



# Winfield Retail Center

942-966 Blossom Hill Road  
San Jose, CA 95123



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For Additional information, contact Exclusive Agent:

**Mark Biagini DRE#00847403**

Vice President

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408.331.2308

**Biagini Properties, Inc.**

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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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### Location Description

The surrounding area of Winfield Retail Center offers a wealth of opportunity for retailers seeking a vibrant and high-traffic location. With close proximity to Westfield Oakridge Mall and The Plant Shopping Center, this retail destination attracts a steady flow of shoppers and diners. The area is teeming with diverse retail and dining options (Macys, Nordstrom Rack, Target, Old Navy, Century Theatres, Cheesecake Factory, Ranch 99 Market and many more) creating a dynamic atmosphere that draws in a wide demographic of consumers. Join the thriving retail community in this prime location, where you can capitalize on the existing foot traffic and bolster your brand's visibility in this bustling market.

### Property Highlights

- Directly Across from Westfield Oakridge Mall (Macy's, Nordstrom Rack, Target, Century Theatres)
- Regional Shopping Area for Almaden/Blossom Hill Area
- Great Visibility along Blossom Hill Road
- Signalized Intersection
- Monument & Building Signage
- Excellent Parking Field
- Low NNN Charges
- Co-Tenants: Olive Garden, Big 5, Sherwin-Williams, Leslie's Pool Supplies, American Leisure Patio Furniture, Mattress Nation

### Offering Summary

Lease Rate:	Negotiable
Estimated NNN Charges	.55 SF/month - 2024
Number Of Units:	11
Available SF:	6,000 SF
Lot Size:	3.68 Acres
Building Size:	44,825 SF



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### Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	6,000 SF	Lease Rate:	Negotiable

### Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
■ 942 Blossom Hill Road	Available	6,000 SF	NNN	Negotiable	± 60' W x 100' D. Prime end cap unit. Former LL Flooring. All storefront glass, 100% HVAC in showroom, 2' x 4' fluorescent lighting, open beam ceiling throughout showroom & warehouse, 1 office with safe, 2 ADA restrooms, industrial hand sink, 1 grade level roll up door (10' W x 10' H), large warehouse area with open beam high ceilings, no fire sprinklers, 2 electrical panels (400 Amp; 120/208V; 3PH; 4W; 125 Amp; sub feed and 250 Amp; 208/120V; 3PH; 4W), 2 rear doors. Available Now.  Lease Term Available Thru 8-7-2027. Longer term possible. Contact Mark to discuss.



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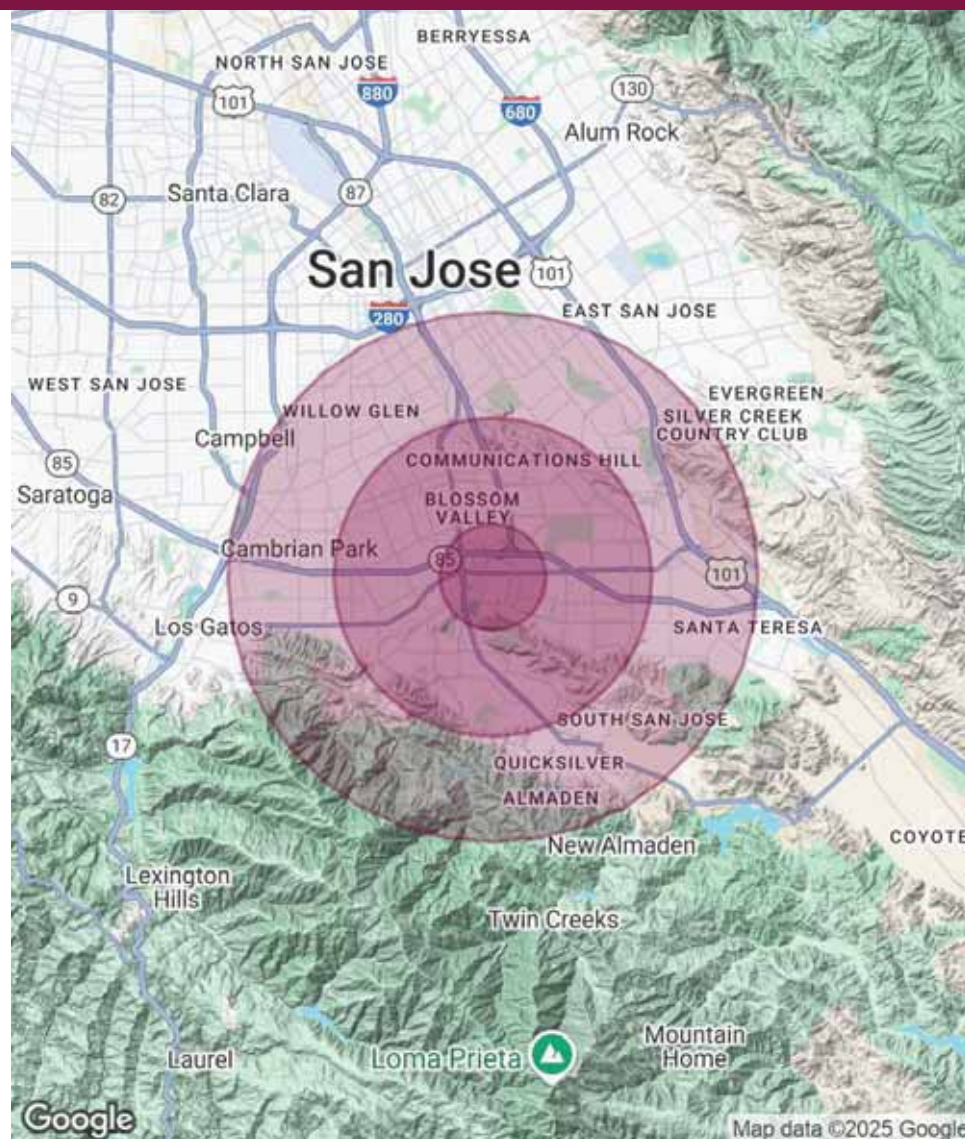
Population	1 Mile	3 Miles	5 Miles
Total Population	20,528	190,671	417,749
Average Age	41	40	40
Average Age (Male)	39	39	40
Average Age (Female)	42	41	41

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	7,706	64,636	137,348
# of Persons per HH	2.7	2.9	3
Average HH Income	\$164,683	\$217,404	\$201,855
Average House Value	\$1,170,718	\$1,322,975	\$1,282,446

Demographics data derived from AlphaMap

## Traffic Count 24 Hour ADT - 2017

Winfield Blvd. at Blossom Hill Road S	14,035
Bloss Hill Road at Winfield Blvd. W	15,340
Santa Teresa Blvd. at Blossom Hill Road S	35,000
Santa Teresa Blvd. at Thornwood Drive S	46,749
Almaden Expressway at Bloss Hill Road N	61,000
W. Valley Freeway at Winfield Blvd. E	150,200



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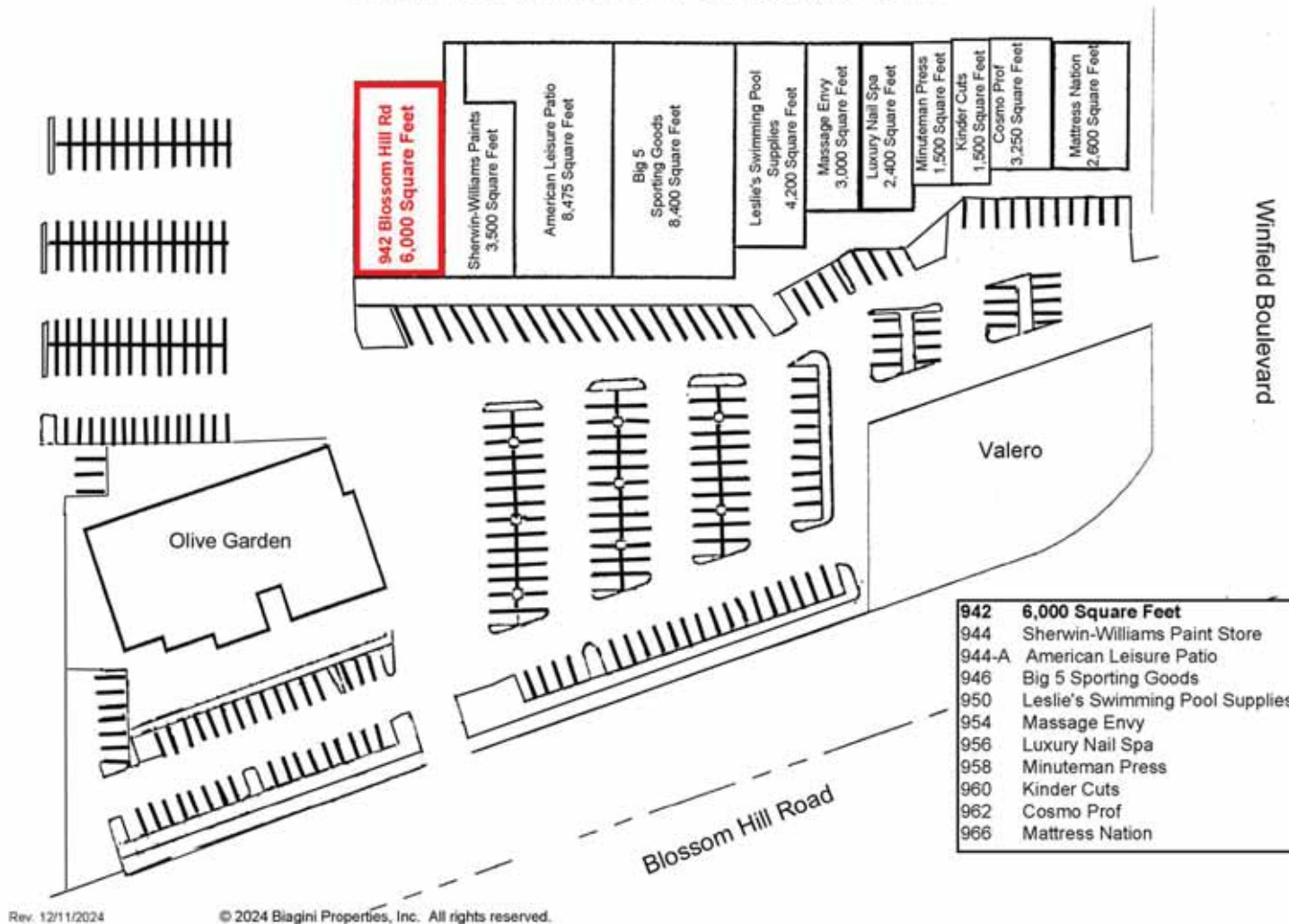
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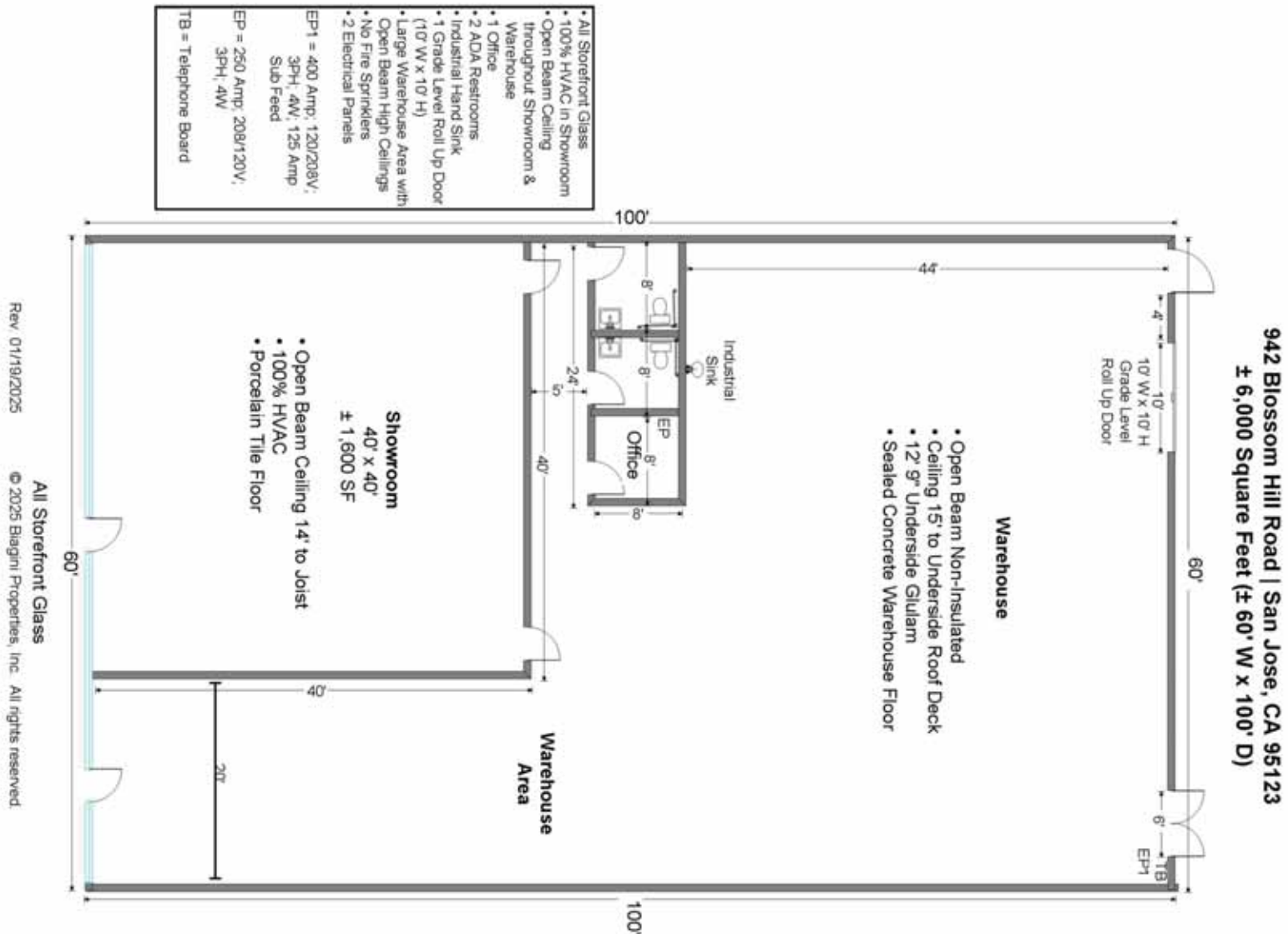
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