

# FOR LEASE: 3,429± SF - 9,474± SF JUNIOR ANCHOR SPACE SOUTHGATE SHOPPING CENTER

First Year Leasing Incentives - \$1.99 PSF plus NNN



445 Blossom Hill Rd  
@ Snell Ave, San Jose, CA

**David Taxin**  
Partner  
Lic. #00983163  
dtaxin@moinc.net  
(408) 966-5919

**Bobby Facchino**  
Senior Associate  
Lic. #02178873  
bobby@moinc.net  
(408) 318-0623



# HIGHLIGHTS



- 3,429± SF – 9,474± SF Junior Anchor Space Available
- First year Leasing Incentives—\$1.99 PSF, NNN
- \$3.00 PSF, Plus NNN
- Three Options to Configure Space
- Co-Tenants Include Michael’s, Dollar Tree, O’Reilly, Redwing Shoes, 7 Leaves Café, and T-Mobile
- Prime Retail Intersection of Snell Ave. & Blossom Hill Rd.
- Traffic Counts:
  - Snell Ave – 25,383+ ADT
  - Blossom Hill Rd – 38,940+ ADT

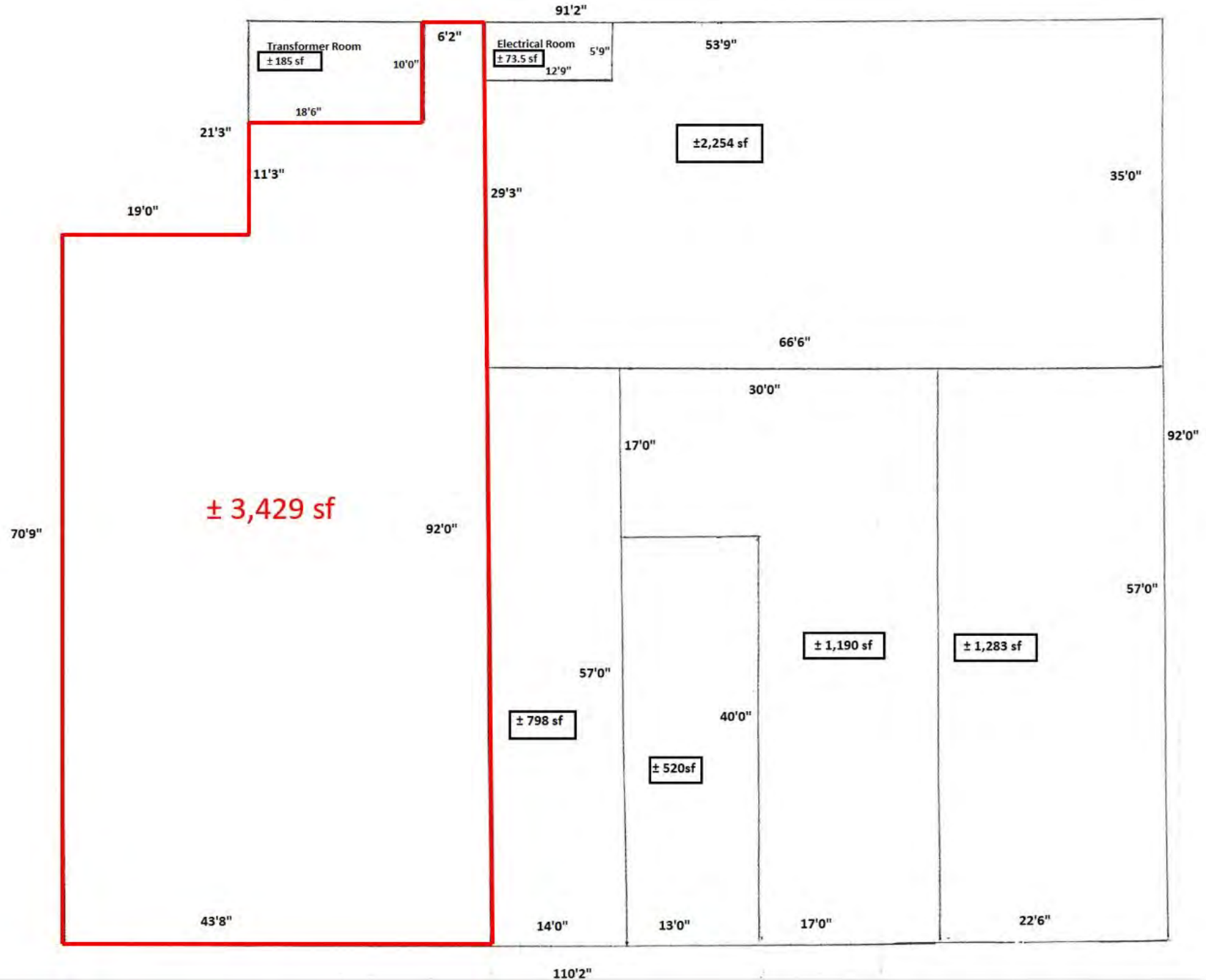
The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

# AVAILABLE SPACE EXTERIOR PHOTOS



The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

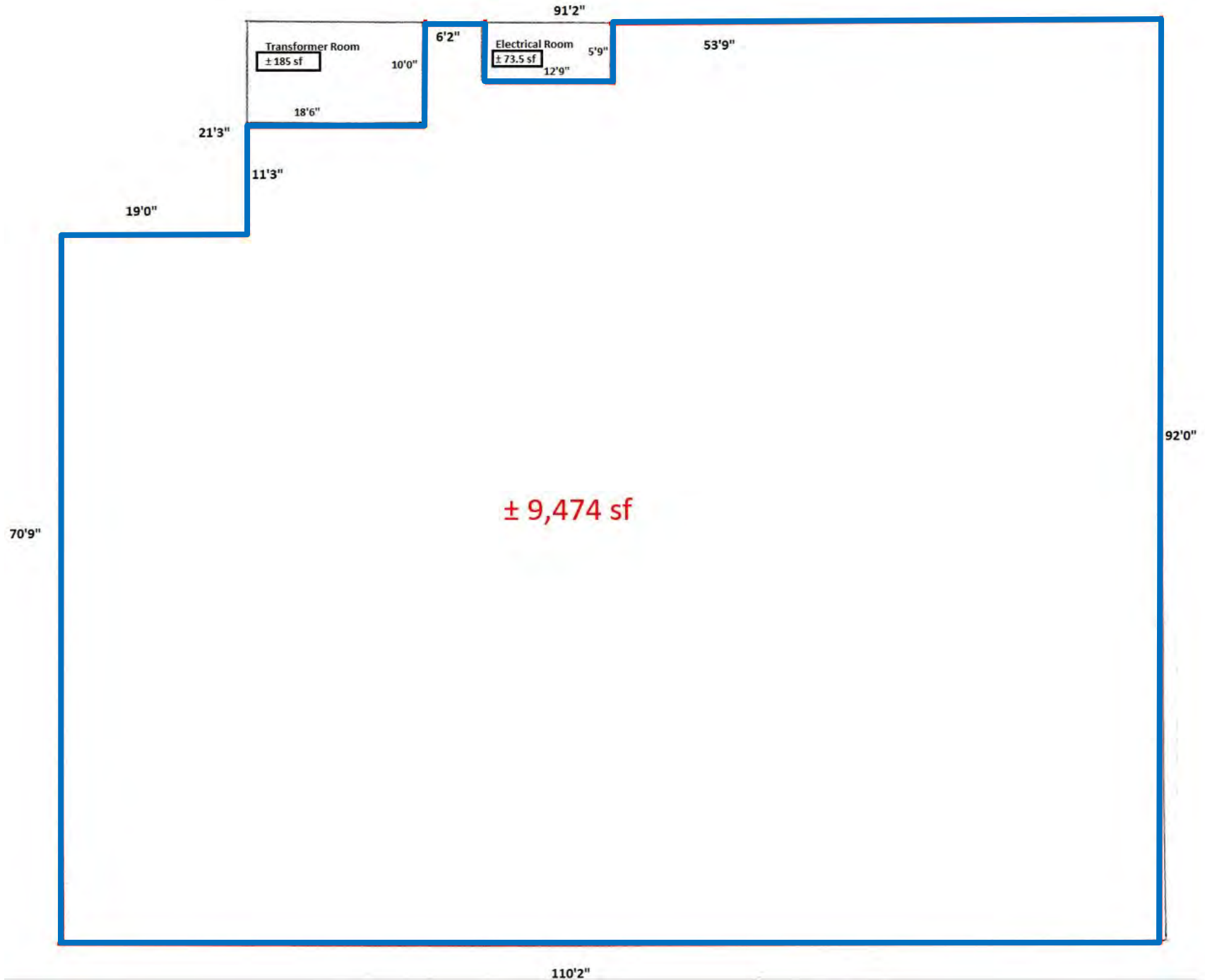
# POSSIBLE CONFIGURATION 1: 3,429± SF



The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

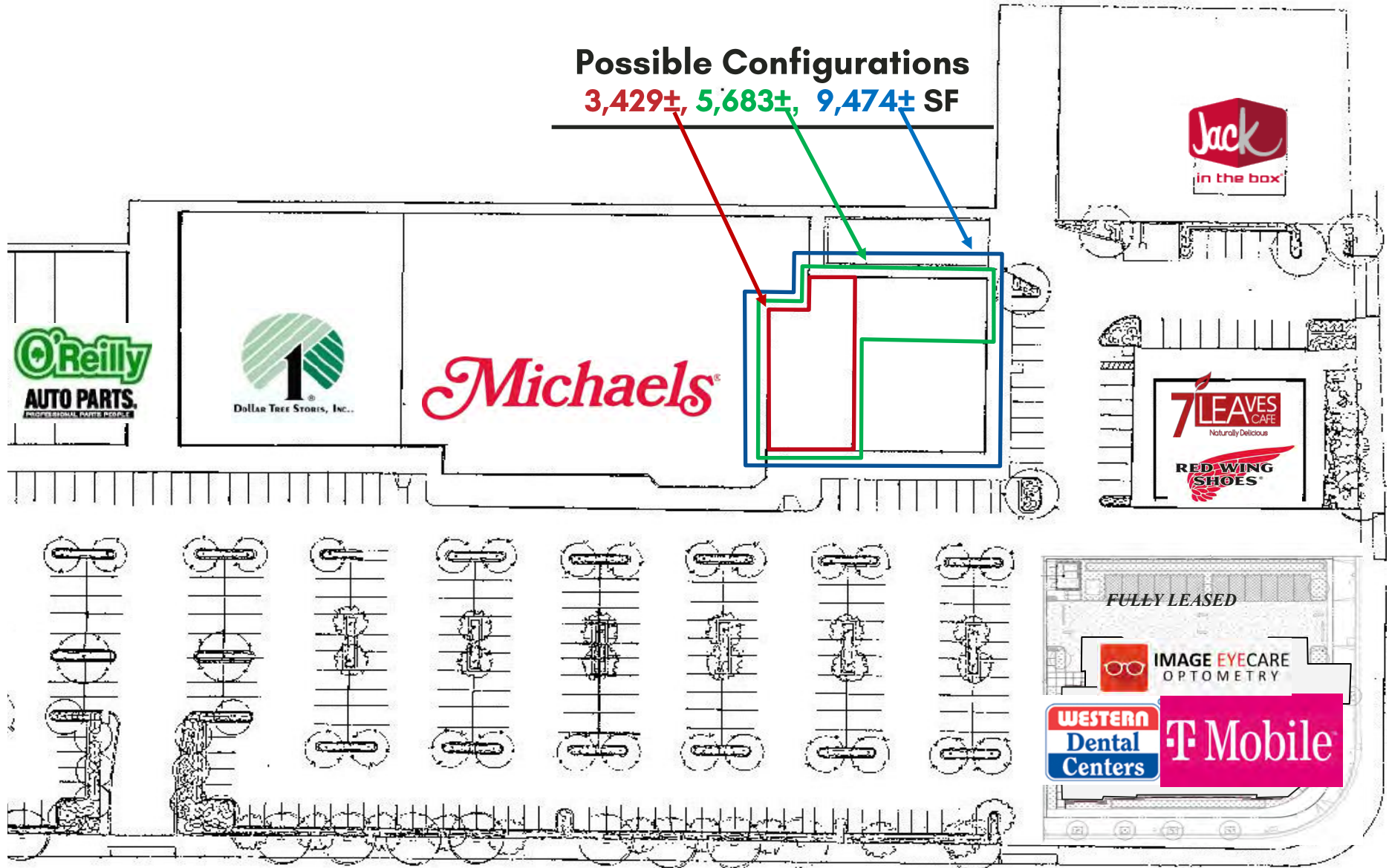


# POSSIBLE CONFIGURATION 3: 9,474± SF



The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

# SITE PLAN



Possible Configurations  
3,429±, 5,683±, 9,474± SF

BLOSSOM HILL RD

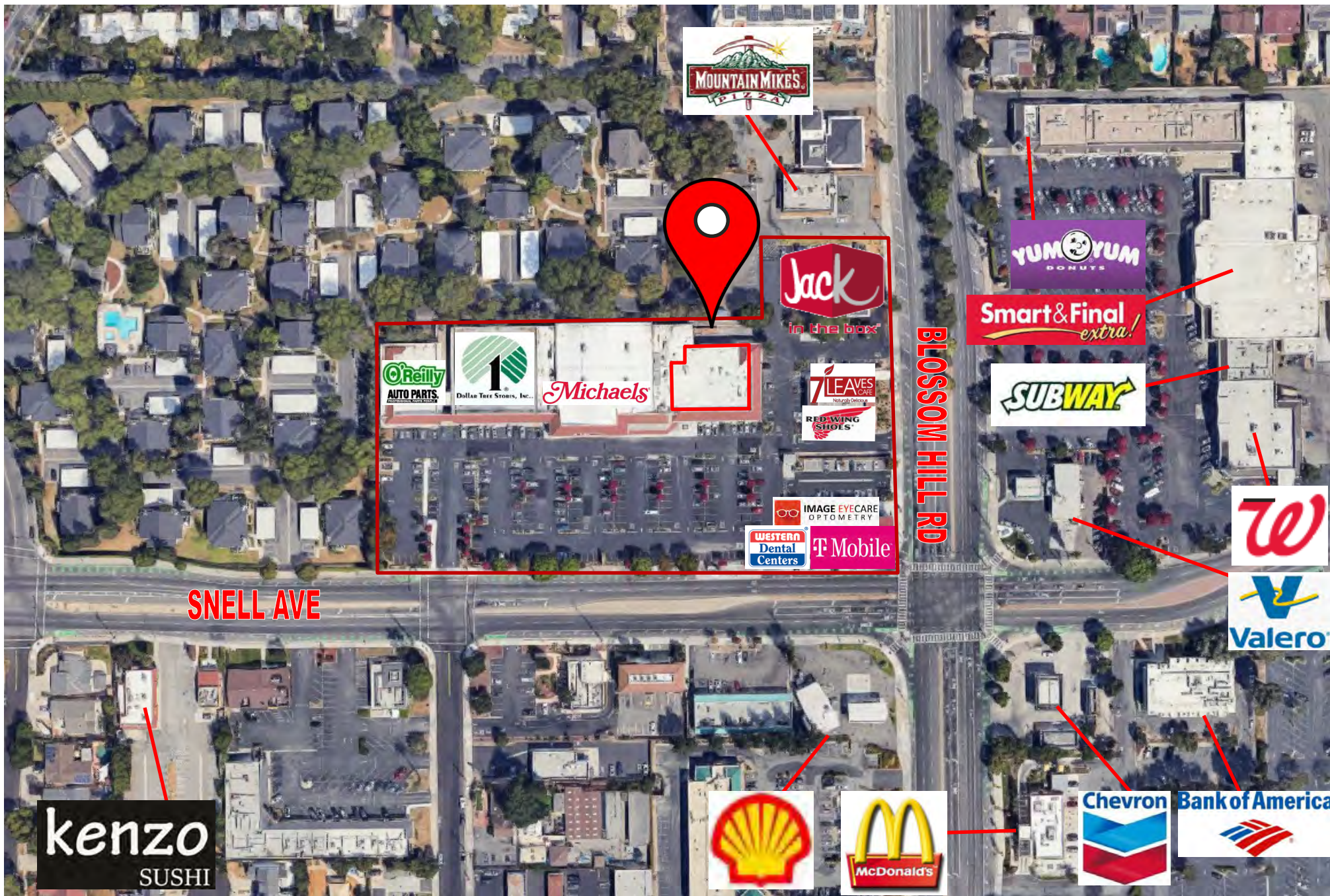
SNELL AVE

# SITE PLAN: AERIAL

Possible Configurations  
3,429±SF 5,683± SF 9,474 SF



The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.



# DEMOGRAPHICS



<b>2024 SUMMARY</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>Population</b>	15,167	81,276	258,952
<b>Households</b>	5,878	29,553	93,554
<b>Average Household Size</b>	2.53	2.72	2.74
<b>Owner Occupied Housing Units</b>	3,579	20,296	60,595
<b>Renter Occupied Housing Units</b>	2,299	9,257	32,959
<b>Median Age</b>	46.9	46	43.3
<b>Median Household Income</b>	\$200,001	\$195,262	\$168,837
<b>Average Household Income</b>	\$271,935	\$249,631	\$224,866

The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

# SOUTHGATE SHOPPING CENTER 445 Blossom Hill Rd



**David Taxin**

Partner  
Lic. #00983163  
dtaxin@moinc.net  
(408) 966-5919

**Bobby Facchino**

Senior Associate  
Lic. #02178873  
bobby@moinc.net  
(408) 318-0623

MEACHAM/OPPENHEIMER, INC.  
8 N San Pedro St. #300  
San Jose, CA 95110  
Tel. 408.378.5900  
www.moinc.net

