



Blossom Hill Shopping Center

1080 Blossom Hill Road
San Jose, CA 95123



For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

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Biagini Properties, Inc.

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Rev. August 11, 2023



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

Great retail corner at Blossom Hill Road and Almaden Expressway (across from Chili’s, Comerica Bank, Star One Credit Union, Whole Foods Market, Costco). Close to Westfield Oakridge Mall (Macys, Target, The Cheesecake Factory, P.F. Chang’s, Ranch 99 Market).

Offering Summary

Lease Rate:	Negotiable
Estimated NNN Charges	.84 SF/month - 2023
Number Of Units:	7
Available SF:	1,400 - 2,825 SF
Lot Size:	89,298 Acres
Building Size:	16,474 SF

Property Highlights

- Close to Westfield Oakridge Mall (Macys, Target, The Cheesecake Factory, P.F. Chang’s)
- Monument Signage on Blossom Hill Road
- High Visibility and Traffic Counts (147,500 Cars Per Day ADT)
- Near Highway 85, Highway 87, Light Rail Station and VTA Bus Lines
- Fire Sprinklered Building
- Zoned: CN (Commercial Neighborhood)
- Separately Metered for Electricity and Natural Gas
- Separate Electrical Panels
- Separate HVAC



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Available Spaces

Suite	Size (SF)	Lease Rate	Description
■ 1080-A Blossom Hill Road	2,825 SF	Negotiable	± 68' W x 48' D. Prime end cap unit facing Blossom Hill Road. Previously Verizon Wireless. Full height storefront glass, 2 entrance doors (1 double door, 1 4' wide front delivery door), 100% drop t-bar 10' above finish floor (AFF), upgraded parabolic light fixtures, roll down security gates on all windows, 2 ADA restrooms, 19-gallon electric hot water heater, upgraded smooth walls, mop sink closet.
■ 1080-D Blossom Hill Road	1,400 SF	Negotiable	Full height storefront glass, standard retail finish, 100% drop t-bar ceiling 10' above finish floor (AFF), 1 ADA restroom with upgraded ceramic tile floor, 1 private manager's office with picture window, built-in cabinetry, upgraded smooth walls, separately metered electrical (150 Amps; 3PH; 4W; 120/208V), separate HVAC, rear exit door.
■ 1080-F Blossom Hill Road	2,250 SF	Negotiable	± 25' W x 90' D. Previously Profile By Stanford. 5 Interior offices; newly built in 2019. Beautiful reception area, upgraded 2' x 2' drop t-bar ceiling with recessed can lighting, multiple interior offices with privacy glass doors and glass walls, rear breakroom with sink and built-in cabinets, 2 ADA restrooms, separate 100% HVAC, separate electrical panel (225 Amp; 3 PH; 4W; 42 Circuits), rear exit door.
■ 1080-G Blossom Hill Road	2,250 SF	Negotiable	Previously after school learning center. Full height glass storefront, 100% drop t-bar ceiling 10' above finish floor (AFF), large open area, 2 restrooms, 4 private offices, 4 classrooms, ceramic tile flooring throughout, separate electrical (150 Amps; 3PH; 4W; 120/208V) one-hour corridor, janitor's closet and rear exit door



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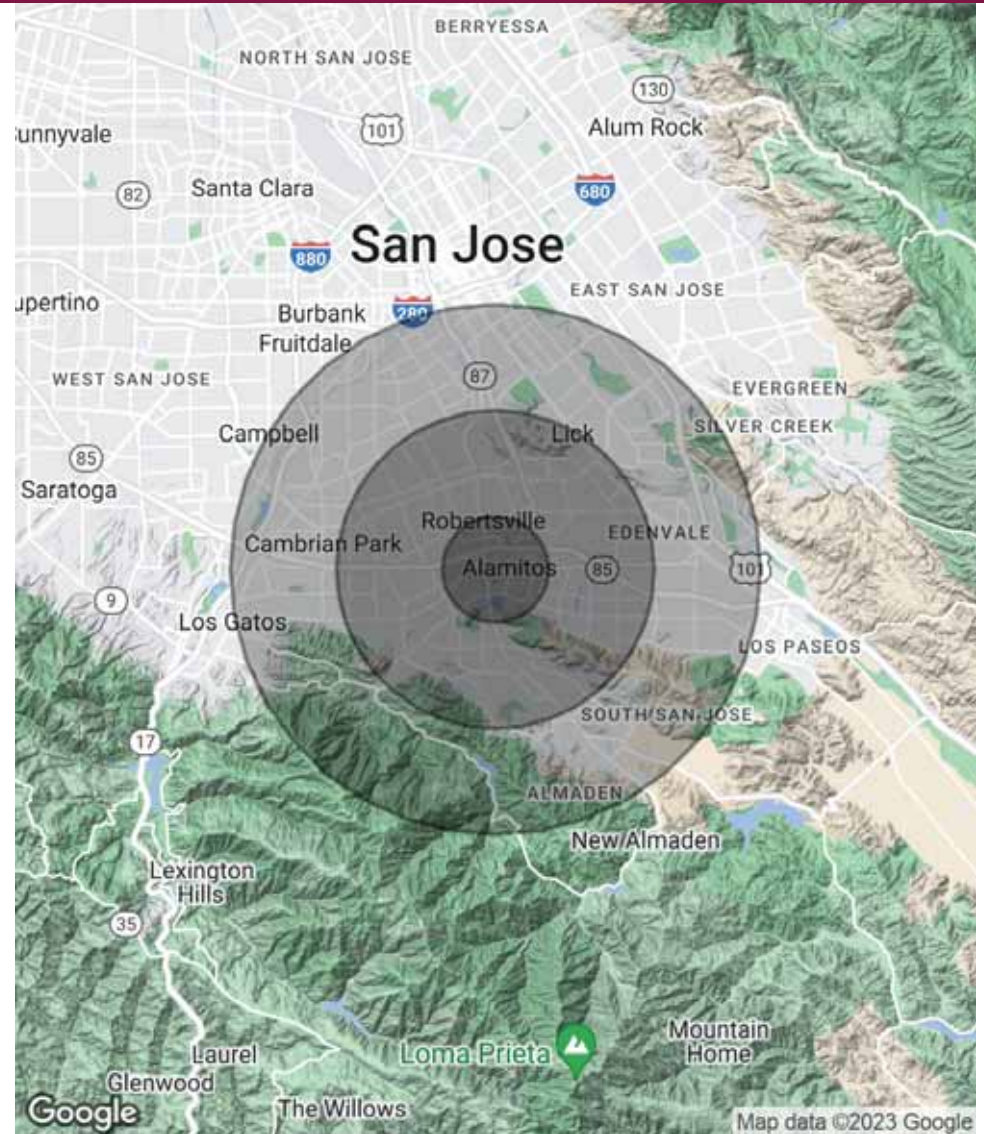
Population	1 Mile	3 Miles	5 Miles
Total Population	23,441	197,037	450,670
Average Age	41.5	40.5	39.9
Average Age (Male)	39.4	39.5	38.8
Average Age (Female)	42.2	41.3	40.7

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	9,233	68,991	155,461
# of Persons per HH	2.5	2.9	2.9
Average HH Income	\$119,404	\$161,239	\$154,143
Average House Value	\$774,793	\$953,535	\$940,428

* Demographic data derived from 2020 ACS - US Census

Traffic Counts (24 Hour ADT as of 2018)

Almaden Expressway at Blossom Hill Road	70,000
Almaden Expressway at Blossom Hill Road	61,000
Blossom Hill Road at Winfield Blvd.	24,280
Highway 85 at Blossom Hill Road	147,500



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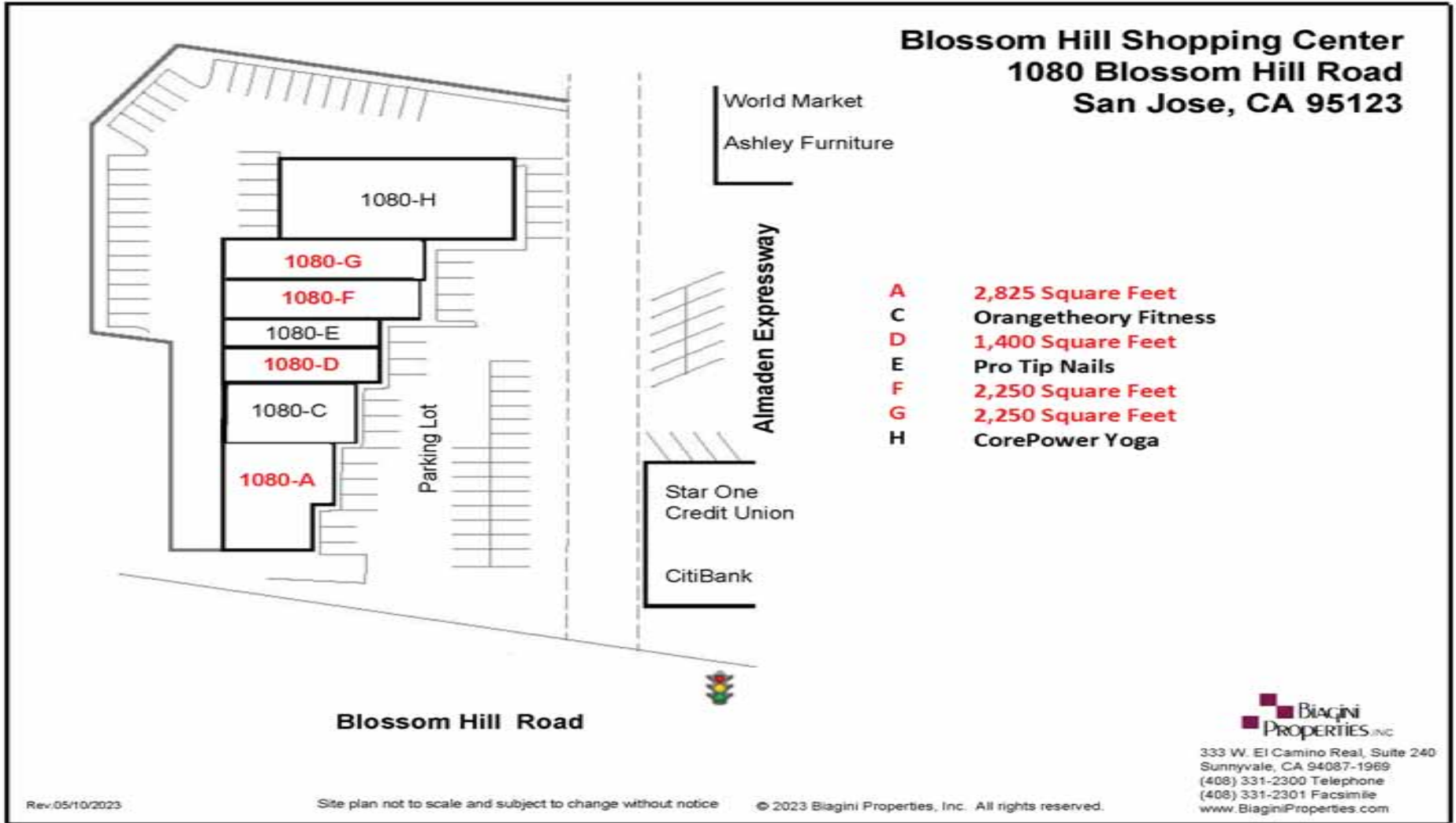
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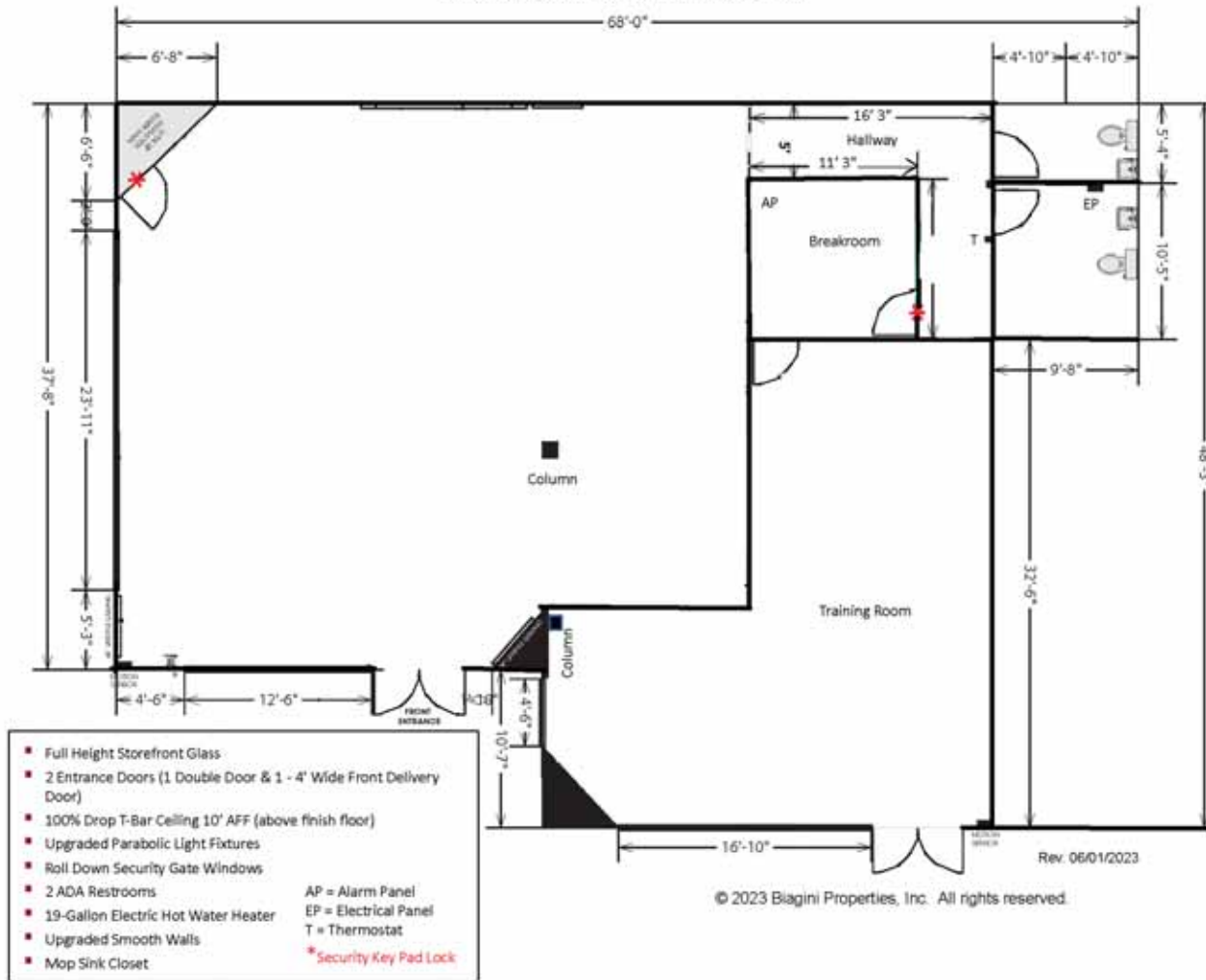
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BLOSSOM HILL SHOPPING CENTER
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 ± 2,825 Square Feet (± 68' W x 48' D)



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1080-F Interior



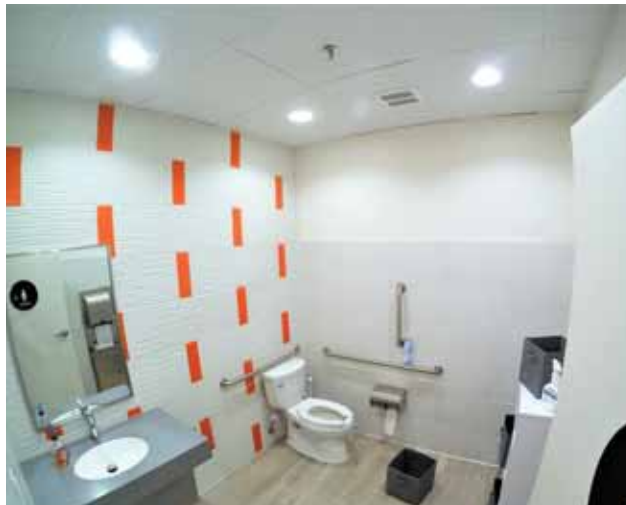
1080-F Interior



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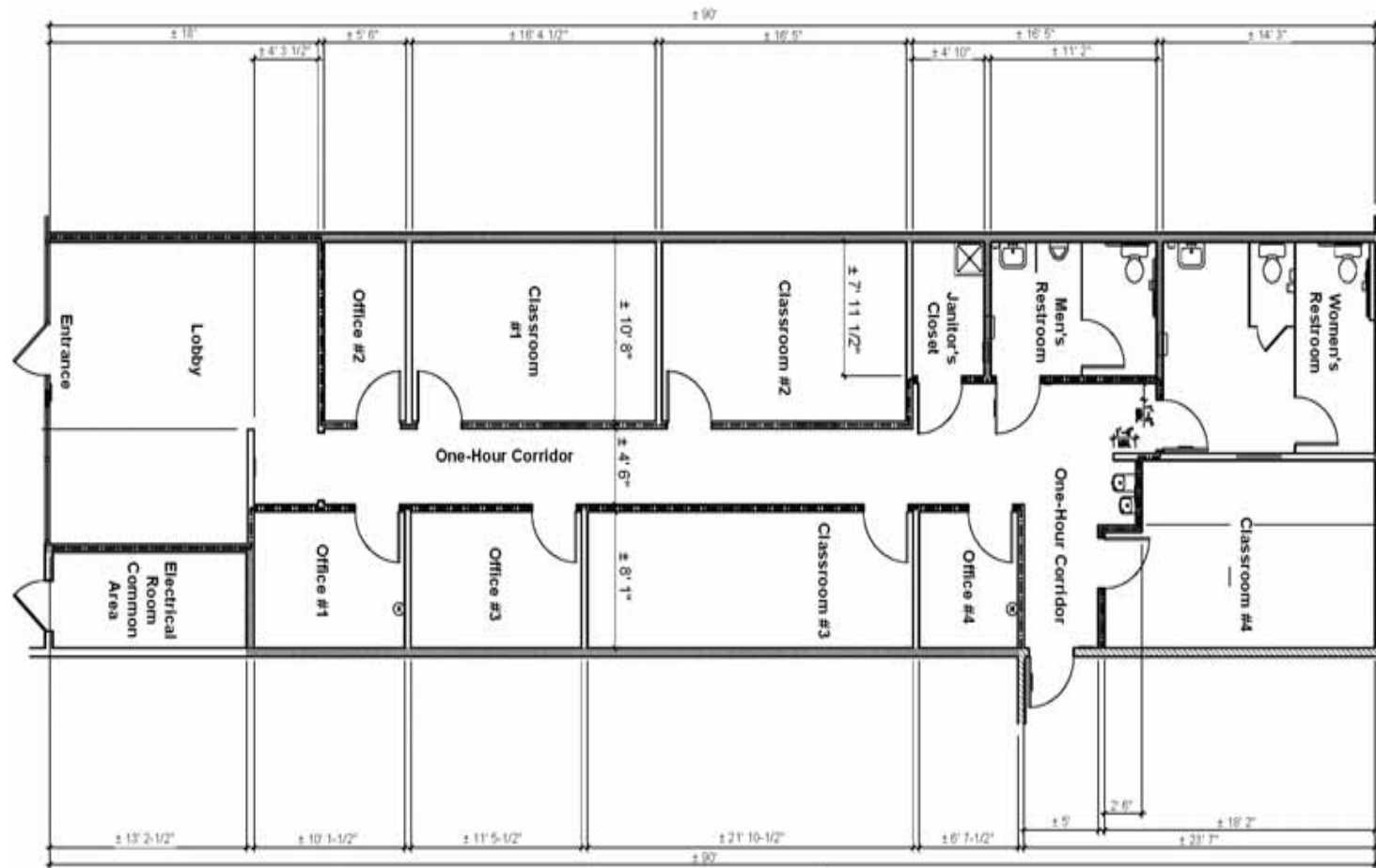
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1080-G Blossom Hill Road
 2,250 Square Feet
 (± 25' W x 90' D)
 Rev. 02/26/2019

- Full Height Glass Storefront
- 2 Restrooms
- 4 Offices
- 4 Classrooms
- Separate HVAC
- Separate Electrical Panel
- Janitor's Closet
- Fire Sprinklered

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