

For Sale or Lease in San Jose: Great Owner/User Opportunity - 10,800± SF/1.0± AC
Sale Price: \$ 5,988,000 (\$554.44 PSF)



465 Blossom Hill Rd, San Jose CA

Rex Stanley

Associate
+1 408 310 7161
Rex@moinc.net
Lic. #02223862

David Taxin

Partner
+1 408 966 5919
dtaxin@moinc.net
Lic. #00983163



HIGHLIGHTS



465 Blossom Hill Rd

Sale Price: \$5,988,000

Lease Rate: \$1.99 PSF For 1st Year**

Lease Type: NNN

Zoning: Commercial Pedestrian (CP)

APN: 464-147-007

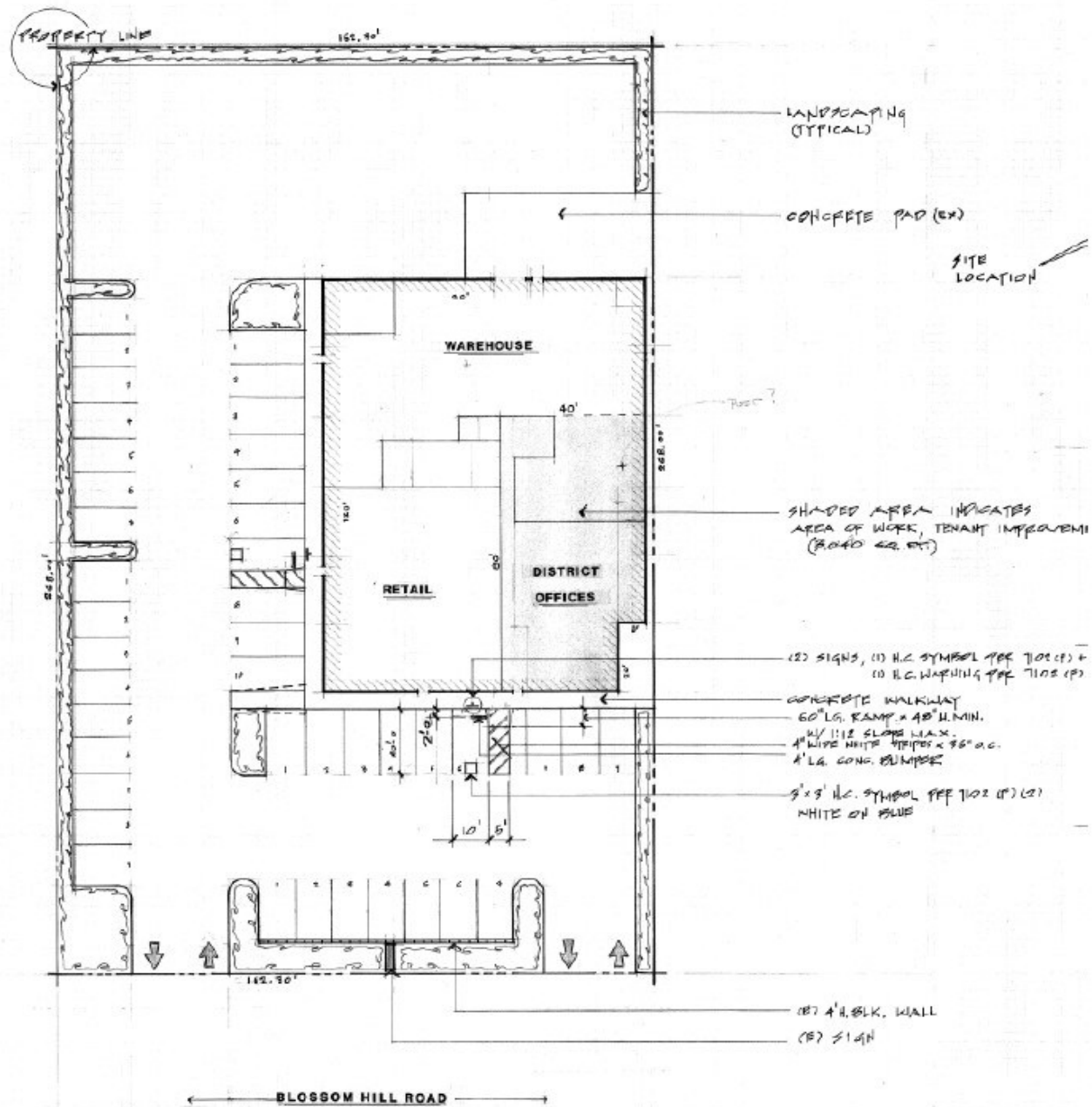
**Traffic: Blossom Hill RD - 46k± ADT
HWY 85 - 137k± ADT**

- Rare stand-alone building with gated parking
- One (1) grade level door, retail sales area & warehouse space
- Excellent access to I 85 on and off ramps
- Dedicated parking lot with rear gated area
- Existing pylon sign & excellent building visibility along Blossom Hill
- Excellent average household incomes exceeding \$150,000 per year

**** 1st Year Leasing incentive**



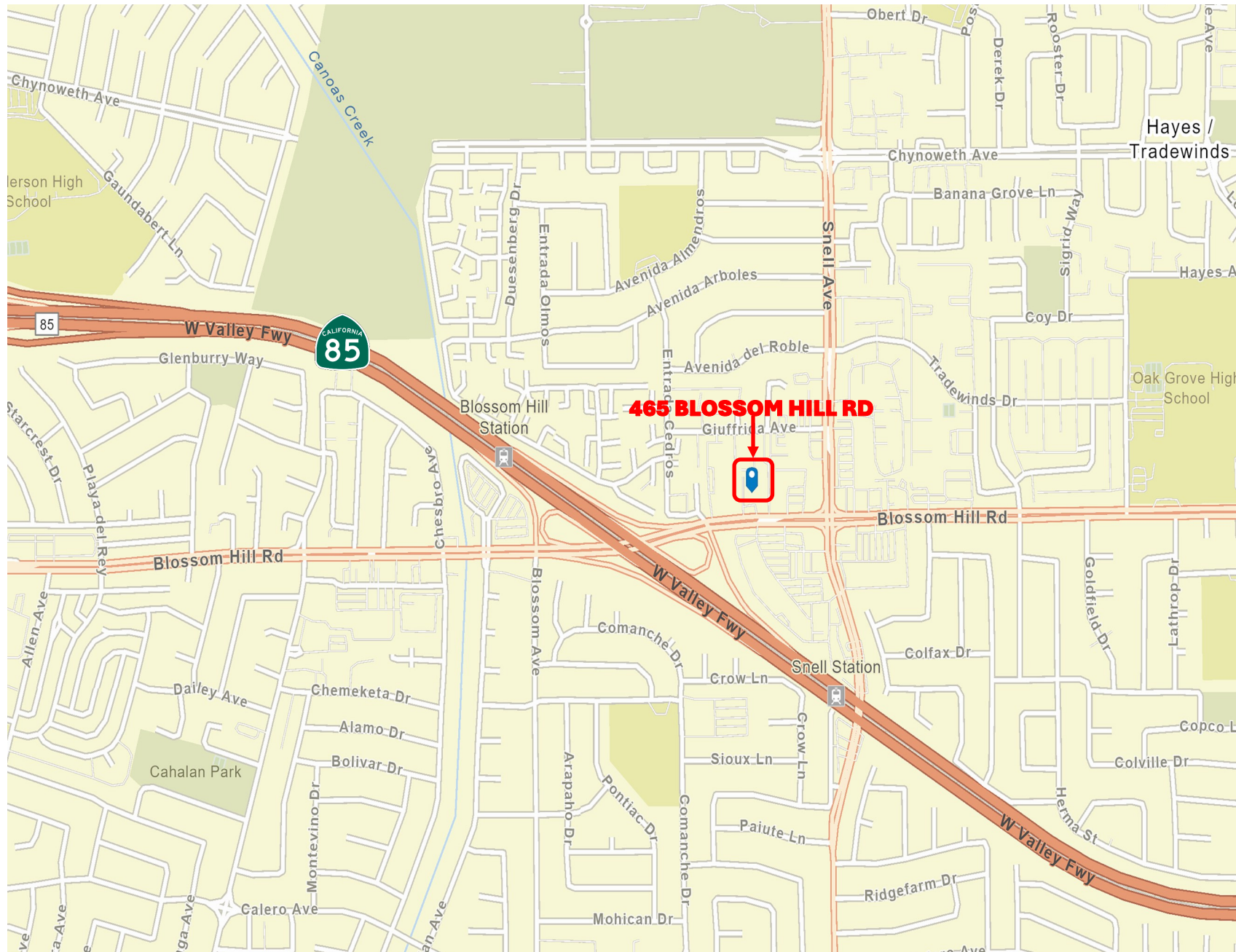
SITEPLAN







SITE MAP



PROPERTY PHOTOS

