

# 932

BLOSSOM HILL ROAD

*san jose*






18,500 SF  
AVAILABLE

JAMES CHUNG Founder & Principal | [jchung@theeoniccompany.com](mailto:jchung@theeoniccompany.com) | (408) 400-7017 | CalDRE License #01408190

MIKE CONROY Director | [mconroy@theeoniccompany.com](mailto:mconroy@theeoniccompany.com) | (408) 400-7061 | CalDRE License #02046912

MARISA DELGADO Director, Transactions & Marketing | [mdelgado@theeoniccompany.com](mailto:mdelgado@theeoniccompany.com) | (408) 400-7014 | CalDRE License #010917354

# PROPERTY HIGHLIGHTS

-  Rare box opportunity in one of the best retail nodes in the Bay Area
-  Directly across from Westfield Oakridge Mall
-  Ample parking
-  Affluent demographics and strong density
-  High barrier to entry market

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	21,745	196,913	408,553
Average Household Income	\$139,963	\$170,993	\$166,840
Daytime Population	11,560	37,551	127,267

## TRAFFIC COUNTS

Blossom Hill Rd	29,680 ADT
Norman Y. Mineta Hwy	147,500 ADT
Santa Teresa Blvd	22,066 ADT

Source: ©2022 Esri.

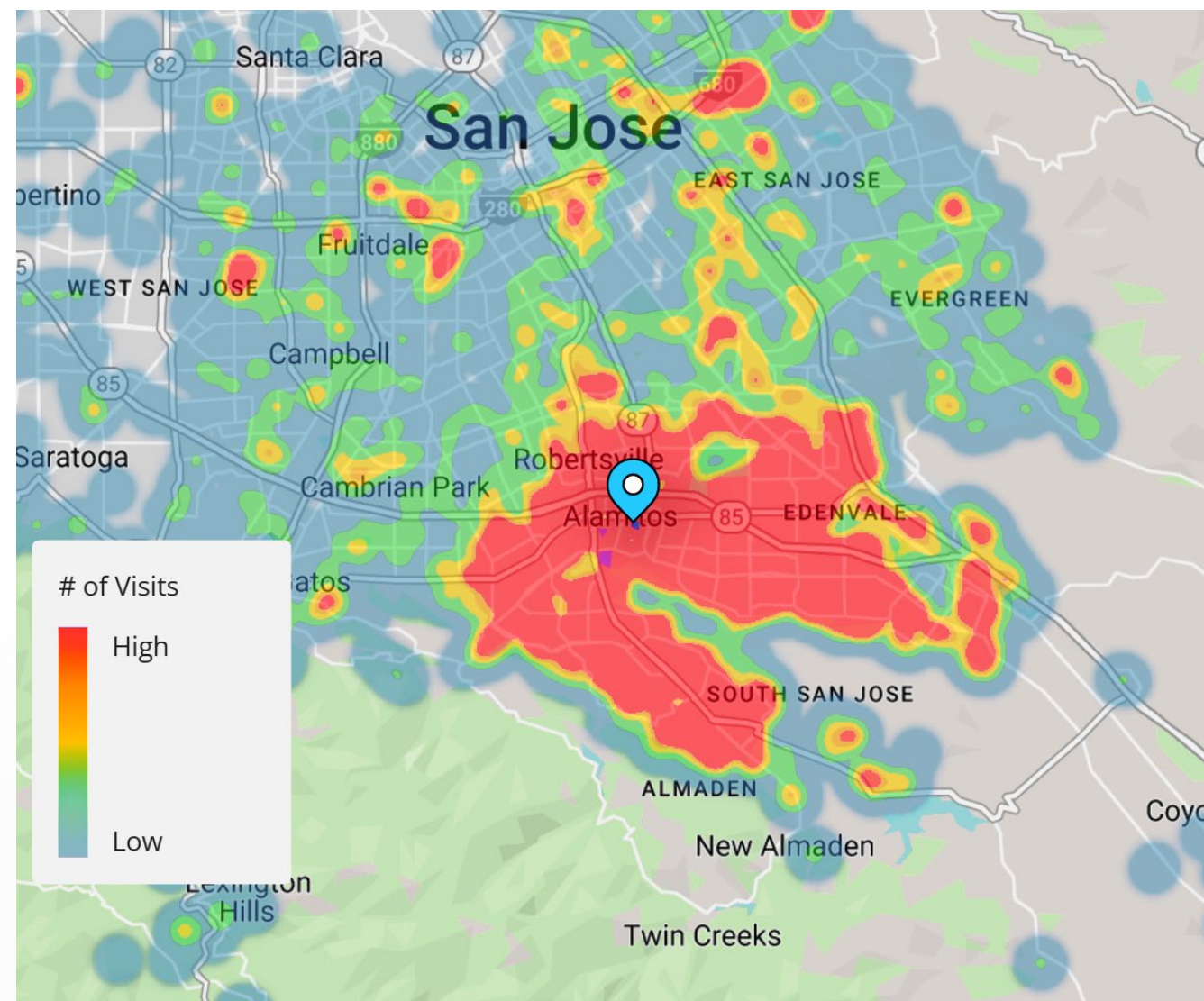


# CUSTOMER PROFILE COMPARISON

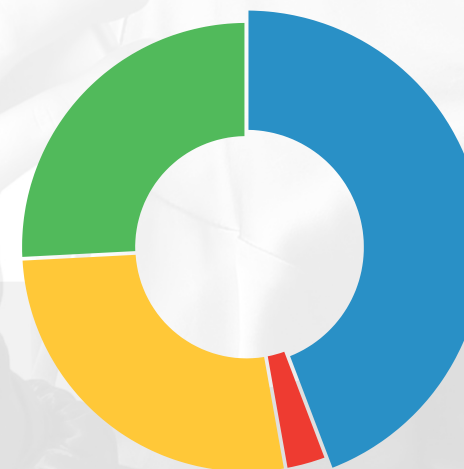
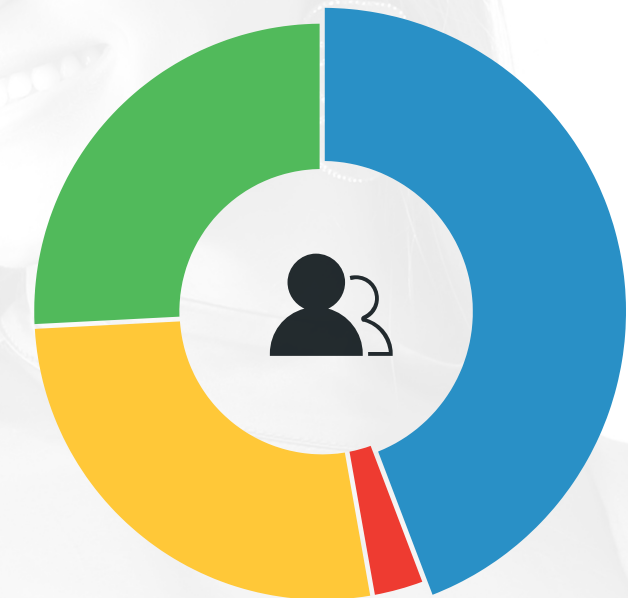
Data provided by Placer Labs, Inc.

## TRUE TRADE MAP

932 Blossom Hill Rd, San Jose, CA, United States. Based on visitor Home Location, by Visits. April 1st 2021 to March 31st 2022.



932 Blossom Hill Rd customer base was roughly equal parts Hispanic (27.1%), White (44.2%), and Asian (25.6%). Only 3% minority were African American.



### 932 BLOSSOM HILL ROAD

932 Blossom Hill Rd customer base was roughly equal parts Hispanic (27.1%), White (44.2%), and Asian (25.6%). Only 3% minority were African American.

### WESTFIELD OAKRIDGE

Westfield Oakridge customer base was roughly equal parts Hispanic (31.9%), White (40.4%), and Asian (24.5%). Only 3.3% minority were African American.

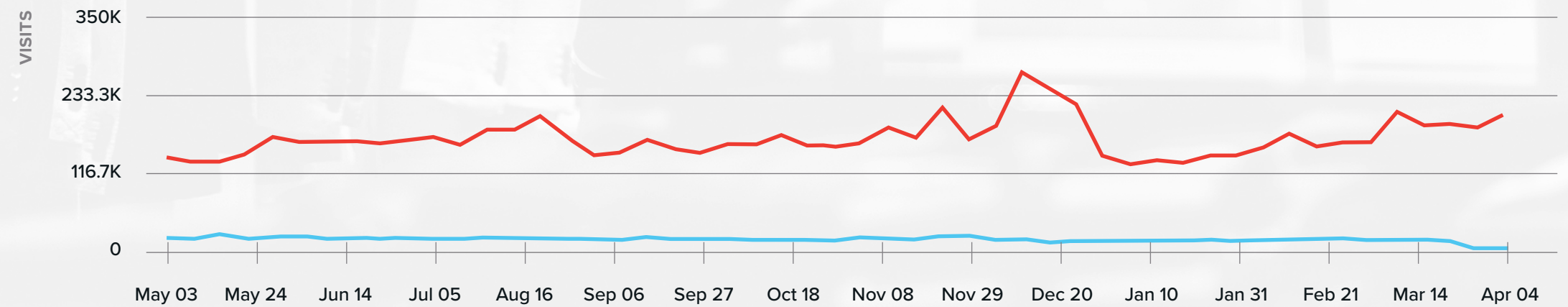
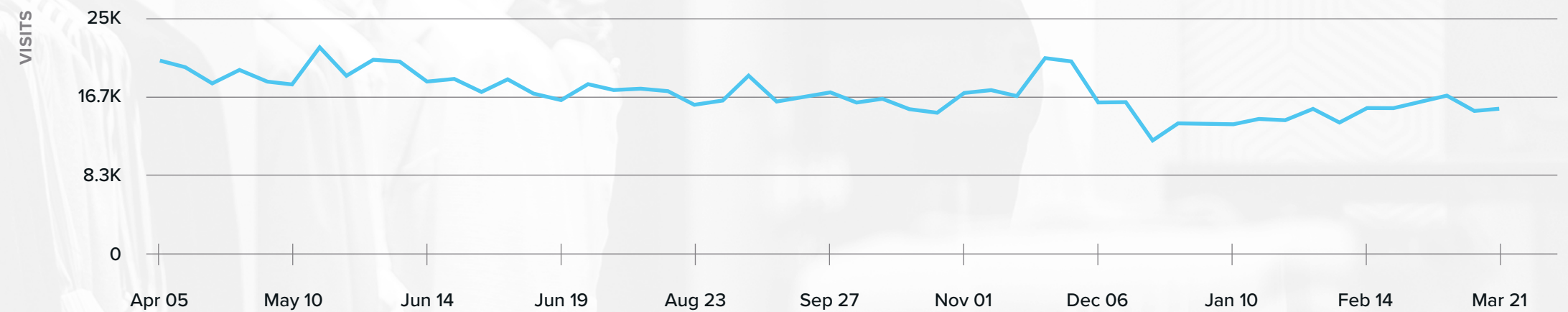
# VISITS TREND COMPARISON

Data provided by Placer Labs, Inc.

## VISITS TREND – VISITS / WEEKLY

932 BLOSSOM HILL ROAD — OAKRIDGE MALL

EST # OF CUSTOMERS	269.1K	
EST # OF VISITS	866.8K	
AVG. VISITS / CUSTOMER	3.23	
EST # OF CUSTOMERS	257.9K	1.6M
EST # OF VISITS	808.1K	8.9M
AVG. VISITS / CUSTOMER	3.15	5.74



# INCOME COMPARISON

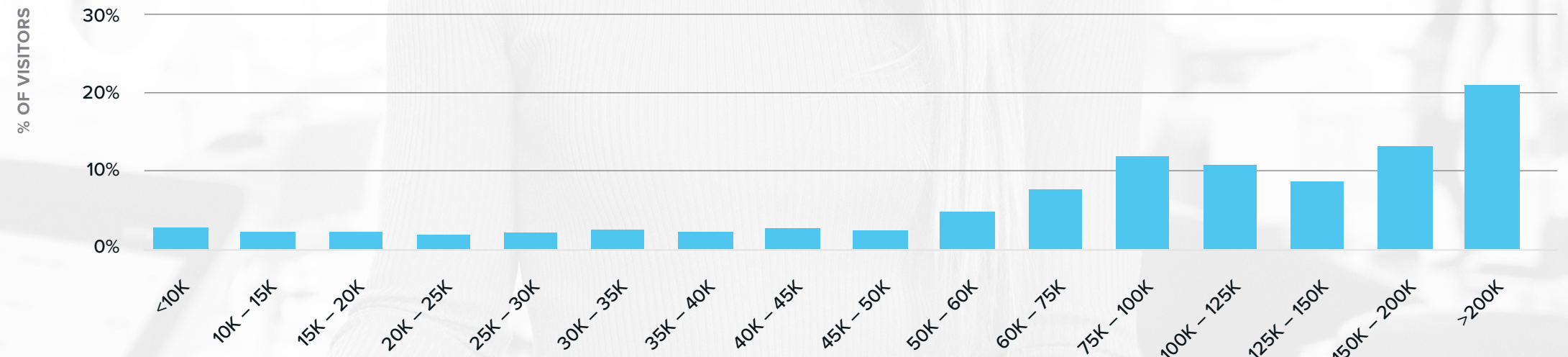
Data provided by Placer Labs, Inc.

## AVERAGE HOUSEHOLD INCOME (USD)

932 BLOSSOM HILL ROAD ■ OAKRIDGE MALL ■

932 Blossom Hill Rd

**\$137.4K**

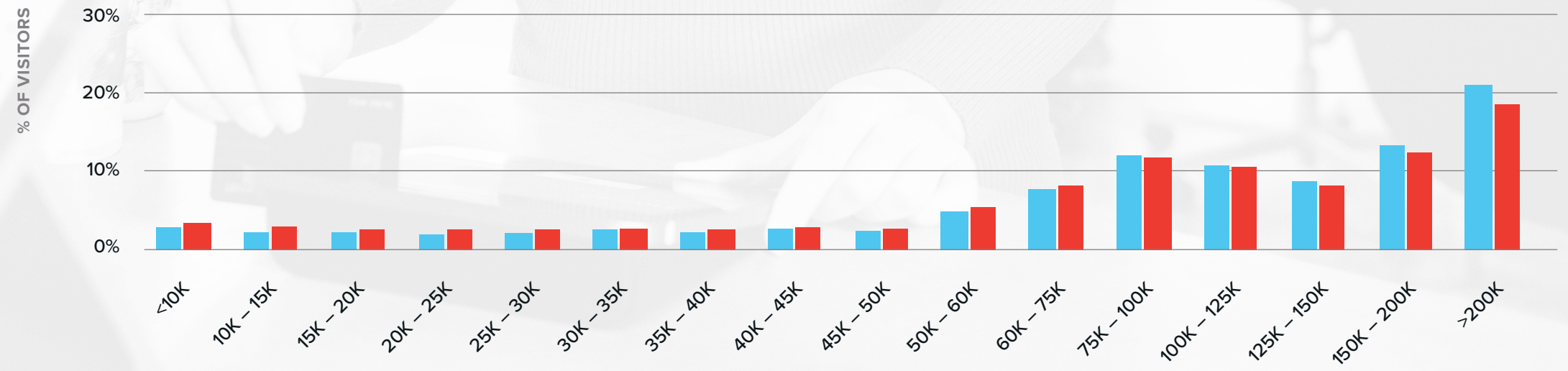


932 Blossom Hill Rd

Westfield Oakridge

**257.9K**

**\$127.8K**



# 932

BLOSSOM HILL ROAD  
*san jose*

---

**JAMES CHUNG** Founder & Principal | [jchung@theeoniccompany.com](mailto:jchung@theeoniccompany.com) | (408) 400-7017 | CalDRE License #01408190

**MIKE CONROY** Director | [mconroy@theeoniccompany.com](mailto:mconroy@theeoniccompany.com) | (408) 400-7061 | CalDRE License #02046912

**MARISA DELGADO** Director, Transactions & Marketing | [mdelgado@theeoniccompany.com](mailto:mdelgado@theeoniccompany.com) | (408) 400-7014 | CalDRE License #010917354