

# FOR SALE OR LEASE



465 BLOSSOM HILL RD  
SAN JOSE, CA

CVS pharmacy  
McDonald's  
Pet Club FOOD AND SUPPLIES  
Bank of America  
Quality AUTO PARTS  
UPS

Lucky Telecommunications  
Valero  
Quality TUM TUM

9  
DUNKIN' DONUTS  
Shell

HWY 85 137,000 ADT

BLOSSOM HILL RD 46,000 ADT

SNELL AVE 25,000 ADT

465 Blossom Hill Rd | San Jose, CA

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## HIGHLIGHTS

- Rare stand-alone building with gated parking
- One (1) grade level door, retail sales area and warehouse space.
- Excellent access to I-85 on- and off-ramps.
- Dedicated parking lot with rear gated area
- Existing pylon sign and excellent building visibility along Blossom Hill
- Excellent average household incomes exceeding \$150,000 per year.
- Excellent traffic counts in excess of 46K ADT.
- Area Co-Tenants include Smart & Final Extra, CVS, Walgreens, Michael's, Pet Club, McDonald's, Dunkin, Jack-in-the-Box, Chevron, Shell, Bank of America, Red Wings, and many more.

ADDRESS: 465 Blossom Hill Rd | San Jose, CA

PROPERTY TYPE: Owner User / Value Add

SALE PRICE: Contact Broker

LEASE RATE: Contact Broker

LEASE TYPE: NNN

ZONING: Commercial Pedestrian (CP)

SPACE AVAILABLE: ±10,800 sq ft

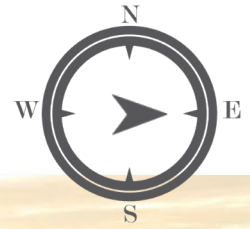
LOT SIZE: ±1.0 acre

APN: 464-147-007

TRAFFIC: Blossom Hill Rd: 46k ADT

Hwy 85: 137k ADT

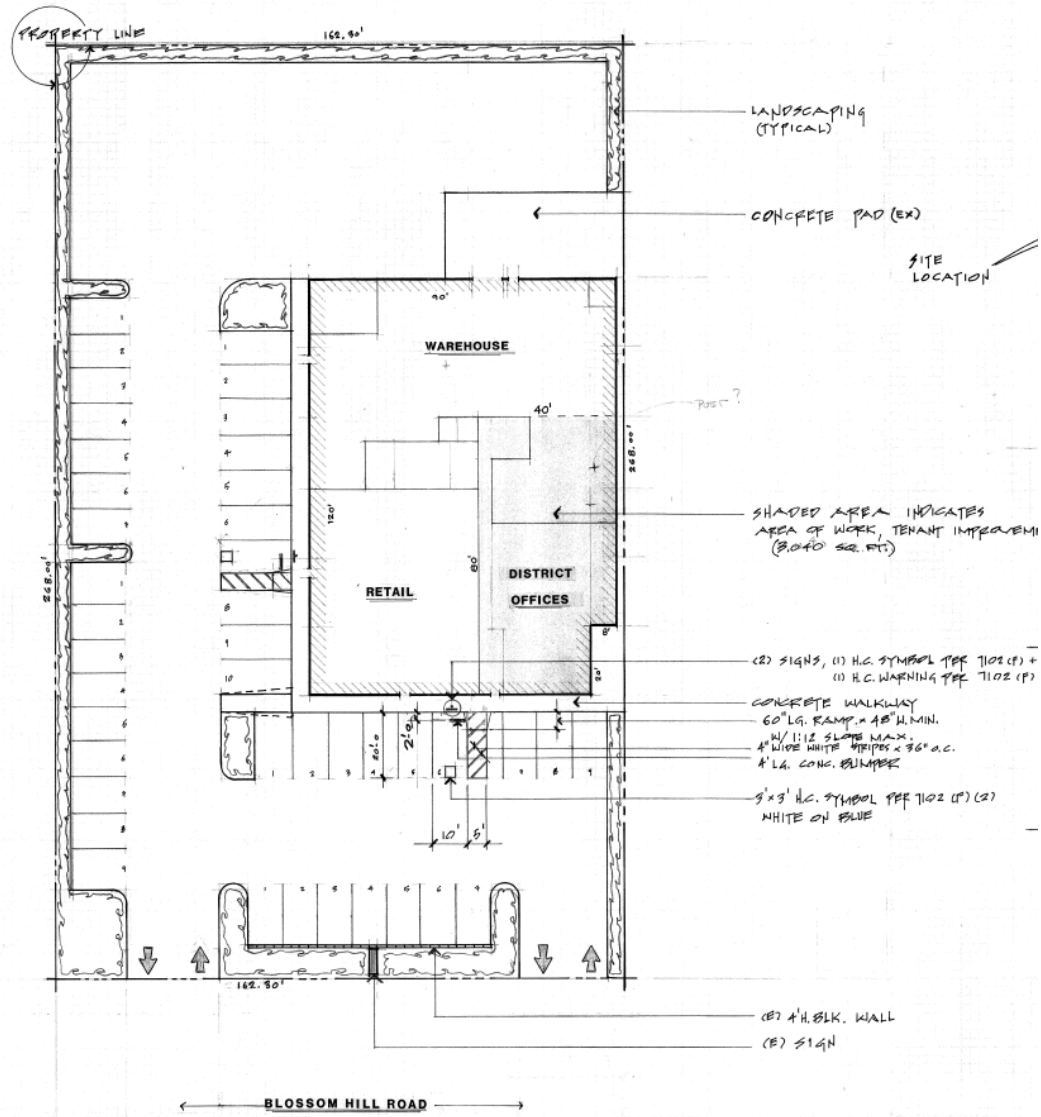




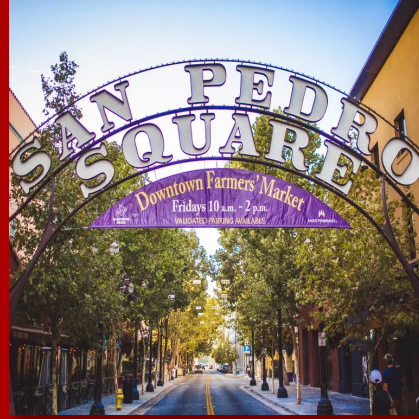


465 BLOSSOM HILL RD  
SAN JOSE, CA

# SITE PLAN



## CITY OVERVIEW



### Location & Population:

- San Jose is located in the heart of Silicon Valley, Northern California. San Jose is the third-largest city in California. Its strategic location provides easy access to major cities like San Francisco and Santa Cruz.

### Economy:

- San Jose is a major economic hub, home to numerous tech giants such as Adobe, Cisco, and eBay. The city boasts a median household income of \$115,893, reflecting its prosperous economy. The tech industry drives much of the local job market and economic growth. The median home price in San Jose is around \$1.2 million, reflecting strong demand for both residential and commercial real estate.

### Education:

- The city is home to San Jose State University and several other higher education institutions. The presence of these institutions also supports local innovation and research.

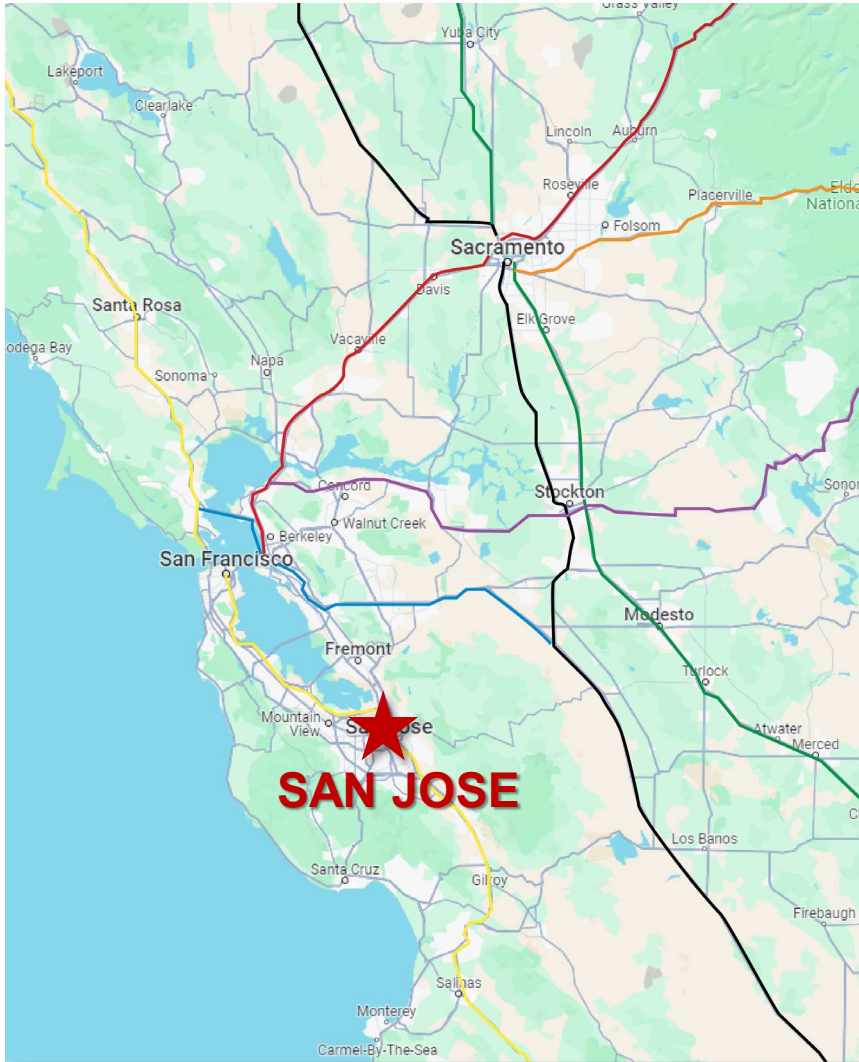
### Transportation:

- San Jose is well-connected by major highways including I-280, I-880, and US-101. The city also offers robust public transportation options such as the VTA light rail, Caltrain, and ACE. Additionally, the San Jose International Airport (SJC) provides extensive domestic and international flights.

### Quality of Life:

- Residents of San Jose enjoy a pleasant climate with over 300 sunny days per year. The city offers numerous parks and recreational areas, including Alum Rock Park and Kelley Park. A vibrant cultural scene with museums, theaters, and annual events adds to the quality of life.

# DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
2023 Population	31,318	176,588	612,339
Projected Growth	-2.018%	-0.988%	-0.908%
Median Age	40	40	40
Households	10,149	58,831	202,514
Projected Growth	9,945	58,208	201,232
White Population	9,453	54,260	187,158
Black Population	1,198	7,101	19,683
Asian Population	9,334	55,269	193,258
Native Am Population	543	2,564	9,687
Pacific Isle Population	158	781	2,346
Mixed Population	4,653	23,468	77,297
Other Population	5,978	33,145	122,910
Hispanic Population	36.19%	33.55%	34.59%
Average HH Income	\$176.3k	\$184.5	\$185.6
Median HH Income	\$136.7k	\$139.4k	\$141.1k
High School Graduates	61.5%	61.9%	59.9%
College Graduates	28.3%	29.6%	30.2%
Total Businesses	69	497	707
Total Employees	18,487	131,661	612,339



# DISCOVER THE RIGHT REAL ESTATE OPPORTUNITY TO FIT YOUR NEEDS

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Appraisal & Valuation



Corporate Services



### SALES



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### LEASING TEAM



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