



NOT A PART

1349 Blossom Hill Road

±0.67 Acres of Land for Sale  
or Long term Ground Lease

# 1349 Blossom Hill Road San Jose, CA

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# Property Information

Address: 1349 Blossom Hill Road, San Jose  
 APN: 569-06-046  
 Parcel Size: Approximately 29,041 SF; 0.67 acres  
 Dimensions: Approximately 162'+ frontage on Blossom Hill Road  
 Zoning: Land Use - Commerical CP  
 Access: Curb cuts on Blossom Hill Road  
 Improvements: Existing 3,542 SF freestanding restaurant building constructed in 1963 in need of updating

## Traffic Counts

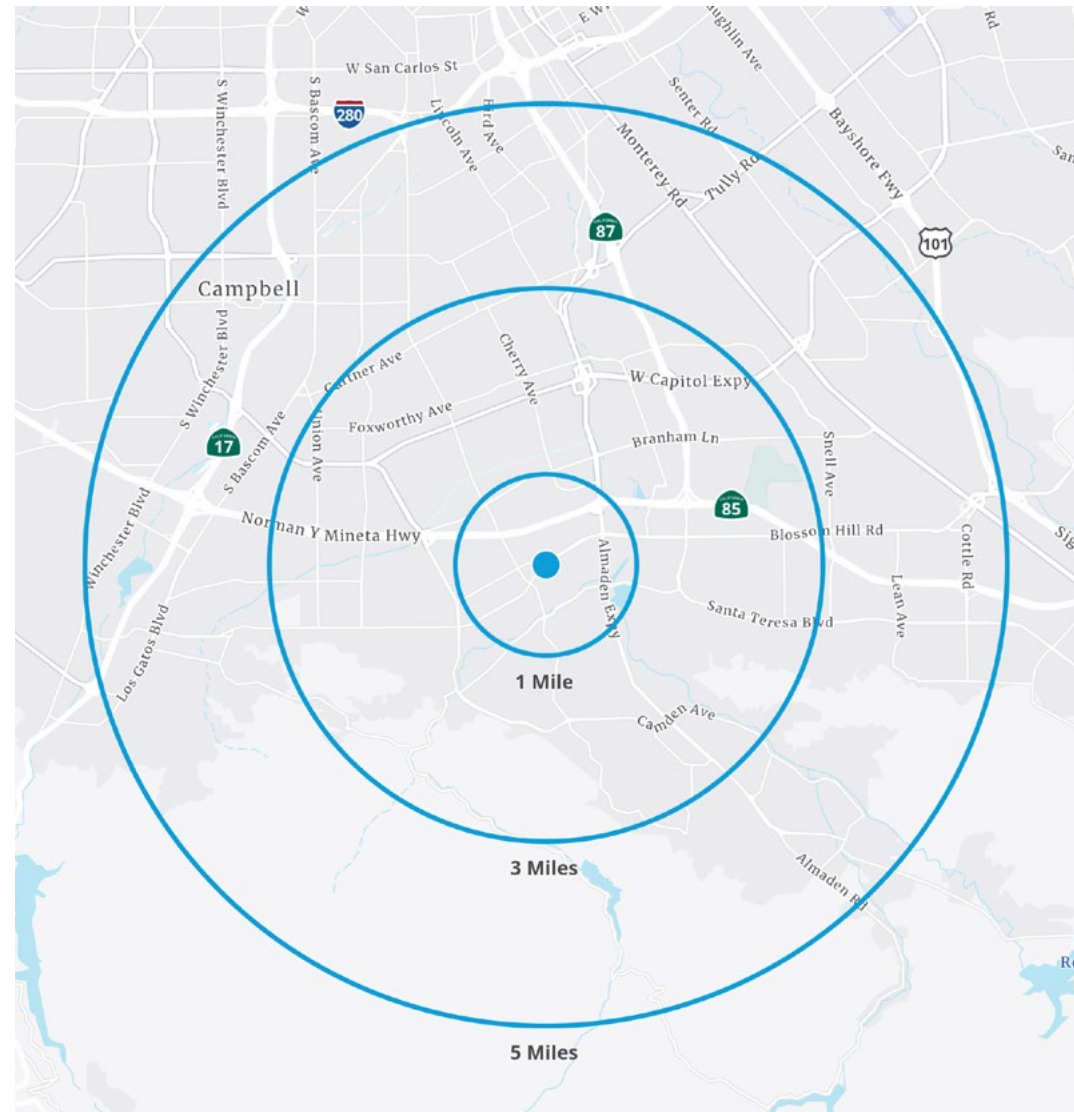
The subject property is located on Blossom Hill Road just west of Almaden Expressway in San Jose.

Daily traffic counts are as follows:

Blossom Hill Road ±30,000 Cars per 24 hours  
 Almaden Expressway ±70,000 Cars per 24 hours

## Demographic Summary

	Mile 1	Mile 3	Mile 5
<b>2023 Population</b>	23,408	170,554	439,018
<b>2023 Average Household Income</b>	\$173,934	\$210,209	\$191,816



# Availability / Offering / Sale or Ground Lease

Long term 20+ years ground lease plus option to extend the lease term.

Pricing/Ground Lease: \$21,000 per month  
\$252,000 annually

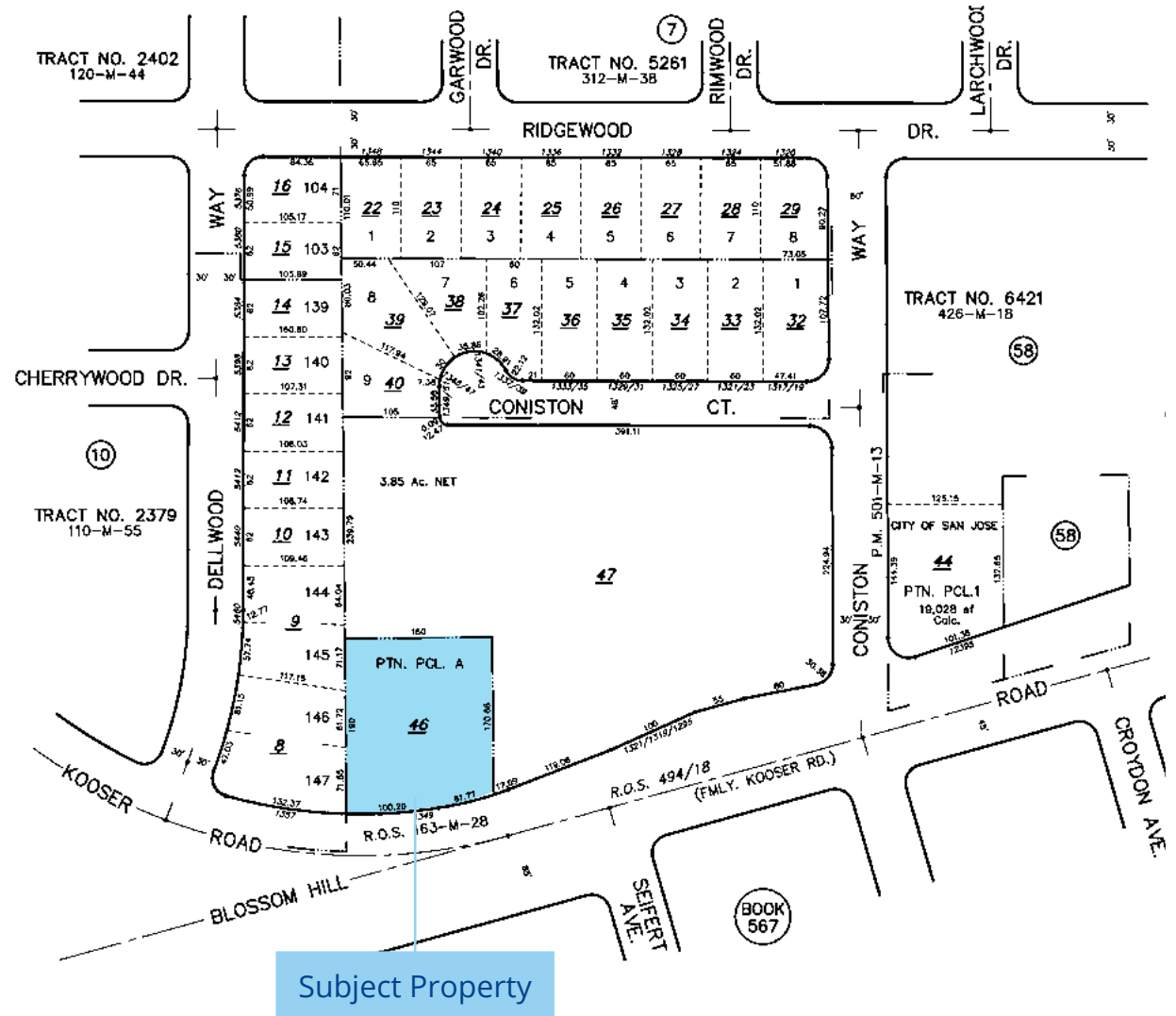
Lease Type: Absolute Net

Sales Price: \$4,050,000

Land Sale: \$139,46 PSF

Status: Property is currently leased to Burger Pit Restaurant, lease expires 4/30/24 with no option to extend.

## Parcel Map



1349 Blossom Hill Road, San Jose

# Retail Competition



**BEST BUY**

**Walmart**

**COSTCO**  
WHOLESALE

**Bass Pro Shops**

**ALMADEN PLAZA**

1349 Blossom Hill Road

**OUTDOOR**  
SUPPLY HARDWARE

**WHOLE FOODS**  
MARKET

**Westfield**  
OAKRIDGE

1349 Blossom Hill Road, San Jose