



Princeton Plaza

1375 Blossom Hill Road
San Jose, CA 95118



For Additional information, contact Exclusive Agent:

408.331.2308

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Vice President

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Biagini Properties, Inc.

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www.biaginiproperties.com



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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Location Description

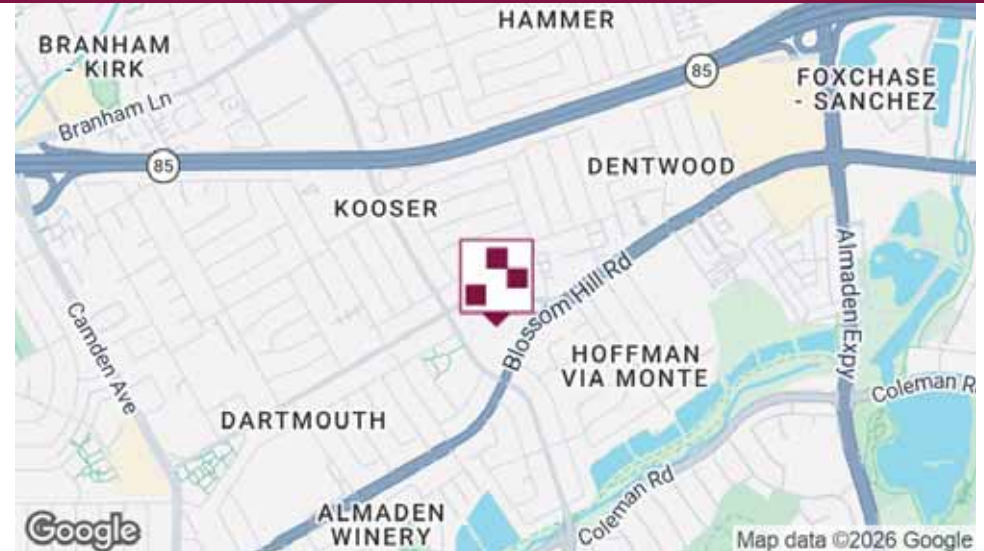
Nestled in the bustling city of San Jose, this prime location offers a host of nearby attractions and amenities for retail and neighborhood center tenants to enjoy. Situated in close proximity to popular destinations such as Almaden Lake Park, Westfield Oakridge Mall, and the bustling retail corridors along Blossom Hill Road, this area provides an array of opportunities for retail success. With a thriving local community and convenient access to major retail streets, the potential for drawing in local residents and visitors alike is unrivaled. Embrace the vibrant energy and rich retail landscape that San Jose has to offer at this desirable location.

Offering Summary

Lease Rate:	Negotiable
Estimated NNN Charges	.66 SF/month - 2026
Number Of Units:	33
Available SF:	930 - 1,252 SF
Lot Size:	279,499 SF
Building Size:	180,000 SF

Major Tenants

- Walgreens, Michaels, Outdoor Supply Hardware, Planet Fitness, Satellite Healthcare, Starbucks, McDonalds, Bonchon, Hallmark, Elite Educational Center, Garudas Indian Mart & Kitchen, Cosmotek Beauty College, Action Urgent Care, Armed Forces Career Center, Competitive Edge Physical Therapy



Property Highlights

- 180,000 SF Center with Over 30 Tenants in 9 Buildings
- Signalized Intersection of Three Major Retail Streets – Blossom Hill, Meridian and Kooser
- Abundant Parking - 916 Parking Stalls
- Beautiful, Modern Architectural Styling
- Great Branding Opportunities. 2 Monument Signs plus Building Signage



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Lease Information

Lease Type:	NNN .66 SF/month 2026	Lease Term:	Negotiable
Total Space:	930 - 1,252 SF	Lease Rate:	Negotiable

Available Spaces

Suite	Size (SF)	Lease Rate	Description
■ 1375 Blossom Hill Road, Unit 18	1,252 SF	Negotiable	± 21' 5" W x 63' 7" D. Prime end cap location, outdoor patio seating available, full-height glass storefront, glass entrance door, drop t-bar ceiling with 2' x 4' recessed fluorescent lighting, rear production/storage room, 1 restroom (non-ADA), separate electrical (225 Amps; 3 PH; 4W; 120/208V), separate HVAC. Available Now.
■ 1375 Blossom Hill Road, Unit 22	930 SF	Negotiable	± 15' W x 60' D. Former Papa Murphy's Take-N-Bake Pizza. Ideal for Quick-Serve, Take & Bake, Bakery, Beverage, Coffee Shop or any Food-Prep Use. Food ready interior improvements: 3-compartment stainless steel sink, walk-in refrigerator, 40-gallon gas water heater, washer & dryer, janitor's sink, Marlite FRP walls throughout food-prep areas. Full height storefront glass door and windows, sheetrock, 10' AFF, 1 restroom (non-ADA), separate electrical panel (225 Amps; 3 PH; 4W; 120/208V), separate HVAC. Available Now.



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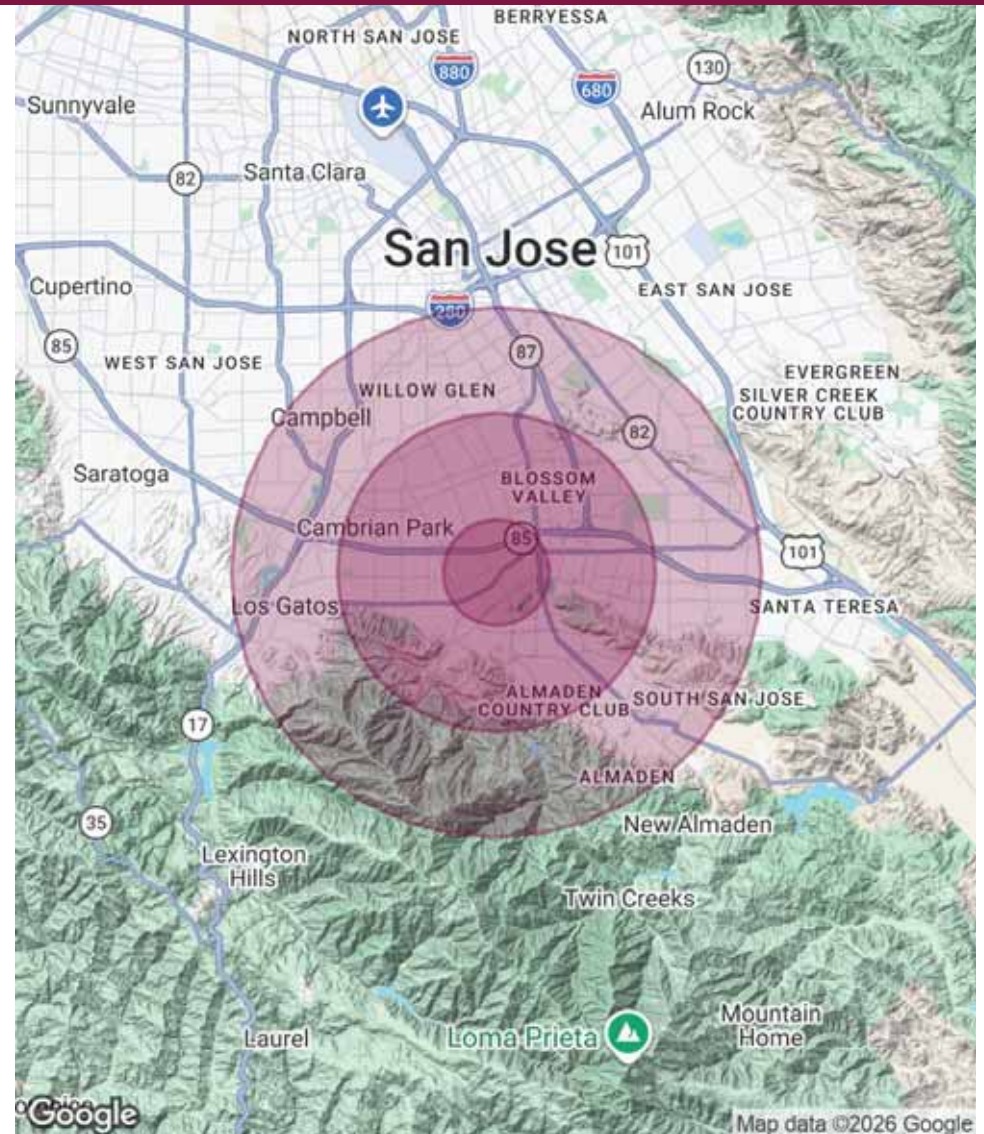
Population	1 Mile	3 Miles	5 Miles
Total Population	23,172	152,805	394,052
Average Age	40	41	41
Average Age (Male)	39	40	40
Average Age (Female)	41	42	42

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	8,152	52,654	136,866
# of Persons per HH	2.8	2.9	2.9
Average HH Income	\$209,908	\$237,283	\$212,116
Average House Value	\$1,453,796	\$1,493,134	\$1,379,362

* Demographic data derived from 2020 ACS - US Census

Traffic Counts 24 Hour ADT 2017

Meridian Avenue at Antwerp Lane	13,618
Blossom Hill Road at Croydon Avenue	22,241
Blossom Hill Road at Kooser Road	30,000
Blossom Hill Road at Seifert Avenue	30,000
W. Valley Freeway at Meridian Avenue	133,400



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Unit	Tenant
4	Capitol Dance Company
5	Diva Nails & Spa
6	Muia's Custom Tailoring
7	In Focus Optometry
8	Elite Educational Institute
9	Cosmotek Beauty College
10	Dorene's Wide Shoes
11	Senor Taco Taqueria
12	Mandarin House Restaurant
17	Competitive Edge Physical Therapy
18	1,252 Square Feet
20	The Cup & Saucer Restaurant
22	930 Square Feet
24	Outdoor Supply Hardware
1444	Michaels Arts & Crafts
1448	Garudas Indian Mart & Kitchen
1450	Satellite Healthcare
33	Competitive Edge Physical Therapy
37	Mathnasium
38	C'est Si Bon Bakery
41	Planet Fitness
45	The Little Gym
48	Walgreens
49	Action Urgent Care
50	Starbucks Coffee
52	McDonald's
56	Kimmie's Hair Salon
61	Larry's Hallmark - US Post Office Express
63	The Wine Rack Liquors
64	Prestige Portraits By Lifetouch
66	Bonchon Chicken
67	Armed Forces Career Center
68	LifeSport Fitness
69	Victory Martial Arts
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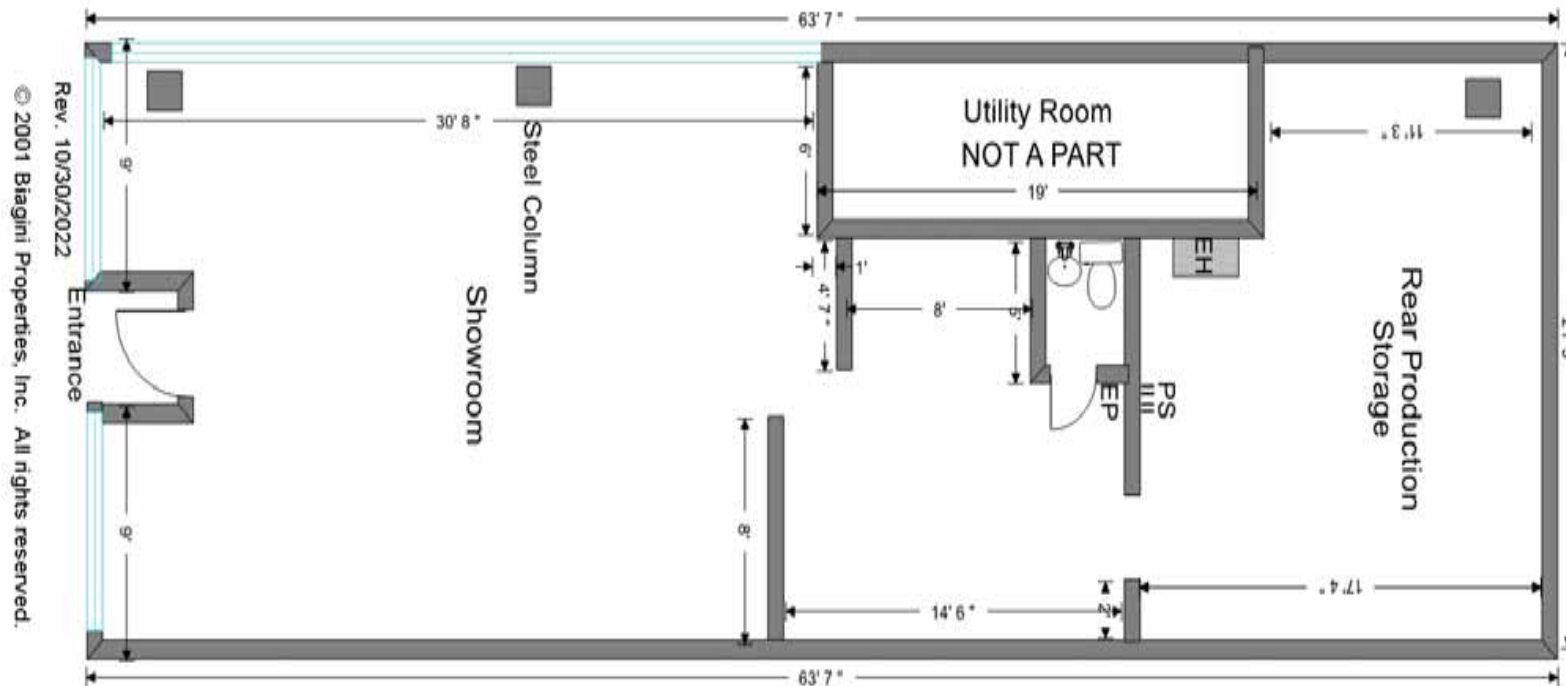
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 ± 1,252 Square Feet (± 21' 5" W x 63' 7" D)

- Glass Storefront
 - Glass Entrance Door
 - Drop T-Bar Ceiling
 - 2' x 4' Recessed Fluorescent Lights
 - 1 Non-ADA Restroom
 - Fire Sprinklers
 - Concrete Floor
- EP = Separate Electric Panel
 225 Amps; 3 PH; 4W; 120/208V
- EH = Exhaust Hood
 PS = Plumbing Stub-Outs with Drain
- All dimensions inside edge to inside edge



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1375-#18 Interior



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1375-#22 Interior



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