

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



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

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# HIGHLIGHTS



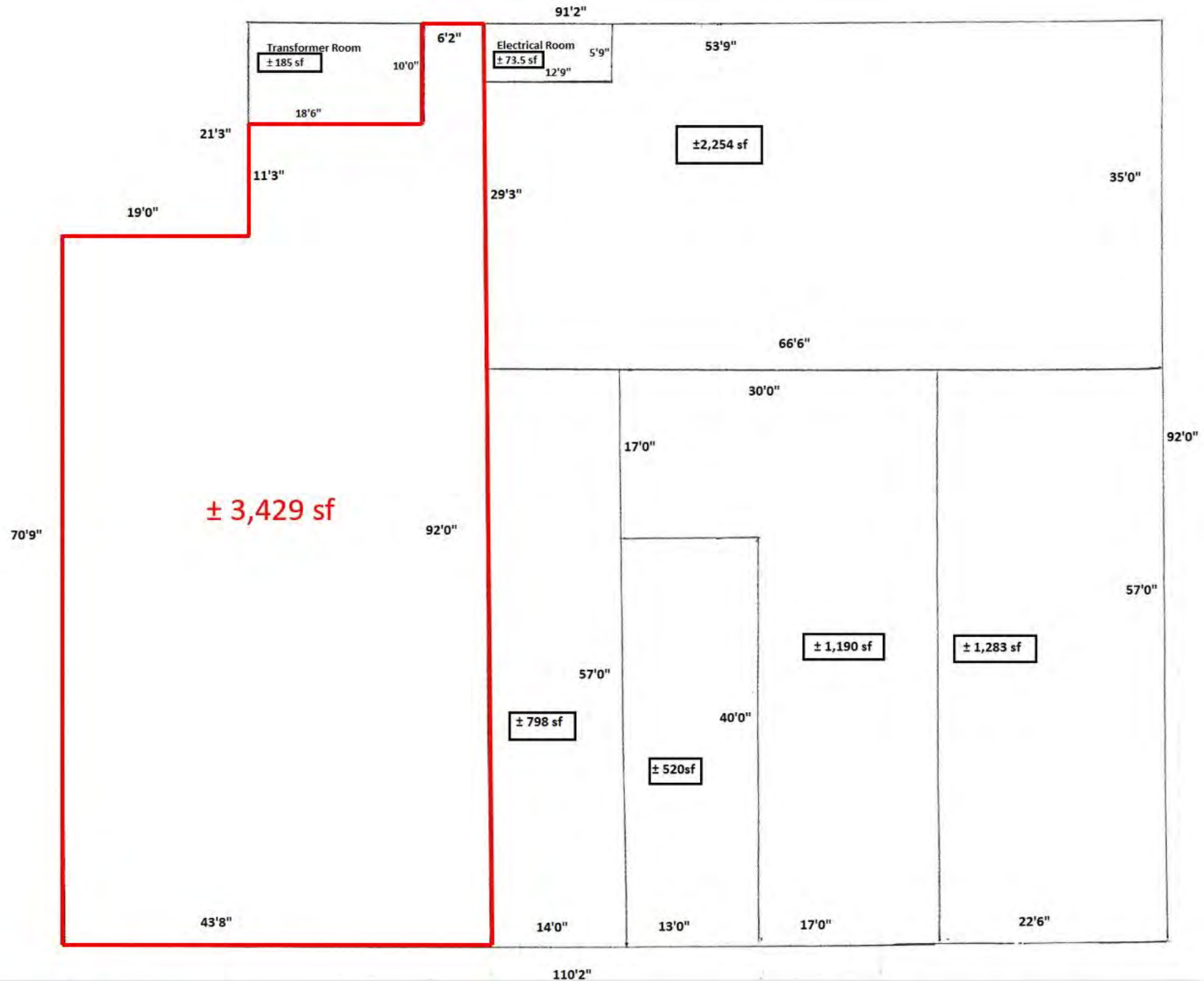
- 3,429 – 9,474± SF Junior Anchor Space Available
- \$3.00 psf, plus NNN
- Three Options to Configure Space
- Co-Tenants Include Michael's, Dollar Tree, O'Reilly, Redwing Shoes, 7 Leaves Café, and T-Mobile
- Prime Retail Intersection of Snell Ave. & Blossom Hill Rd.
- Traffic Counts:
  - Snell Ave—25,383+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

# AVAILABLE SPACE EXTERIOR PHOTOS



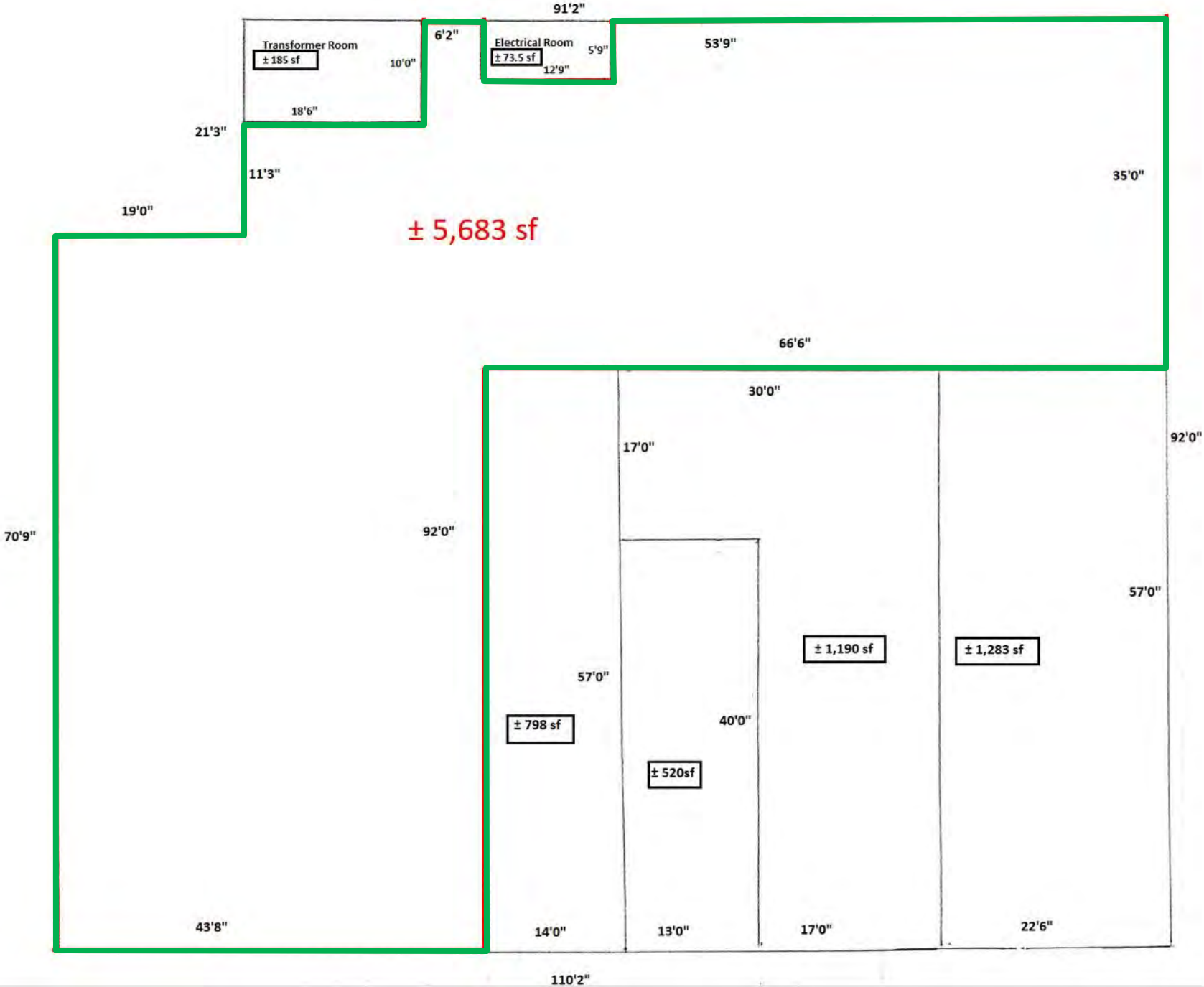
The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

# POSSIBLE CONFIGURATION 1: ±3,429 SF



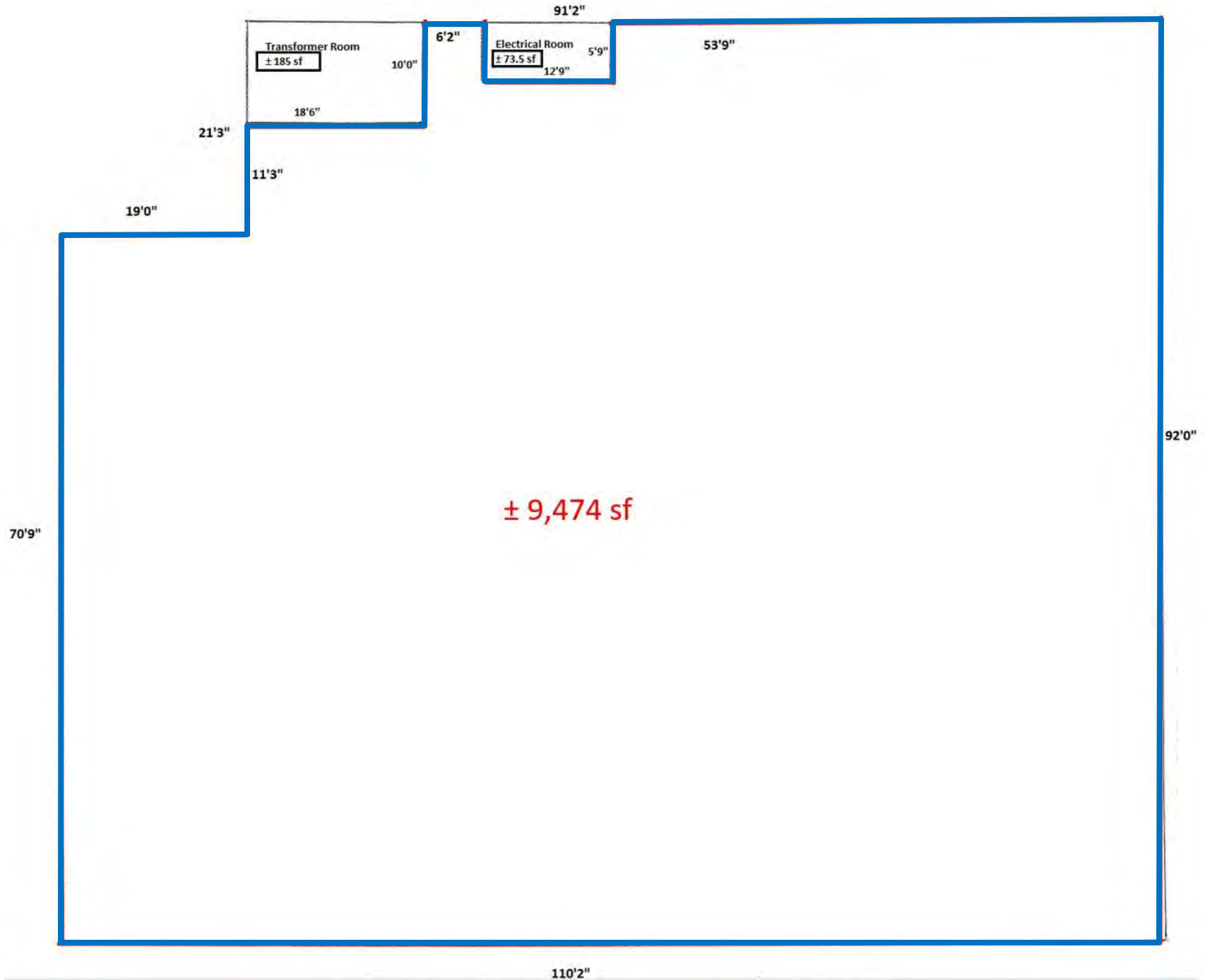
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# POSSIBLE CONFIGURATION 1: ±5,683 SF



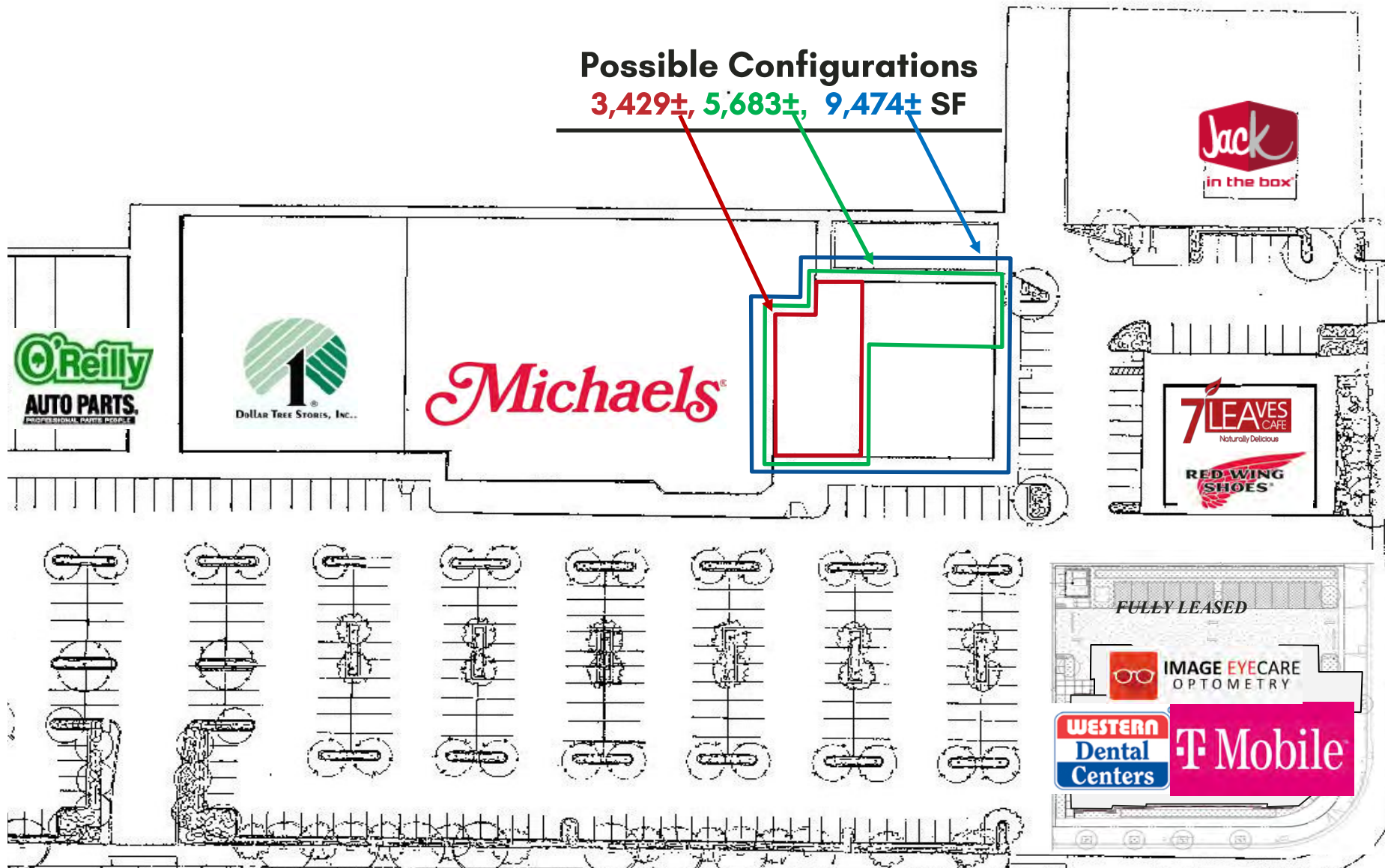
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# POSSIBLE CONFIGURATION 3: ±9,474 SF



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# SITE PLAN



**BLOSSOM HILL RD**

**SNELL AVE**

# SITE PLAN: AERIAL

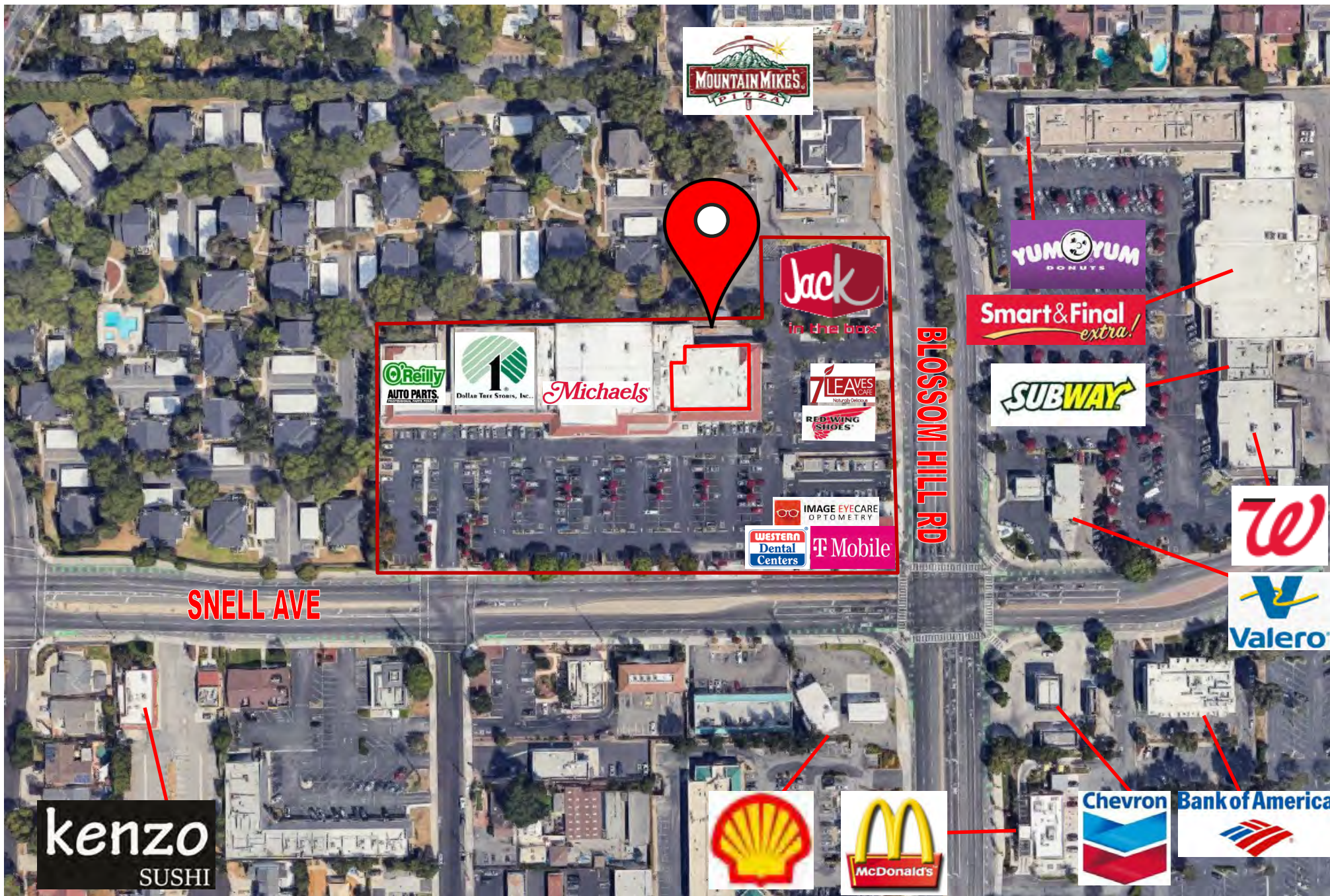
Possible Configurations **3,429±**, **5,683±**, **9,474±** SF



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# AERIAL



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# DEMOGRAPHICS



<b>2023 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

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