



Office Building For Lease

1096 Blossom Hill Road

1096 BLOSSOM HILL ROAD, SAN JOSE, CA 95123

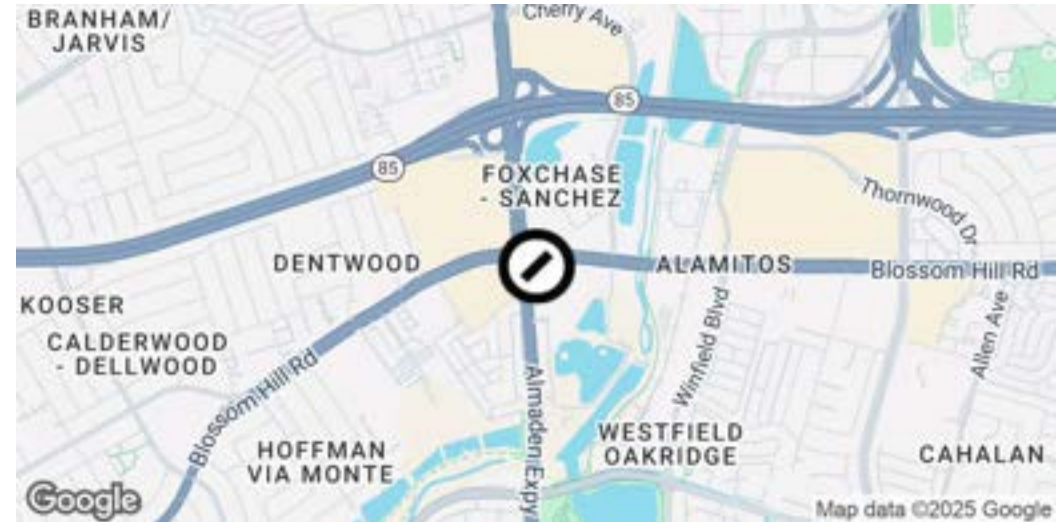
The entire second floor consisting of 6,790 square feet is available for lease. Elevator serviced, ample parking (4/1,000), numerous amenities within walking distance. Notably one of the finest locations in South San Jose. Landmark building at one of the busiest intersections in Santa Clara County.

Get in touch

Tony Odom
Sr. Vice President / Managing Director
408.335.3009
tony.odom@compass.com
CalDRE #01817881

COMPASS
COMMERCIAL

Executive Summary



Offering Summary

Lease Rate:	\$3.00 SF/month (NN)
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.

Property Highlights

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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

Entire Second Floor—6,790+ Square Feet



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OFFICE INTERNAL AREA
FLOOR 2 - 6,790 SQ FT
TOTAL: 6,790 SQ FT

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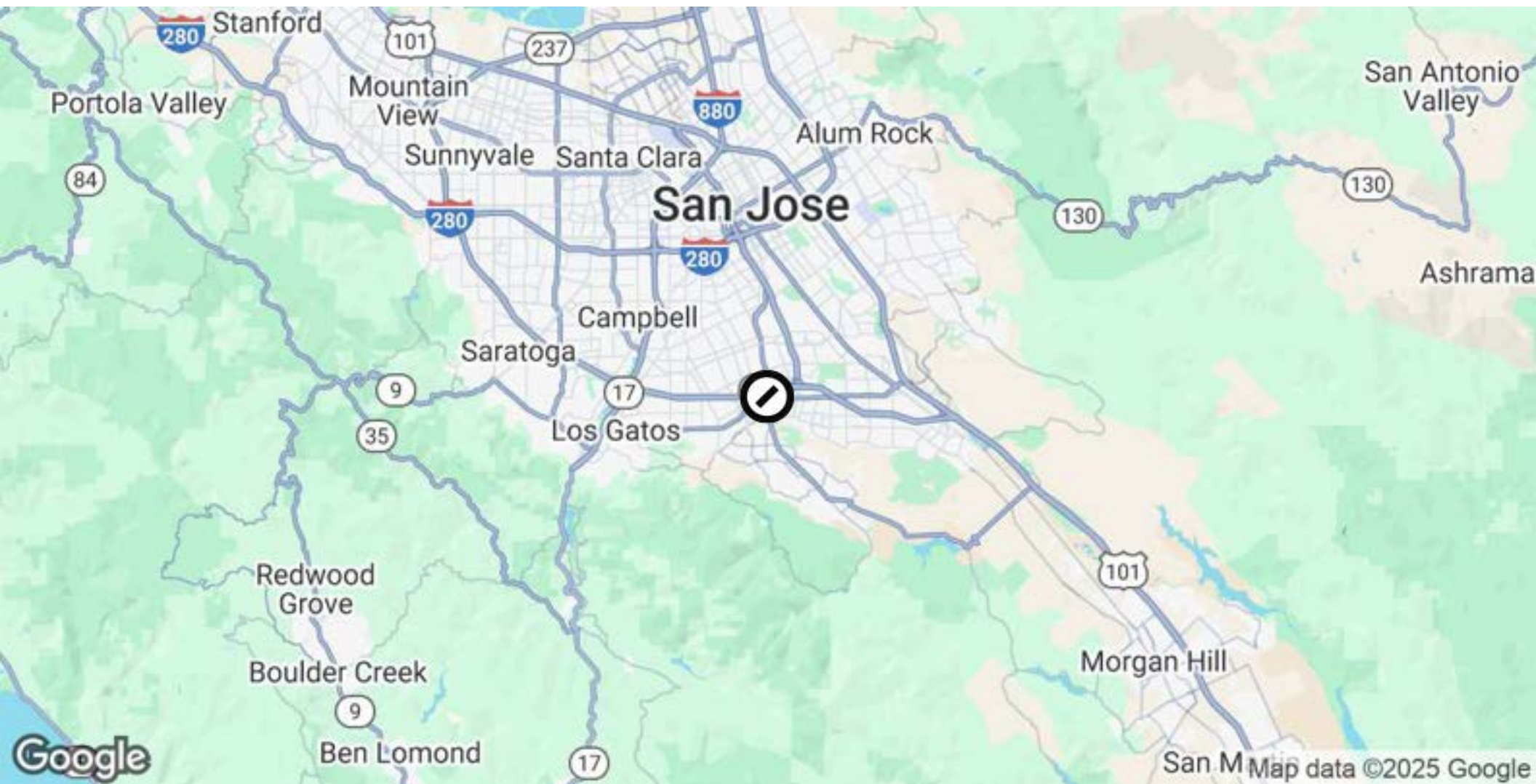


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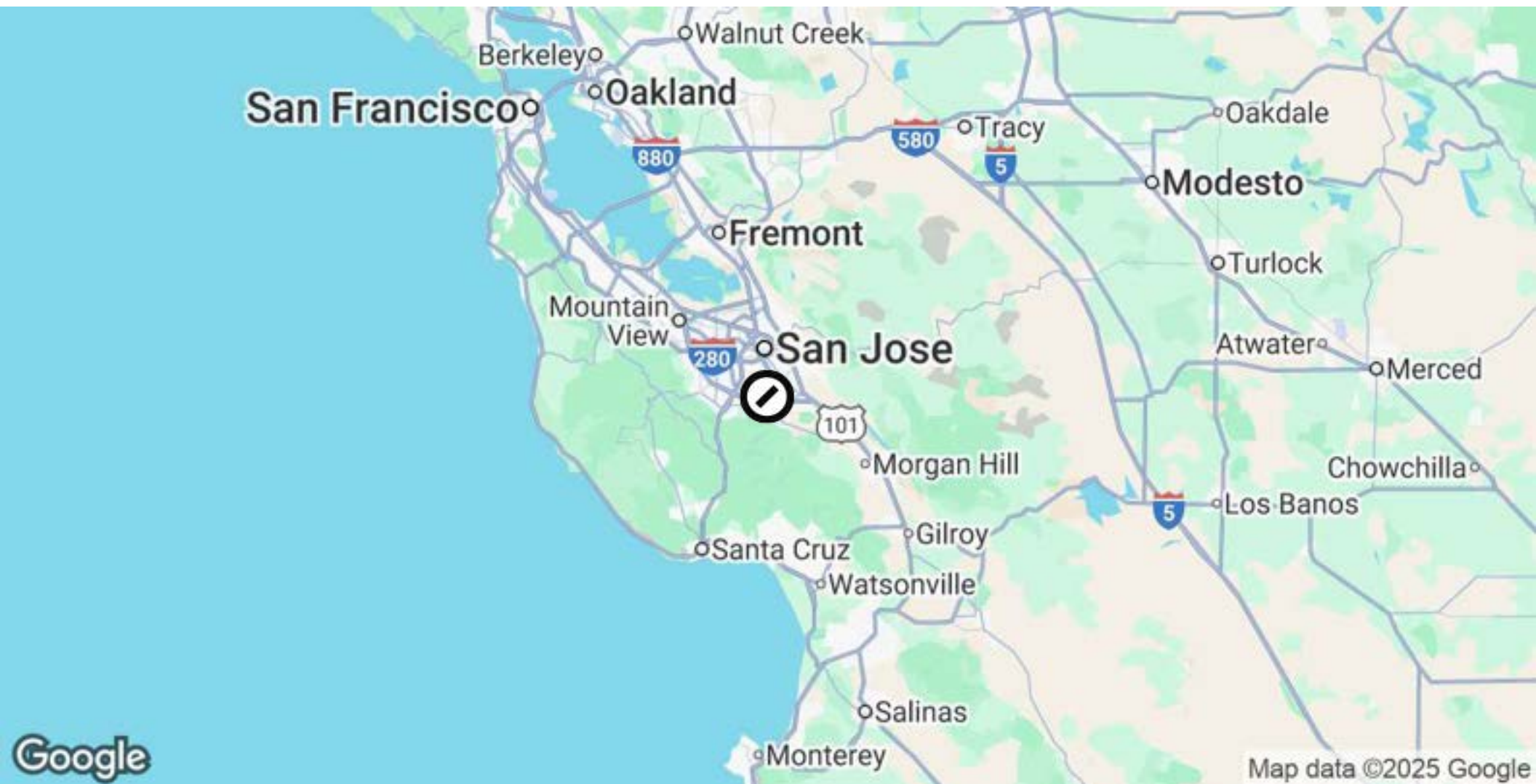
Location Map



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Bay Area Map



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DEMOGRAPHICS

Households	2 mile	5 mile	10 mile
2010 Households	31,265	146,414	379,999
2023 Households	30,054	147,138	386,870
2028 Household Projection	28,000	142,693	376,306
Annual Growth 2010-2023	0.2%	0.5%	0.6%
Annual Growth 2023-2028	-0.8%	-0.6%	-0.5%
Owner Occupied Households	19,084	88,666	216,669
Renter Occupied Households	9,967	54,027	159,726
Avg Household Size	2.8	2.9	2.9
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$1.4B	\$6.6B	\$17.5B

Population	2 mile	5 mile	10 mile
2010 Population	88,601	427,561	1,151,501
2023 Population	86,482	432,780	1,170,849
2028 Population Projection	83,446	420,660	1,146,154
Annual Growth 2010-2023	-0.2%	0.1%	0.2%
Annual Growth 2023-2028	-0.7%	-0.6%	-0.5%
Median Age	39.8	39.2	38.7
Bachelor's Degree or Higher	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*

Comparing appreciation in the annual, county median house sales price to appreciation in median household income since 1995. Not adjusted for inflation. (Inflation briefly hit a 4-decade high in 2022.)*

Housing "affordability" is also deeply affected by changes in interest rates.



* 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 1995 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

Google
36,603

Apple
25,000

TESLA
22,000

f
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



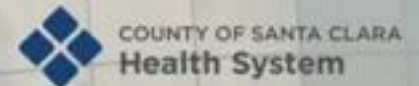
15,750



15,708



14,675



10,626



9,246



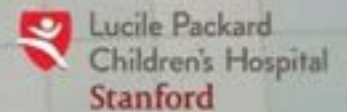
8,673



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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