



# For Lease

## Oakridge Professional Center

841 Blossom Hill Road, San Jose, CA 95123



<b>LEASE RATE</b>	<b>\$3.00 SF/MONTH/FS</b>
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### PROPERTY SUMMARY

<b>BUILDING SIZE:</b>	32,337 SF
<b>AVAILABLE SF:</b>	926 - 4,306 SF
<b>YEAR BUILT:</b>	1974
<b>MARKET:</b>	San Jose
<b>SUBMARKET:</b>	South San Jose

### PROPERTY HIGHLIGHTS

- Well-located multi-tenant office building
- General office, medical or dental uses allowed
- Professionally managed & beautifully landscaped
- Monument signage facing Blossom Hill Road
- Walking distance to Oakridge Mall

SPACES	LEASE RATE	SPACE SIZE
<b>SUITE 212</b>	\$3.00 SF/month	1,576 SF
<b>SUITE 206</b>	\$3.00 SF/month	926 SF
<b>SUITE 112</b>	\$3.00 SF/month	4,306 SF
<b>SUITE 205</b>	\$3.00 SF/month	1,367 SF



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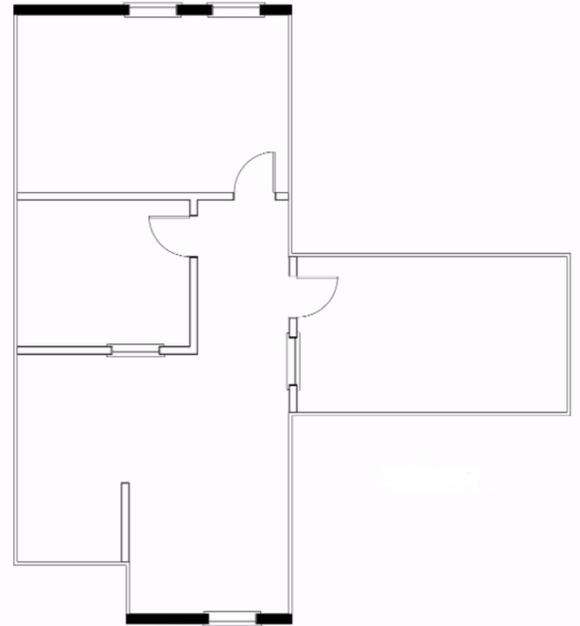
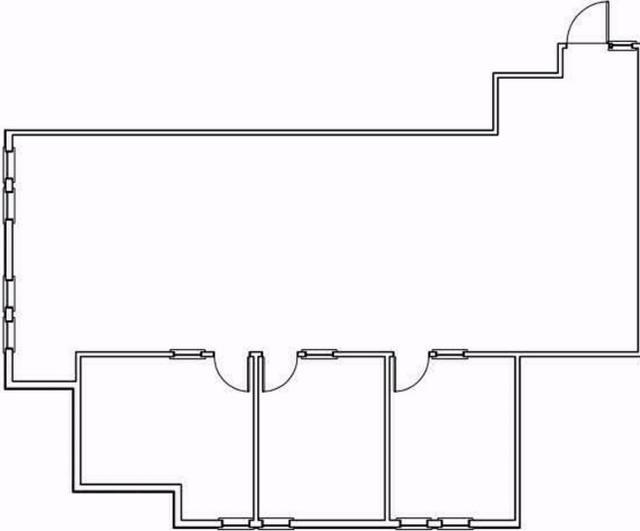




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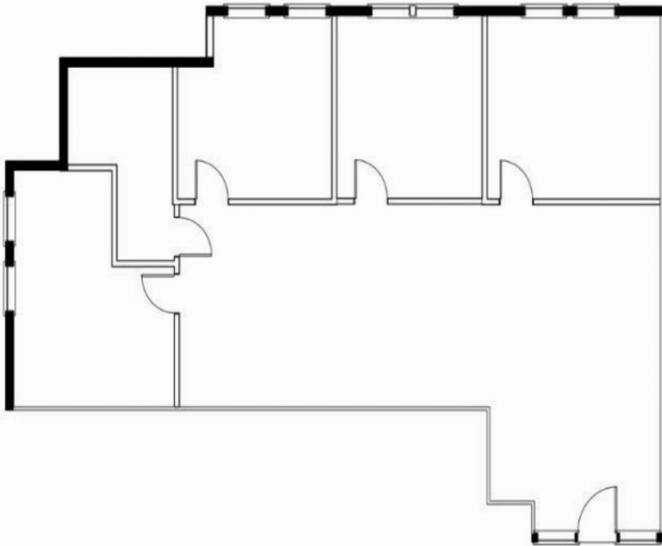
## Oakridge Professional Center

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**Suite 205: ±1,367 Rentable SF**  
**3 Private Offices, Open Area**

**Suite 206: ±926 Rentable SF**  
**3 Private Offices, Reception Area**



**Suite 212: ±1,576 Rentable SF**  
**3 Private Offices, Conference Room, Open Area**



**Suite 112: ±4,306 Rentable SF**  
**Extensive Private Office Buildout, Exterior Private Entrance**



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**For Lease**

**Oakridge Professional Center**

841 Blossom Hill Road, San Jose, CA 95123

Oakridge Mall



Blossom Hill Road

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POPULATION	1 MILE	2 MILES	3 MILES
<b>TOTAL POPULATION</b>	23,041	84,228	195,505
<b>AVERAGE AGE</b>	36.0	36.0	36.1
<b>AVERAGE AGE (MALE)</b>	34.8	34.8	35.1
<b>AVERAGE AGE (FEMALE)</b>	36.5	36.7	36.8
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
<b>TOTAL HOUSEHOLDS</b>	8,113	29,638	67,654
<b># OF PERSONS PER HH</b>	2.8	2.8	2.9
<b>AVERAGE HH INCOME</b>	\$94,781	\$98,121	\$103,154
<b>AVERAGE HOUSE VALUE</b>	\$577,993	\$611,780	\$657,289

2020 American Community Survey (ACS)



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