

**FOR LEASE**

# Office Space Near Oakridge Mall

**835 BLOSSOM HILL ROAD**

San Jose, CA 95123

**PRESENTED BY:**

**ROBIN SANTIAGO, SIOR, CCIM**

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CalDRE #01754421



## PROPERTY SUMMARY



### OFFERING SUMMARY

|                |                                |
|----------------|--------------------------------|
| LEASE RATE:    | \$2.50 SF/month (Full Service) |
| BUILDING SIZE: | 10,762 SF                      |
| AVAILABLE SF:  | 1,281 SF                       |
| YEAR BUILT:    | 1979                           |
| PARKING:       | 4 Per 1,000                    |

### PROPERTY OVERVIEW

Well maintained multi-tenant office building conveniently located on busy Blossom Hill Road. Walking distance to Westfield's Oakridge Mall and other retail amenities such as Buffalo Wild Wings, Party City, Lucky Supermarket, In-and-Out Burger, Jamba Juice, Starbucks, Kohl's, Target, Century Theaters, etc. Easy freeway access to 87 and 85.

### SPACES LEASE RATE SPACE SIZE LAYOUT

|           |                 |          |                                                      |
|-----------|-----------------|----------|------------------------------------------------------|
| SUITE 221 | \$2.50 SF/month | 1,281 SF | Three (3) private offices, conference room open area |
|-----------|-----------------|----------|------------------------------------------------------|

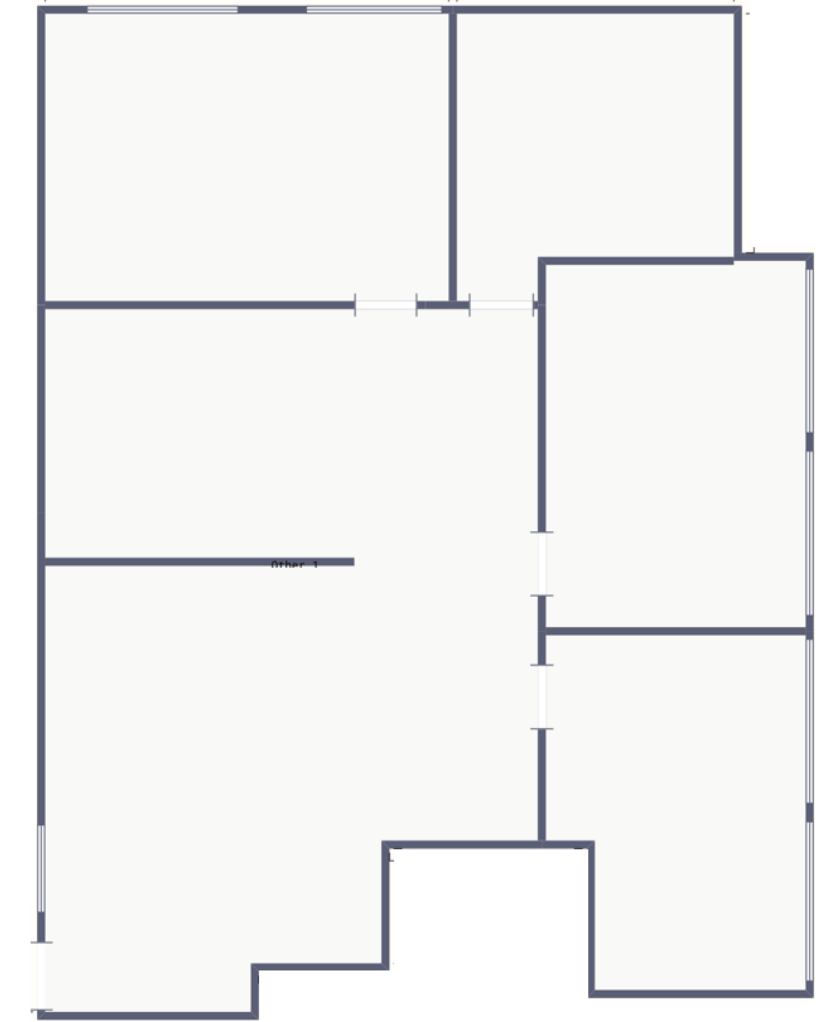
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## SUITE 221: ±1,281 SF



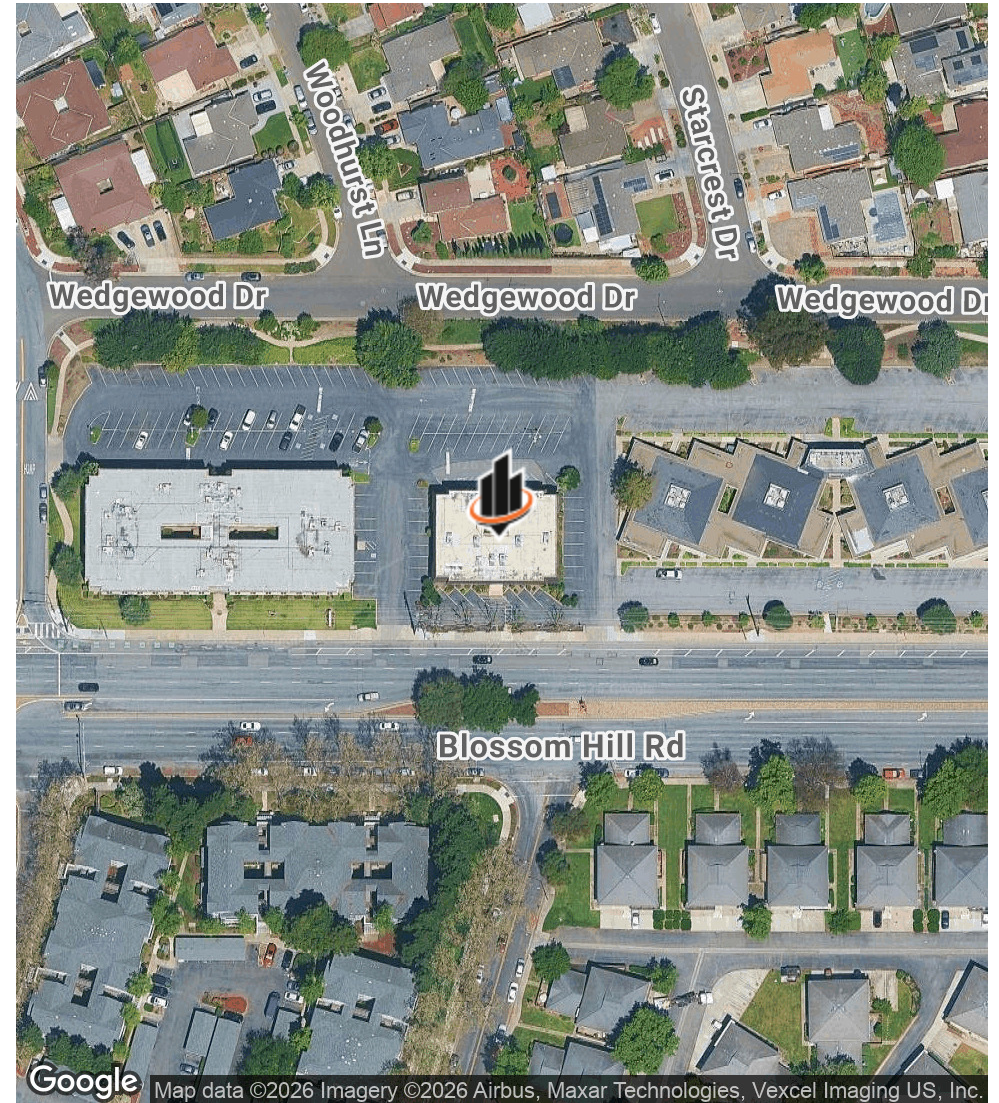
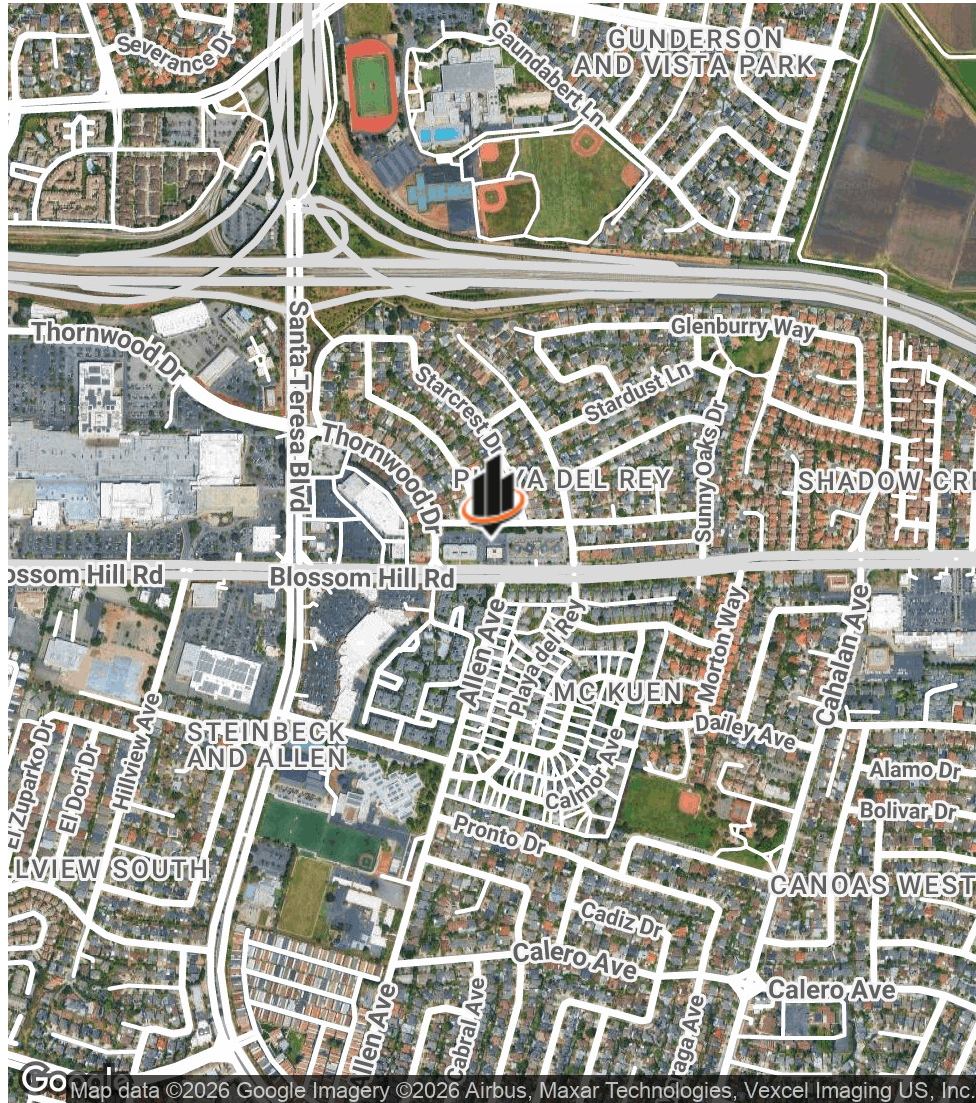
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## LOCATION MAP



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SVN | CAPITAL WEST PARTNERS

# AERIAL



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## RETAIL MAP



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**SVN | CAPITAL WEST PARTNERS**

DEMOGRAPHICS MAP & REPORT

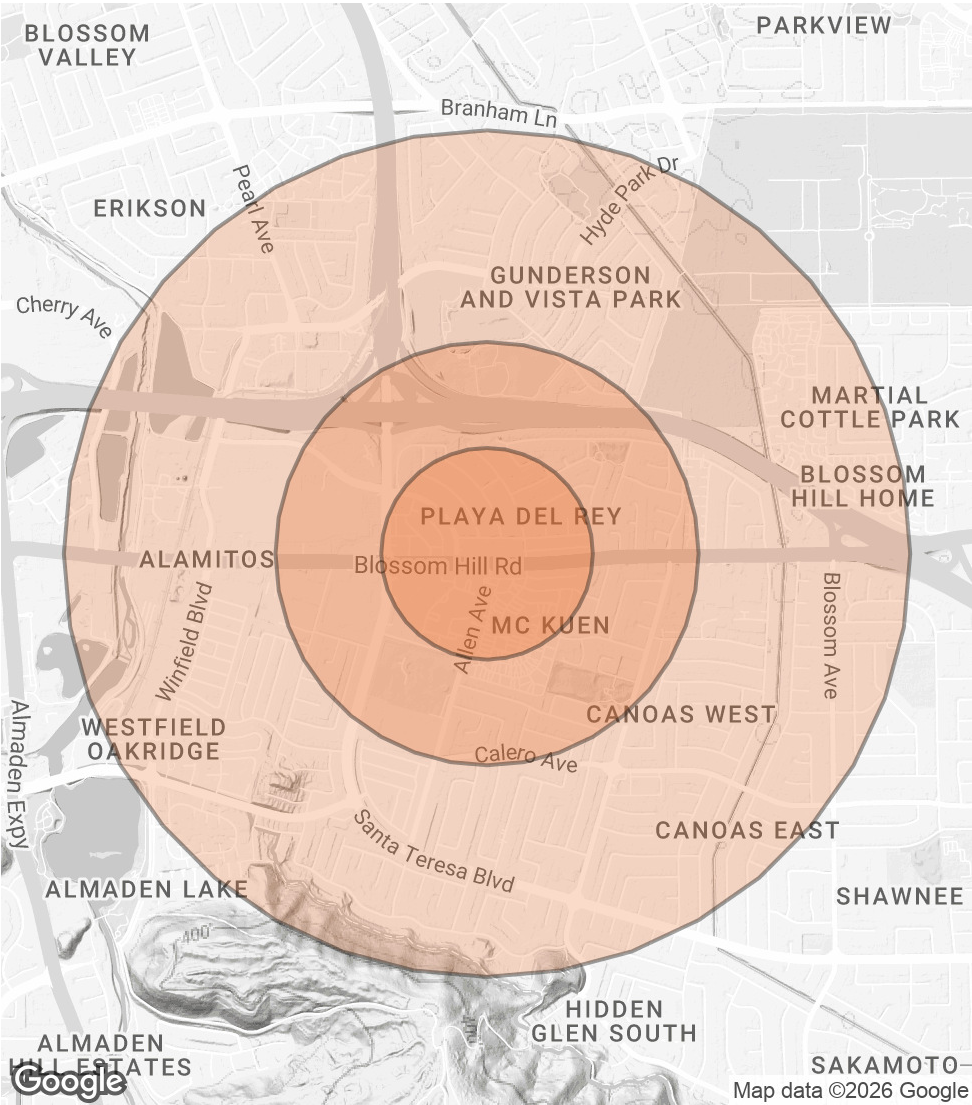
POPULATION 0.25 MILES 0.5 MILES 1 MILE

|                      |       |       |        |
|----------------------|-------|-------|--------|
| TOTAL POPULATION     | 1,705 | 6,862 | 24,416 |
| AVERAGE AGE          | 37.0  | 38.7  | 40.5   |
| AVERAGE AGE (MALE)   | 36.3  | 37.2  | 39.6   |
| AVERAGE AGE (FEMALE) | 39.5  | 40.8  | 41.6   |

HOUSEHOLDS & INCOME 0.25 MILES 0.5 MILES 1 MILE

|                     |           |           |           |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 584       | 2,457     | 8,511     |
| # OF PERSONS PER HH | 2.9       | 2.8       | 2.9       |
| AVERAGE HH INCOME   | \$123,714 | \$121,073 | \$131,075 |
| AVERAGE HOUSE VALUE | \$658,184 | \$689,688 | \$782,357 |

\* Demographic data derived from 2020 ACS - US Census



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