



Princeton Plaza

1375 Blossom Hill Road
San Jose, CA 95118



For Additional information, contact Exclusive Agent:

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Biagini Properties, Inc.

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Rev. December 04, 2024



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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Property Description

Triangular shaped site at signalized intersection of three major retail/commercial streets; Blossom Hill Road, Meridian Avenue and Kooser Road. Western Gateway to the Blossom Hill Road Retail Corridor and Almaden Valley. Dense suburban neighborhood with mix of retail, commercial, professional offices and residential.

Offering Summary

Lease Rate:	\$2.95 SF/month
Estimated NNN Charges	.60 SF/month - 2024
Number Of Units:	33
Available SF:	1,252 SF
Lot Size:	279,499 Acres
Building Size:	240,550 SF

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

Major Tenants

- Walgreens, Michaels, Outdoor Supply Hardware, Planet Fitness, Satellite Healthcare, Starbucks, McDonalds, Papa Murphy's Pizza, Bon Chon, Hallmark, US Post Office, Elite Educational Center, Garudas Indian Mart & Kitchen, Cosmotek Beauty College



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Lease Information

Lease Type:	NNN .60 SF/month 2024	Lease Term:	Negotiable
Total Space:	1,252 SF	Lease Rate:	\$2.95 SF/month

Available Spaces

Suite	Size (SF)	Lease Rate	Description
■ 1375 Blossom Hill Road, Unit 18	1,252 SF	\$2.95 SF/month	± 21' 5" W x 63' 7" D. Prime end cap unit. Outdoor patio seating. Glass storefront, glass entrance door, drop t-bar ceiling with 2' x 4' recessed fluorescent lighting, rear production storage room, 1 non-ADA restroom, separate electrical (225 Amps; 3 PH; 4W; 120/208V), separate HVAC.



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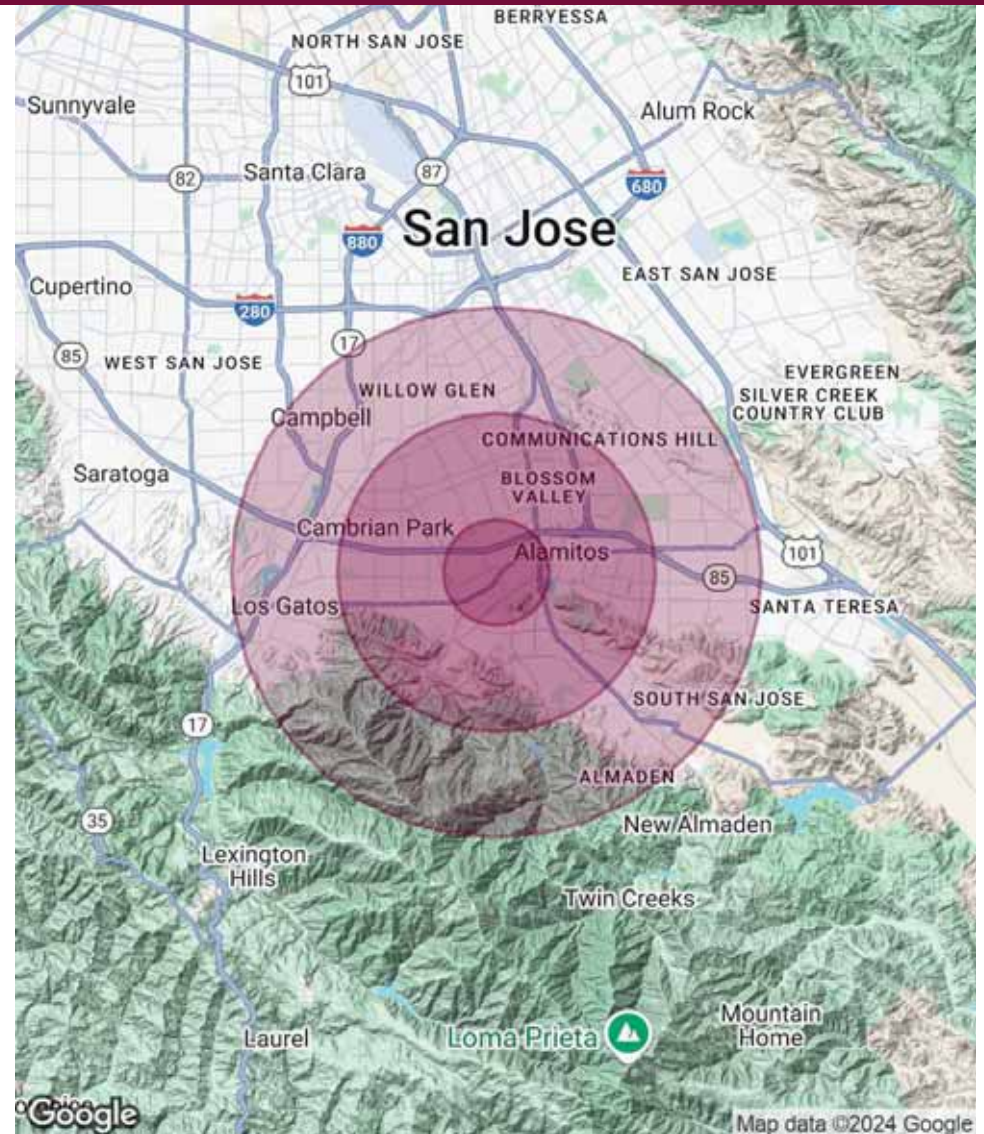
Population	1 Mile	3 Miles	5 Miles
Total Population	23,717	169,933	435,560
Average Age	40.5	41.8	40.3
Average Age (Male)	39.2	40.8	39.3
Average Age (Female)	40.8	42.4	41.1

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	8,538	59,943	154,562
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$143,817	\$173,740	\$158,575
Average House Value	\$1,011,236	\$1,076,017	\$994,660

* 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
6	Muia's Tailors
7	In Focus Optometry
9	Cosmotek Beauty College Elite Educational Center
10	Dorene's Wide Shoes
11	Senor Taco
12	Mandarin House Restaurant
17	Competitive Edge Physical Therapy
18	1,252 Square Feet
20	Cup & Saucer Restaurant
22	Papa Murphy's Pizza
24	Outdoor Supply Hardware
1448	Garudas Indian Mart & Kitchen
32	Michaels Arts & Crafts
33	Competitive Edge Physical Therapy
37	Kumon Learning Center
38	C'est Si Bon Bakery
48	Walgreens
49	Action Urgent Care
50	Starbucks Coffee
52	McDonald's
56	Kimmie's Hair Salon
61	Larry's Hallmark - US Post Office
63	The Wine Rack
64	Lifetouch Photography
66	BonChon Chicken
67	Armed Forces Career Center
68	LifeSport Fitness
69	Victory Martial Arts Planet Fitness Satellite Healthcare
90	Vector Data (basement space under Outdoor Supply Hardware)



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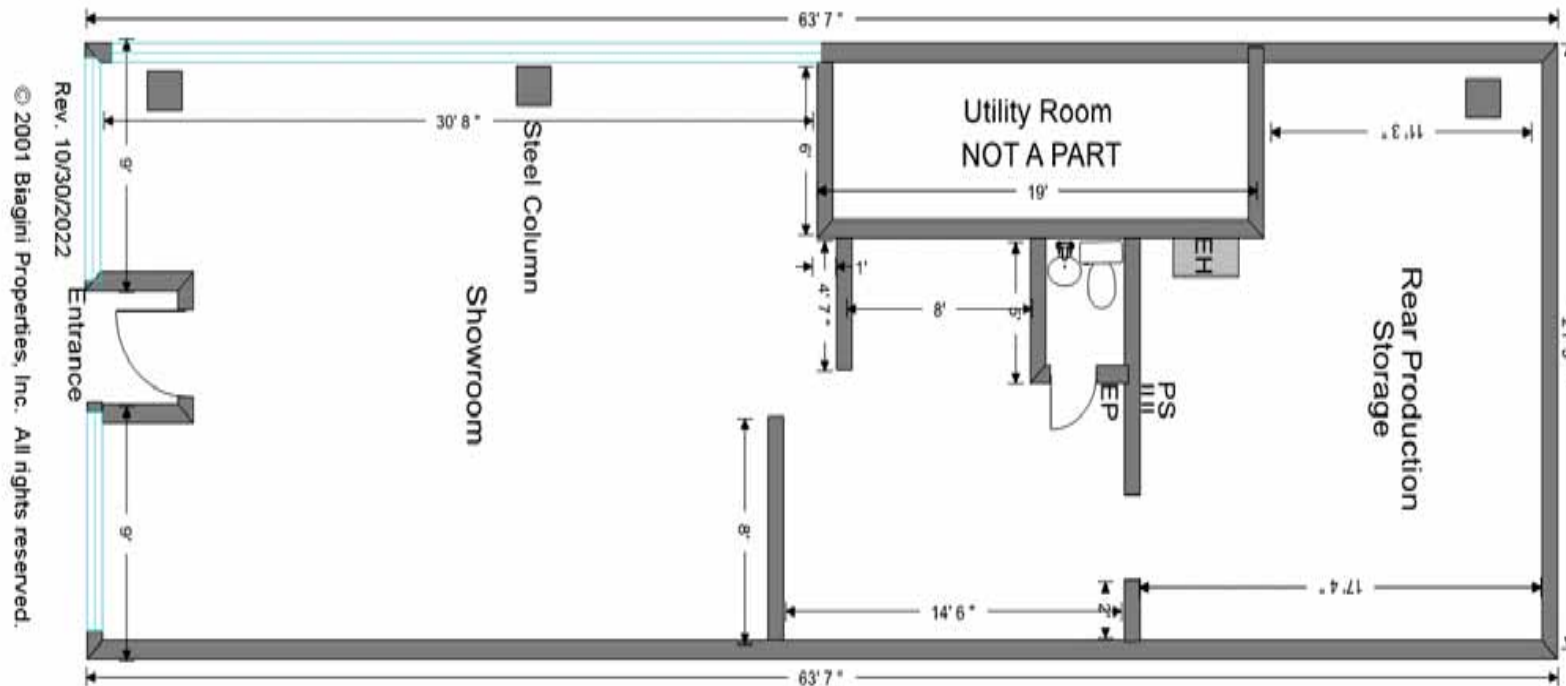
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 ± 1,252 Square Feet (± 21' 5" W x 63' 7" D)

- 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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