

FOR LEASE

Office Space Near Oakridge Mall

835 BLOSSOM HILL ROAD

San Jose, CA 95123

PRESENTED BY:

ROBIN SANTIAGO, SIOR, CCIM

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CalDRE #01754421



PROPERTY SUMMARY



PROPERTY DESCRIPTION

Multi-tenant office building conveniently located on busy Blossom Hill Road. Walking distance to Westfield's Oakridge Mall and other retail amenities such as Buffalo Wild Wings, Party City, Lucky Supermarket, In-and-Out Burger, Jamba Juice, Starbucks, Kohl's, Target, Century Theaters, etc. Easy freeway access to 87 and 85.

PROPERTY HIGHLIGHTS

- Well-located multi-tenant office building
- **Suite 118:** ±642 SF (one large office, open area, wet bar with sink)
- **Suite 215:** ±907 SF (three private offices and an open area for cubicles)
- **Suite 221:** ±1,281 SF (two private offices, conference room, open area)
- Available now

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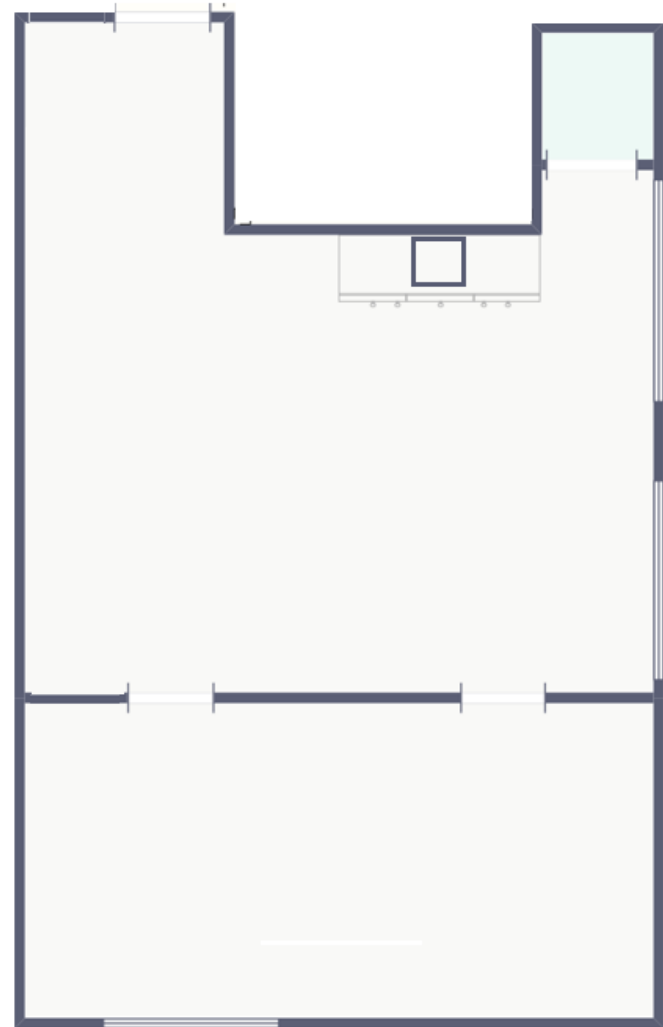
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OFFERING SUMMARY

LEASE RATE:	\$2.50 - 3.00 SF/month (Full Service)
AVAILABLE SF:	±642 thru ±1,281 SF
BUILDING SIZE:	±10,762 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	584	2,457	8,511
TOTAL POPULATION	1,705	6,862	24,416
AVERAGE HH INCOME	\$123,714	\$121,073	\$131,075

SUITE 118



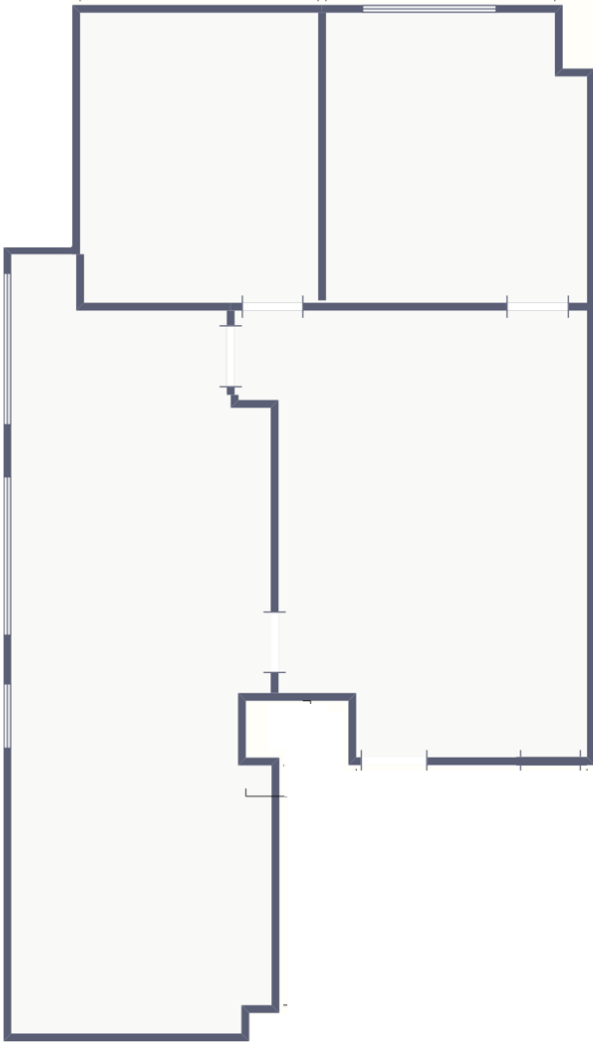
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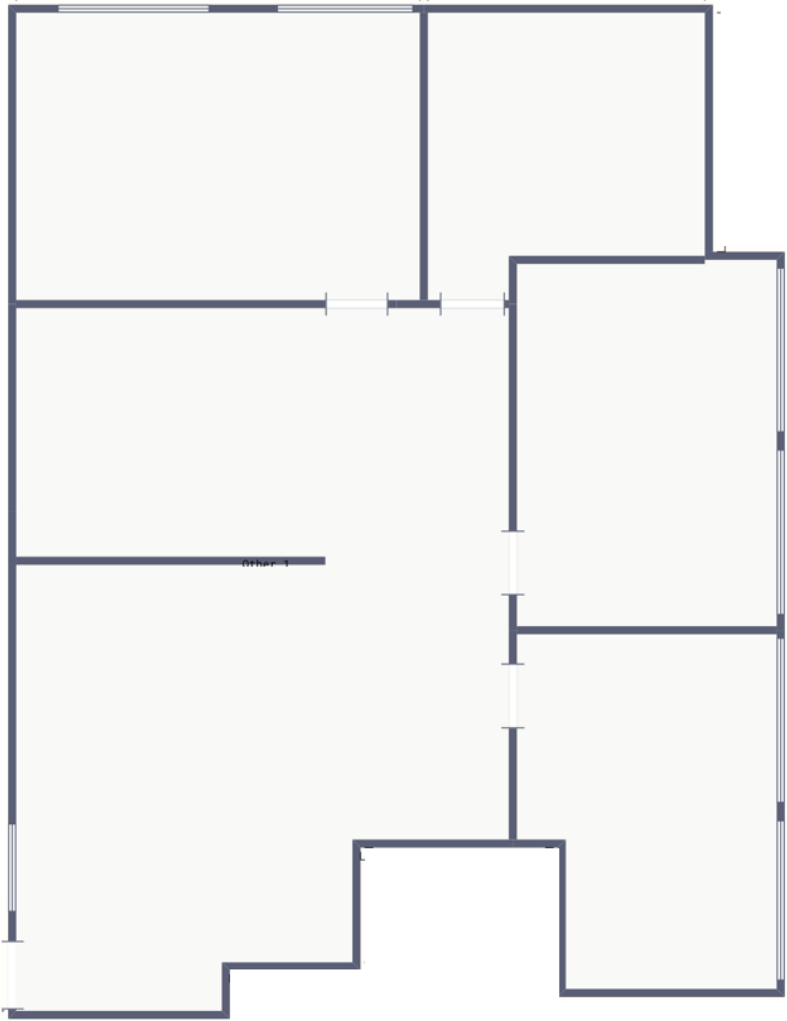
SUITE 215



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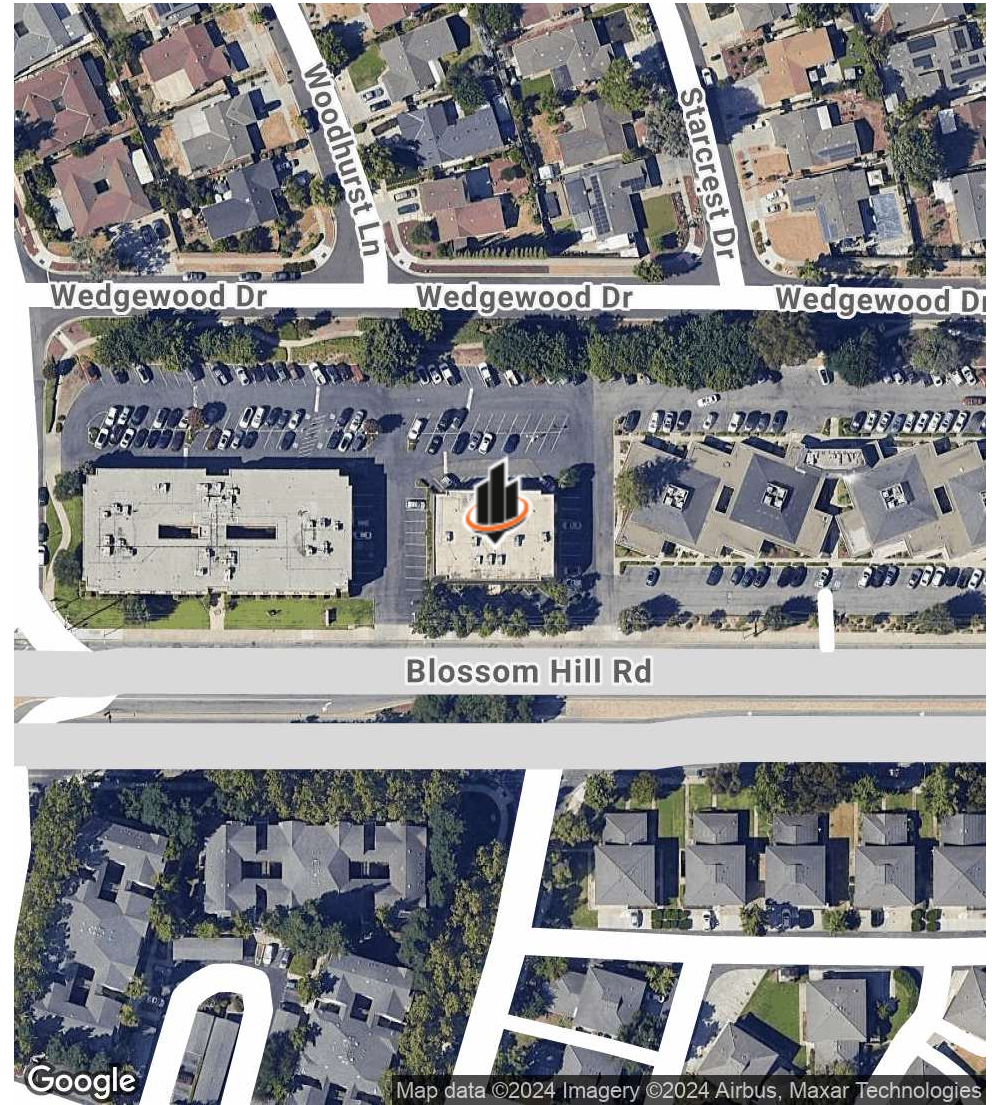
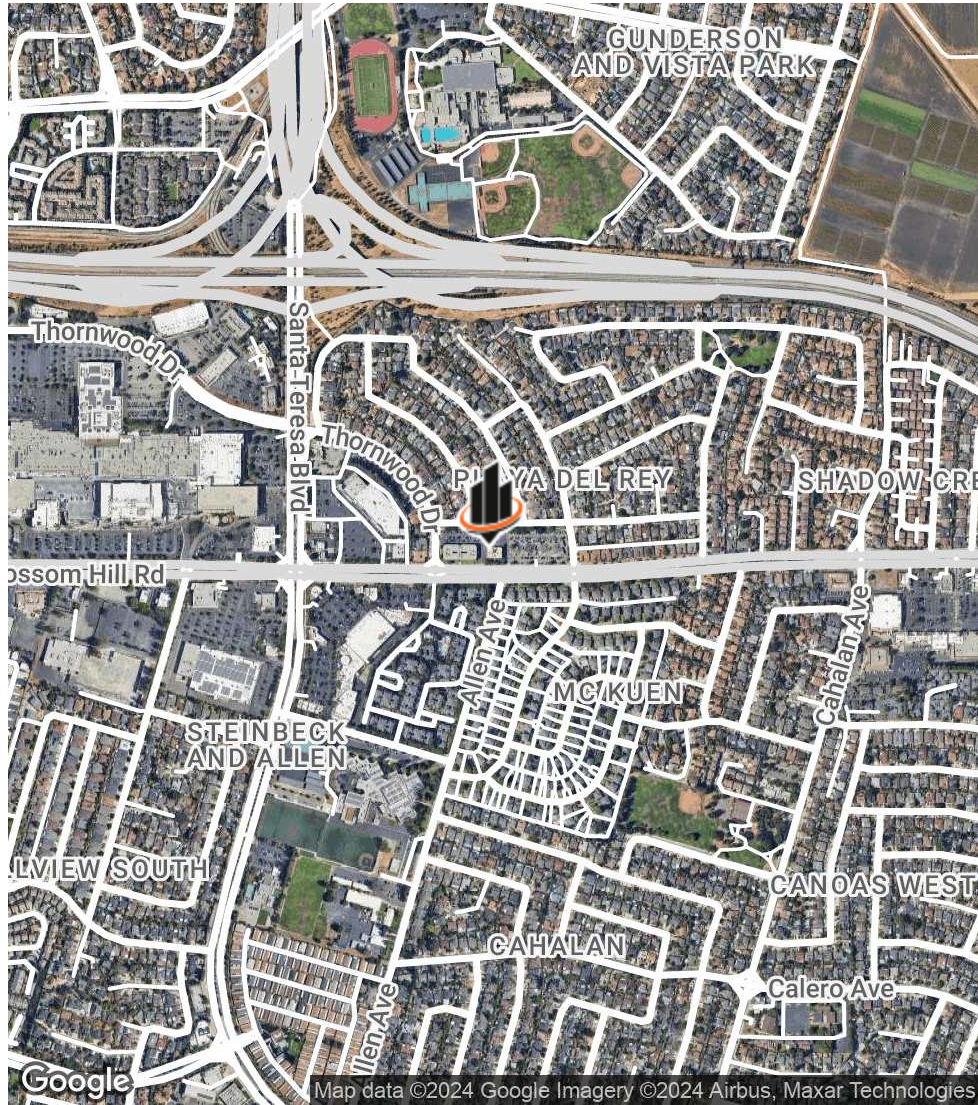
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SUITE 221



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LOCATION MAP



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SVN | CAPITAL WEST PARTNERS 6

AERIAL



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RETAIL MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

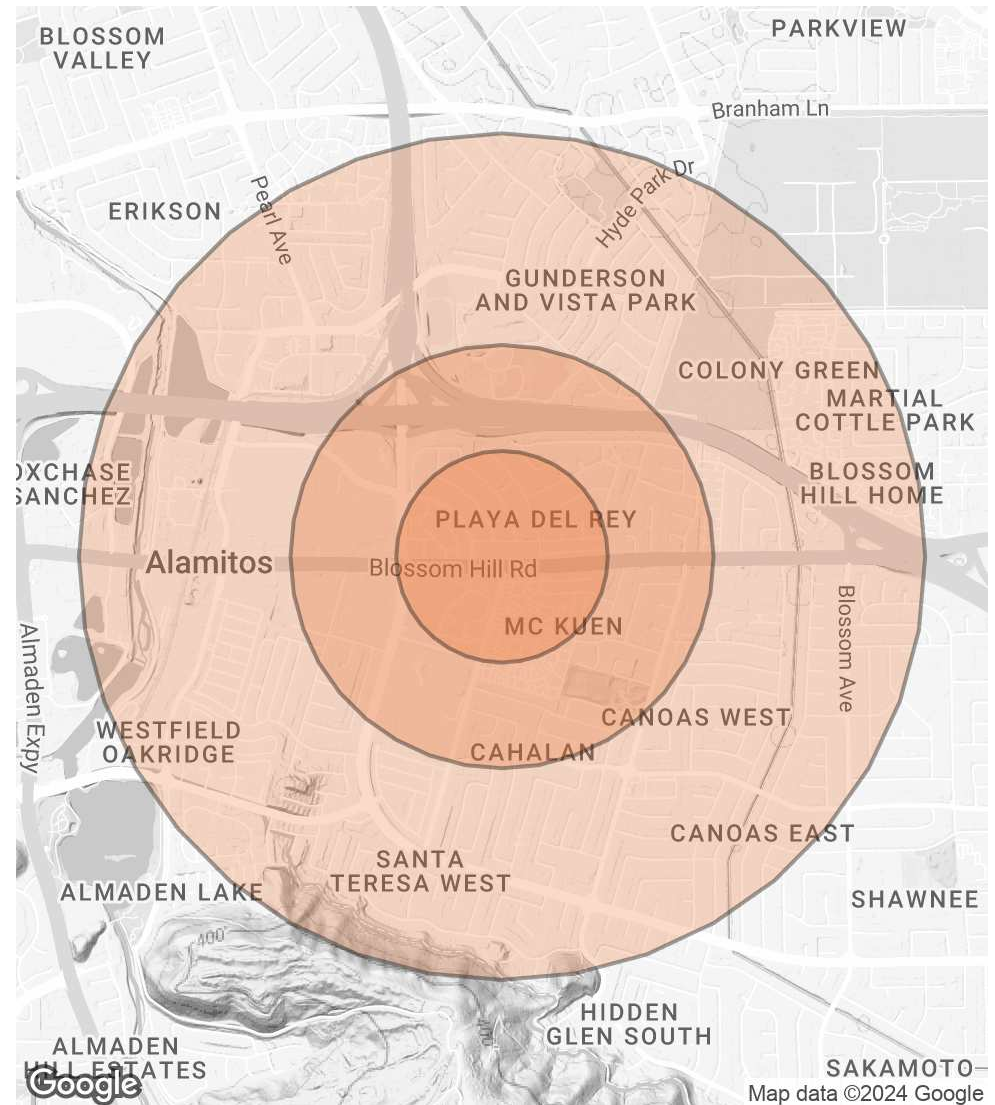
0.25 MILES 0.5 MILES 1 MILE

	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,705	6,862	24,416
AVERAGE AGE	37.0	38.7	40.5
AVERAGE AGE (MALE)	36.3	37.2	39.6
AVERAGE AGE (FEMALE)	39.5	40.8	41.6

HOUSEHOLDS & INCOME 0.25 MILES 0.5 MILES 1 MILE

	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	584	2,457	8,511
# OF PERSONS PER HH	2.9	2.8	2.9
AVERAGE HH INCOME	\$123,714	\$121,073	\$131,075
AVERAGE HOUSE VALUE	\$658,184	\$689,688	\$782,357

* Demographic data derived from 2020 ACS - US Census



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