



Office Building For Lease

1096 Blossom Hill Road

1096 BLOSSOM HILL ROAD, SAN JOSE, CA 95123

The entire second floor consisting of 6,790 square feet is available for lease. Excellent street exposure
Elevator serviced, ample parking (4/1,000), numerous amenities within walking distance.

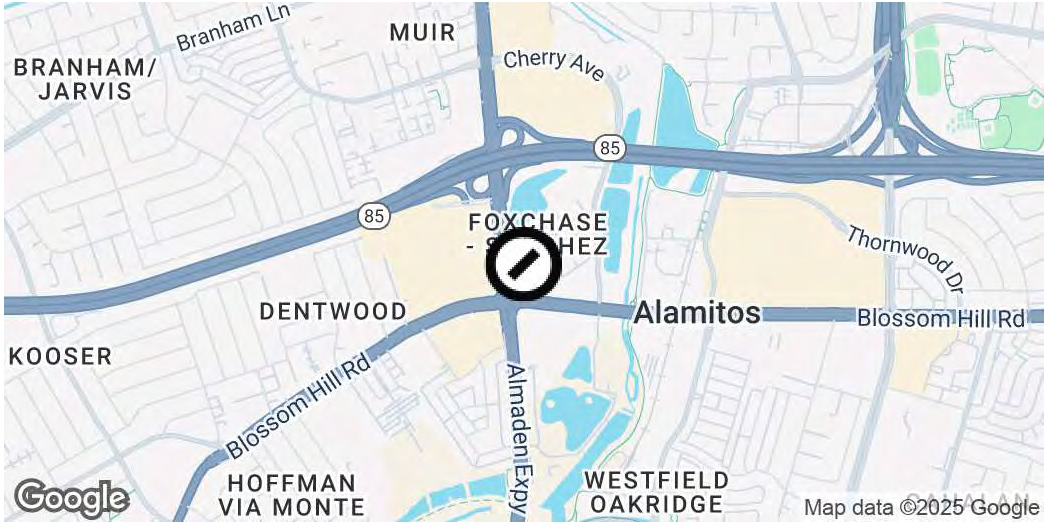
Notably one of the finest locations in South San Jose. Landmark building at one of the busiest intersections in Santa Clara County.

Get in touch

Tony Odom
Sr. Vice President / Managing Director
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CalDRE #01817881

COMPASS
COMMERCIAL

Executive Summary



Offering Summary

Lease Rate:	\$3.00 SF/month (Gross)
Building Size:	13,527 SF
Available SF:	6,790 SF
Lot Size:	0.96 Acres
Number of Units:	3
Year Built:	1991
Zoning:	CG
Market:	South Bay/San Jose
Submarket:	South San Jose

Property Overview

The entire second floor consisting of 6,790 square feet is available for lease. Excellent street exposure. Elevator serviced, ample parking (4/1,000), numerous amenities within walking distance. The building has two long term national tenants on the first floor Citibank and Old Republic Title.

Notably one of the finest locations in south San Jose. Located at the intersection of Almaden Expressway and Blossom Hill Road. Landmark building at one of the busiest intersections in Santa Clara County. Easy access to major freeways California State 85 and 87.

Downtown San Jose is just 6.5 miles north. San Jose Mineta International Airport is just 10 miles away. Everything you need is within a few minute drive from Westfield Oakridge Mall's shopping and restaurants, to Almaden Ranch's Bass Pro Shop and variety of restaurants and shops. Costco is across the street at Almaden Plaza where you can also enjoy numerous restaurants and shopping venues.

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Complete Highlights



Property Highlights

- 6,790 square feet available (entire second floor)
- Landmark Building
- Elevator Serviced
- TI's Available to Customize Tenant Needs
- Plenty of Parking for Employees and Clients (4/1,000)
- Building and Monument Signage
- Terrific Window Line on All Sides of the Building
- Superior Location at the Corner of Almaden Expressway
- Located at the Gateway to Almaden Valley
- Numerous Amenities within Walking Distance
- Westfield Oakridge Mall is just blocks away
- Easy Access to Freeways (85 & 87)
- Easy Drive to Downtown San Jose, just 6.5 miles
- San Jose Mineta International Airport is just 10 miles North
- VTA Light Rail Station 1.5 Miles
- Several Housing Options within the immediate Area

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Floor Plans (Flexible Divisible Space)

3,120± Square Feet

3,670± Square Feet



COMPASS COMMERCIAL

GROSS INTERNAL AREA
FLOOR 1: 7040 sq ft
TOTAL: 7040 sq ft
SEE 3RD AND 4TH FLOOR PLANS FOR ADJACENT, TOTAL FLOOR AREA



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SPROUTS FARMERS MARKET

SAFEWAY

CITY SPORTS CLUB

AR

Bass Pro Shops

PANDA EXPRESS CHINESE KITCHEN

STARBUCKS COFFEE

CALIFORNIA 87

Hampton Inn

the Habit BURGER GRILL

SMOKE EATERS

Panera

verizon

Total Wine & MORE

MOD

Cassie CAR WASH

Wash & Detail

BEST BUY

Walmart

CALIFORNIA 85

Valley Transportation Authority

1096 Blossom Hill Road

Bowlero

FORMA GYM

COSTCO WHOLESALE

BARNES & NOBLE

Lazy DOG CAT BREW

PET SMART

See's CANDIES

TRADER JOE'S

TJ-maxx

Sutter Health

LIVING SPACES

Apple

macy's

Westfield OAKRIDGE

TARGET

BevMo!

FIVE GUYS

CHASE

76

Comerça

Denny's

BLACK ANGUS STEAK HOUSE

IHOP

BANK OF AMERICA

BJ's

The Cheesecake Factory

CINEMARK

Party City

Chick-fil-A

CHIPOTLE MEXICAN BISTRO

Shell

WHOLE FOODS MARKET

Peet's COFFEE

chili's

STAR ONE CREDIT UNION

Orangetheory

WELLS FARGO

Golfand FAMILY FUN CENTERS

VALERO

Olive Garden

BMO

petco

BOSTON MARKET

Lucky

O'Reilly AUTO PARTS

OfficeMax

WORLD MARKET

Ashley HOMESTORE

corepower YOGA

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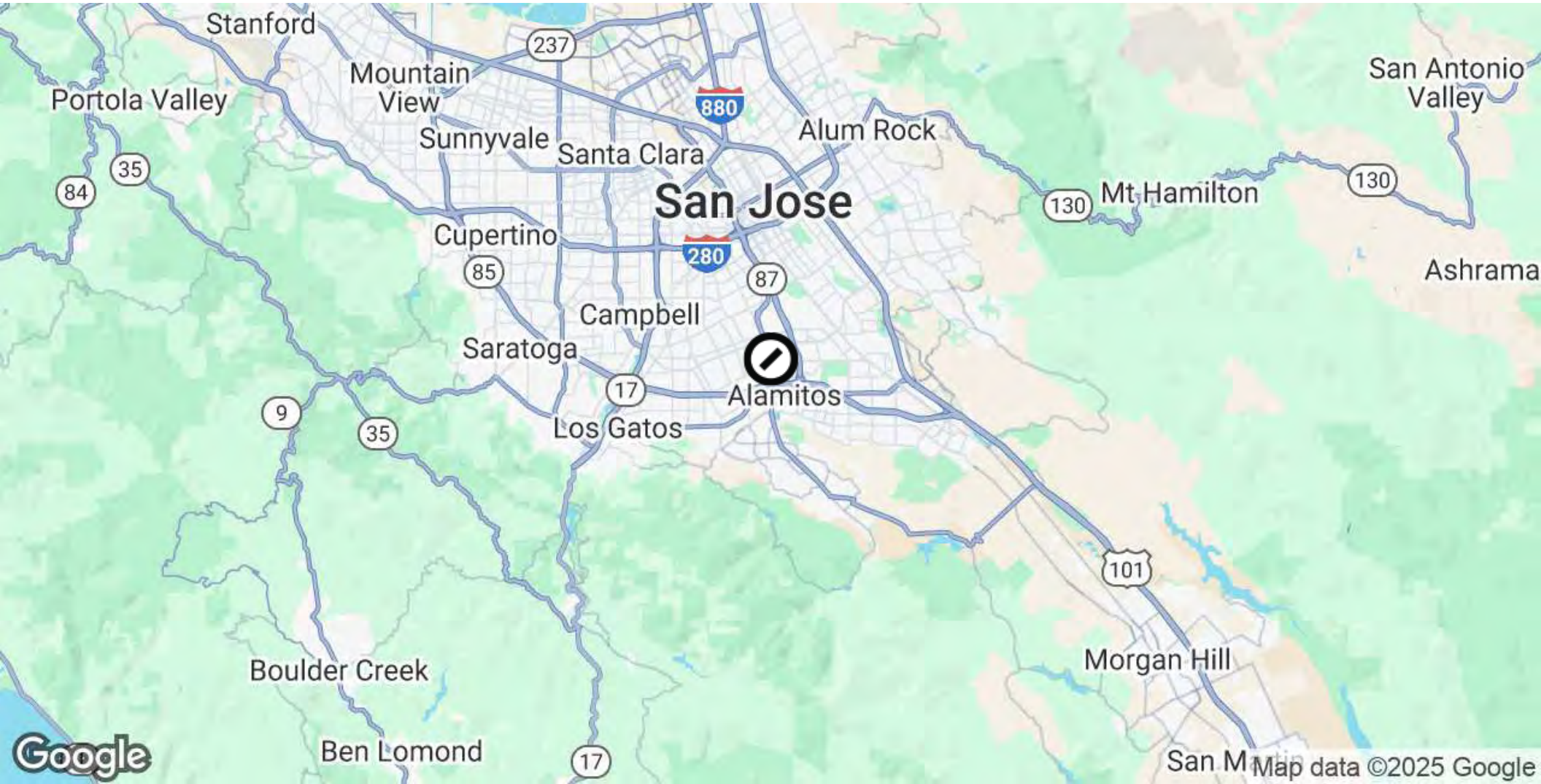
Olive Garden

BMO

petco

BOSTON MARKET

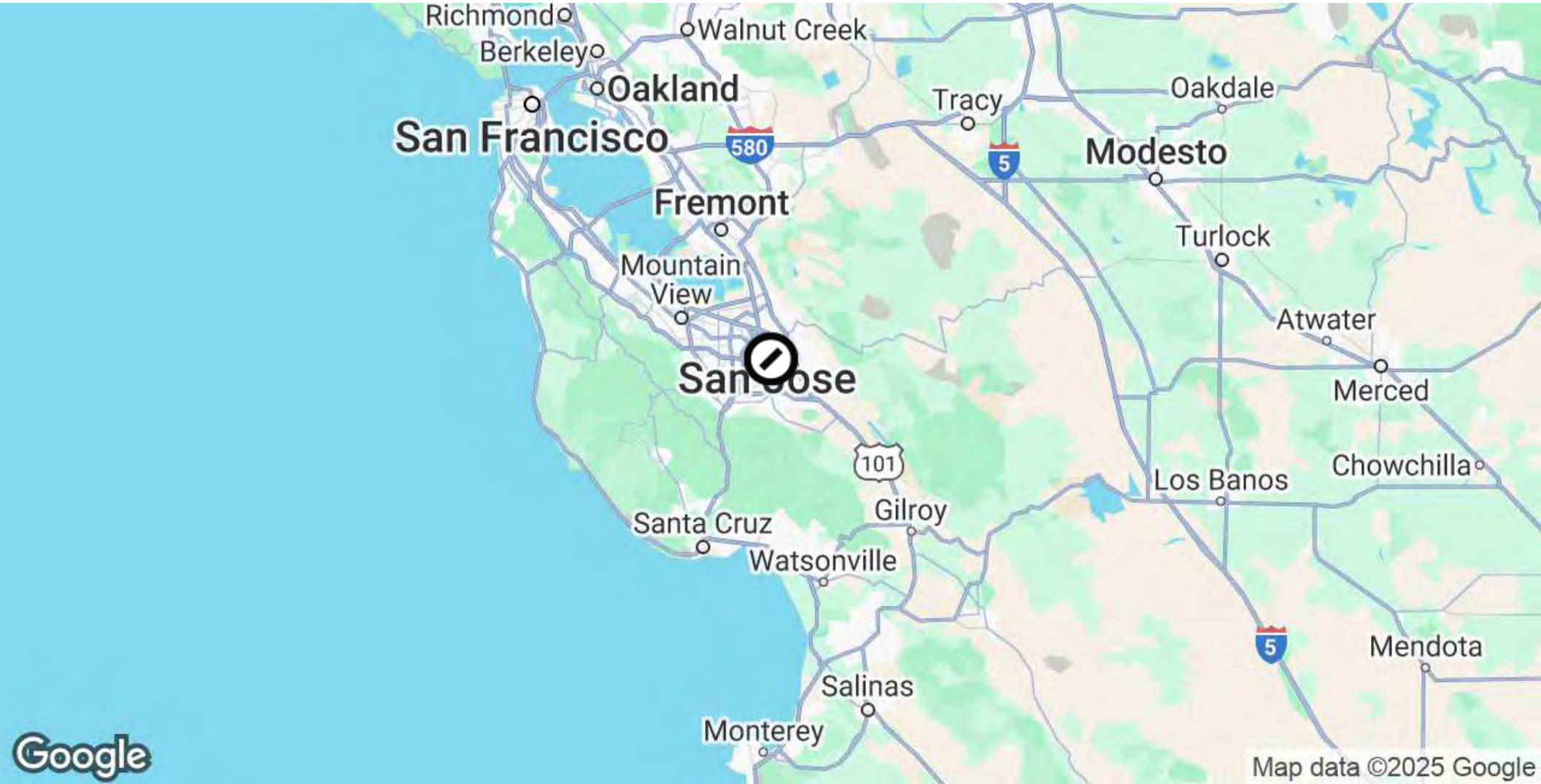
Location Map



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Bay Area Map



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DEMOGRAPHICS

Households	2 mile	5 mile	10 mile
2022 Households	31,285	146,414	378,999
2021 Households	30,054	147,138	388,870
2020 Households	28,900	142,693	378,388
Annual Change 2020-2022	0.2%	0.5%	0.6%
Annual Growth 2020-2022	-0.8%	-0.6%	-0.5%
County Median Household Income	19,094	88,666	218,659
County Median Household Income	9,607	54,027	159,726
Avg Household Size	2.8	2.9	2.9
Avg Household Income	2	2	2
Total Median Household Income	\$1.4B	\$6.6B	\$17.5B

Population	2 mile	5 mile	10 mile
2020 Population	86,801	427,561	1,151,931
2019 Population	86,482	432,780	1,178,840
2018 Population	83,446	420,660	1,148,154
Annual Growth 2018-2020	-0.2%	0.1%	0.2%
Annual Growth 2019-2020	-0.7%	-0.6%	-0.5%
Median Age	39.8	39.2	38.7
Percentage Under 18	47%	44%	44%
U.S. Armed Forces	45	182	736

Santa Clara County: Median Home Price vs. Median Household Income Approximate Percentage Changes since 1995*



* Median existing single-family-dwelling sales prices per CA Association of Realtors, except 2023 YTD median house price per sales reported to NorCal MLS Alliance through 8/31/23. Annual median household income per U.S. Census estimates, except data for 1996 not available and estimated by Compass. Not adjusted for inflation. Inflation rate per BLS CPI calculator, 1/95 - 12/22. Data from sources deemed reliable, but may contain errors and subject to revision. All numbers approximate.



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SILICON VALLEY TOP TECH EMPLOYERS

Number of Silicon Valley Employees


36,603


25,000


TESLA
22,000


18,500


CISCO
11,752

 GILEAD
8,481

 APPLIED MATERIALS
7,900

 vmware
7,495

 intel
6,100

 Linked in
5,508

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SILICON VALLEY TOP NON-TECH EMPLOYERS

Number of Silicon Valley Employees



18,700



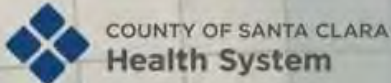
15,750



15,708



14,675



10,626



9,246



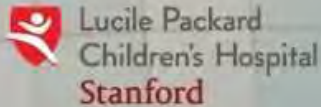
8,673



7,997



7,627



5,980

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SHARE OF CALIFORNIA'S ECONOMIC DRIVERS



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SAN JOSE

The City of San Jose is the 10th largest city in America, the largest city in the Bay Area and the 3rd largest city in all of California. Located just 50 miles from San Francisco, San Jose is the Capital of Silicon Valley and home to the largest concentration of technology-based businesses in the world. San Jose is known for its innovation, cultural diversity, affluence and sunny Mediterranean climate. One of the wealthiest major cities in the world, with the third-highest GDP per capita and the fifth most expensive housing market.



San Jose Population
1,013,240



Median Household Income
\$125,075



Silicon Valley Population*
1.9 Million



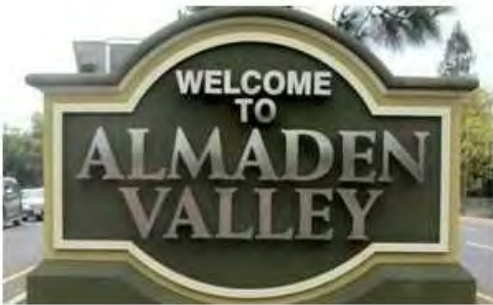
Median Housing Value
\$1.3 Million

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ALMADEN VALLEY

1096 Blossom Hill Road is at the gateway to Almaden Valley, known for its abundant parkland and one of the most affluent neighborhoods in San Jose.

Located in south San Jose, Almaden Valley is nestled between the Santa Cruz Mountains to the west and the Santa Teresa Hills to the east.



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Advisor Bio



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Professional Background

As the former CEO and founder of CSR Commercial Real Estate Services, Tony Odom now is a Senior Vice President of Compass Commercial - Silicon Valley. His 20 plus years in commercial real estate, including leases, sub leases, development and the buying or selling of commercial property, brings a wealth of experience. Whether it is general office space, retail space, medical, industrial, R&D, advanced manufacturing or mixed-use properties, Tony is well versed in helping clients. His extensive knowledge of building plans, drawings, permits and the construction/TI process allows him to proficiently work with architects, general contractors and other service providers to assist his clients in obtaining exactly what it is they are looking for.

Prior to starting CSR Commercial, Tony developed his own commercial properties. His development processes included rezoning, entitlement, ground up construction and stabilization of the asset. Tony was also the Director of Support Services for Vodafone Americas / Asia Region, where he negotiated leases throughout North America and Asia, oversaw tenant buildout projects and subleased excess properties. He was also appointed the company Ombudsman where he acted as Vodafone's ethics officer to resolve conflicts and concerns.

Tony graduated from Washington State University, where he also played baseball and was recognized for his outstanding performance as the All-Pac 10 Conference catcher in 1985. Tony moved to the Bay Area in 1989. He and his wonderful family reside in San Jose. As a local resident, Tony has a very good understanding of commercial real estate in this area and strives to leverage his experience and connections in every transaction.

Education

BA - Washington State University

Memberships

Santa Clara County Association of Realtors (SCCAOR)

Association of Silicon Valley Brokers (ASVB)

President & Chairman of the Board – CSR Cares Foundation

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