------------------|--------------|------------------|----------------|
| 1 Lucky | 6 Happy House | 11 Burger King | 16 Walgreens | 21 dd's | 26 Cardenas |
| 2 O'Reilly | 7 KFC | 12 Wienerschnitzel | 17 Starbucks | 22 O'Reilly | 27 Burger King |
| 3 Jack in the Box | 8 Target | 13 Chipotle | 18 Rite Aid | 23 El Pollo Loco | |
| 4 CVS | 9 Marshalls | 14 Crunch Fitness | 19 Starbucks | 24 metro | |
| 5 Little Caesars | 10 Panda Express | 15 Grocery Outlet | 20 Cricket | 25 Dollar Tree | |



Country Club Villas

Millard McCollam Elementary School

Delano Apartments

Villa Fairlane

Country Club Gardens

William Shepard Middle School

Terramina Square

I | P | G

Linda Vista Elementary

Peppertree Apartments

Joseph George Middle School

Foothill High School

Escuela Popular

Sunshine Garden

Horace Cureton Elementary School

James Lick High School

Nancy Lane Apartments

Lyndale Elementary

 Apartments & Housing

 Schools & Education

DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

POPULATION

2022 Estimated Population	27,795	194,007	436,739
2027 Projected Population	27,692	197,974	445,453
2020 Census Population	28,484	199,148	449,076
2010 Census Population	27,598	188,505	413,640
2022 Median Age	38.2	37.2	36.2

HOUSEHOLDS

2022 Estimated Households	7,793	51,593	124,259
2027 Projected Households	7,878	53,345	128,974
2020 Census Households	7,934	52,636	126,936
2010 Census Households	7,622	49,195	113,991

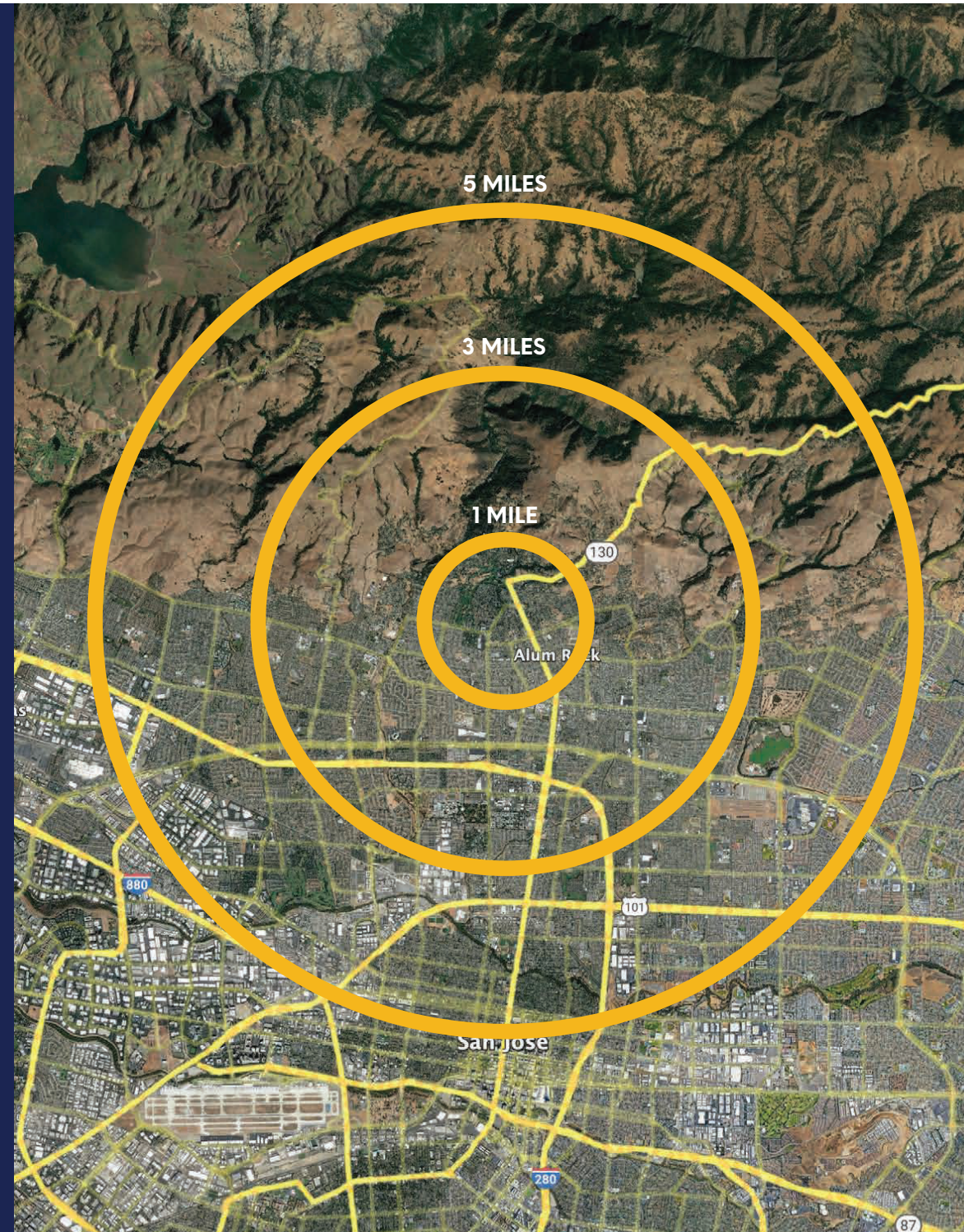
INCOME

2022 Estimated Average Household Income	\$146,425	\$145,229	\$146,399
2022 Estimated Median Household Income	\$120,458	\$110,054	\$115,180
2022 Estimated Per Capita Income	\$41,187	\$38,731	\$41,884

BUSINESS

2022 Estimated Total Businesses	537	3,827	15,281
2022 Estimated Total Employees	3,916	28,169	180,412

Demographic Source: Applied Geographic Solutions 11/2022, TIGER Geography - RSI





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