

FOR LEASE

Office Space Near Oakridge Mall

835 BLOSSOM HILL ROAD

San Jose, CA 95123

PRESENTED BY:

ROBIN SANTIAGO, SIOR, CCIM

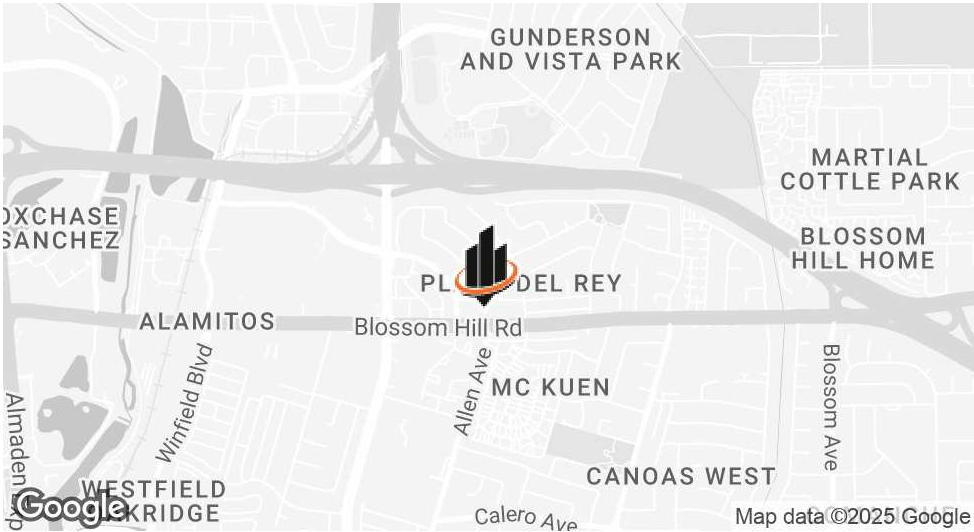
O: 408.601.0049

robin.santiago@svn.com

CalDRE #01754421



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$2.50 - 3.00 SF/month (Full Service)
BUILDING SIZE:	10,762 SF
AVAILABLE SF:	642 - 981 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 118	\$3.00 SF/month	642 SF	One (1) private office and open area with a sink
SUITE 204	\$2.50 SF/month	681 SF	Two (2) private offices and a waiting/reception area
SUITE 206	\$2.50 SF/month	981 SF	Four (4) private offices and an open area
SUITE 215	\$2.50 SF/month	907 SF	Three (3) private offices and an open area

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SUITE 118

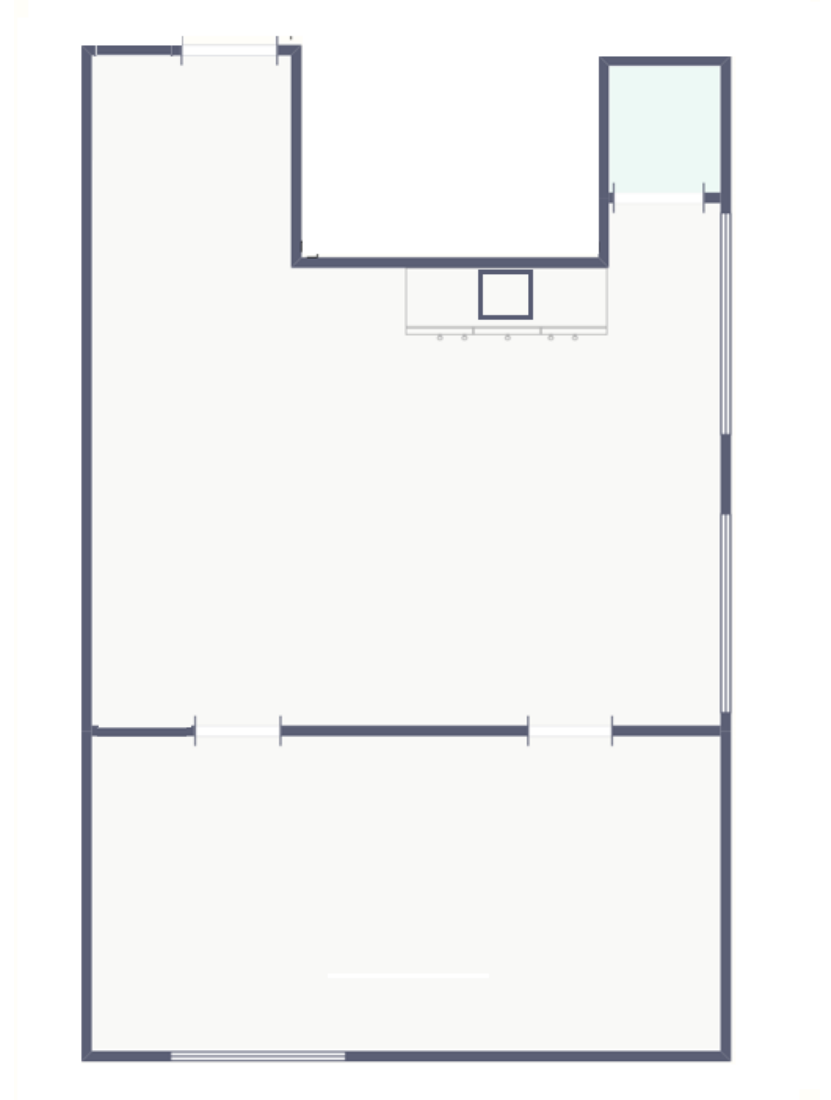


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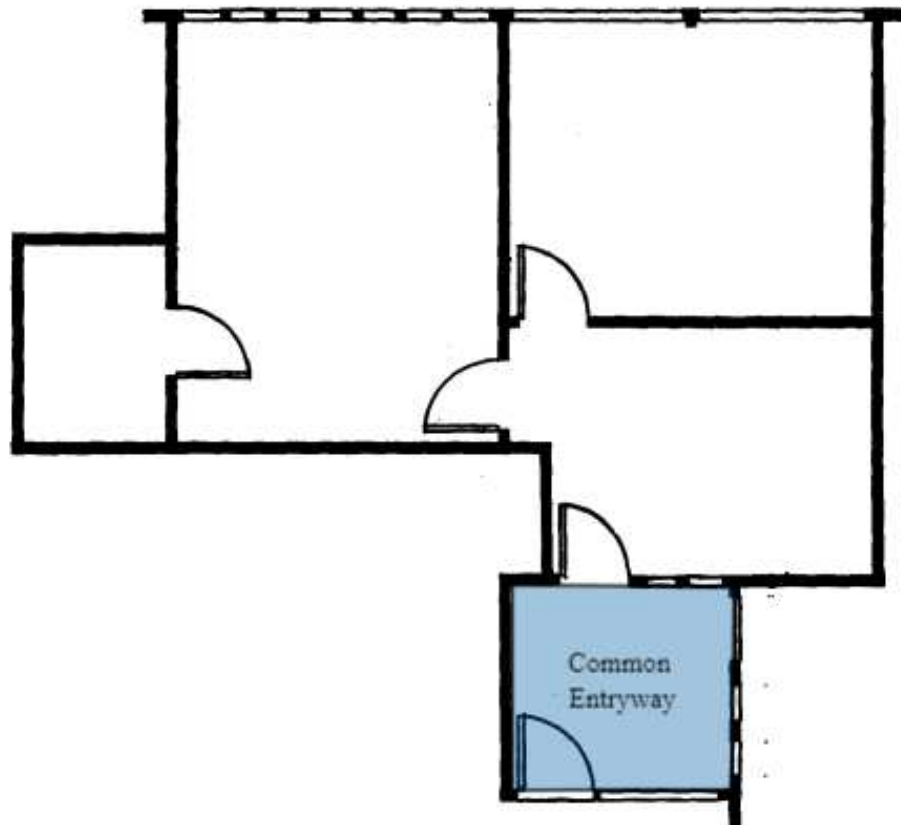
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SUITE 204



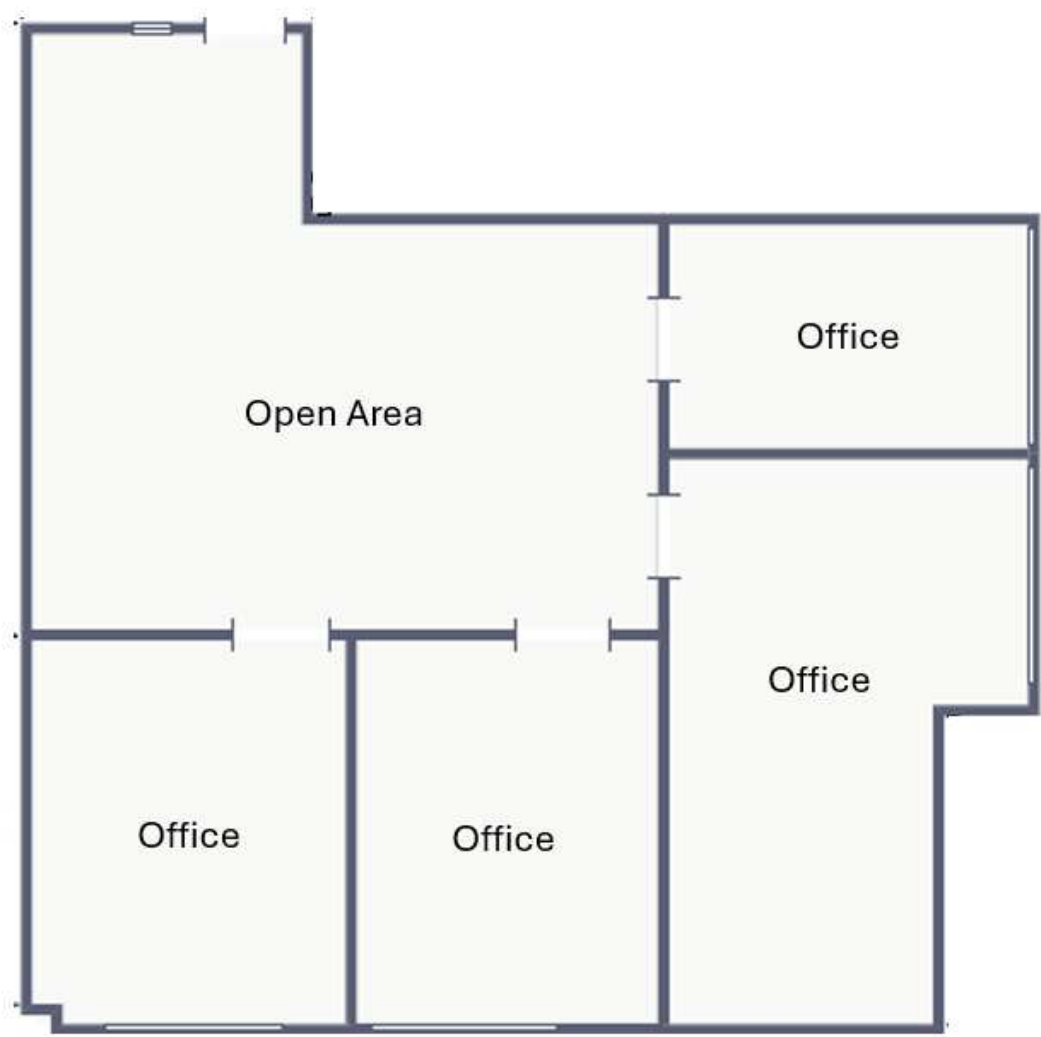
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SUITE 206



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SUITE 215

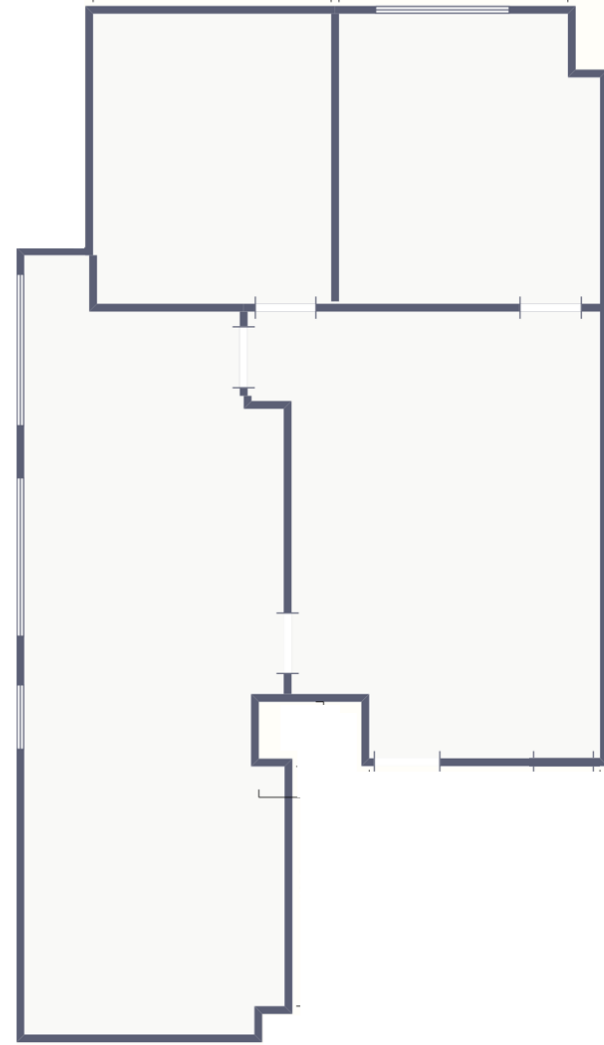


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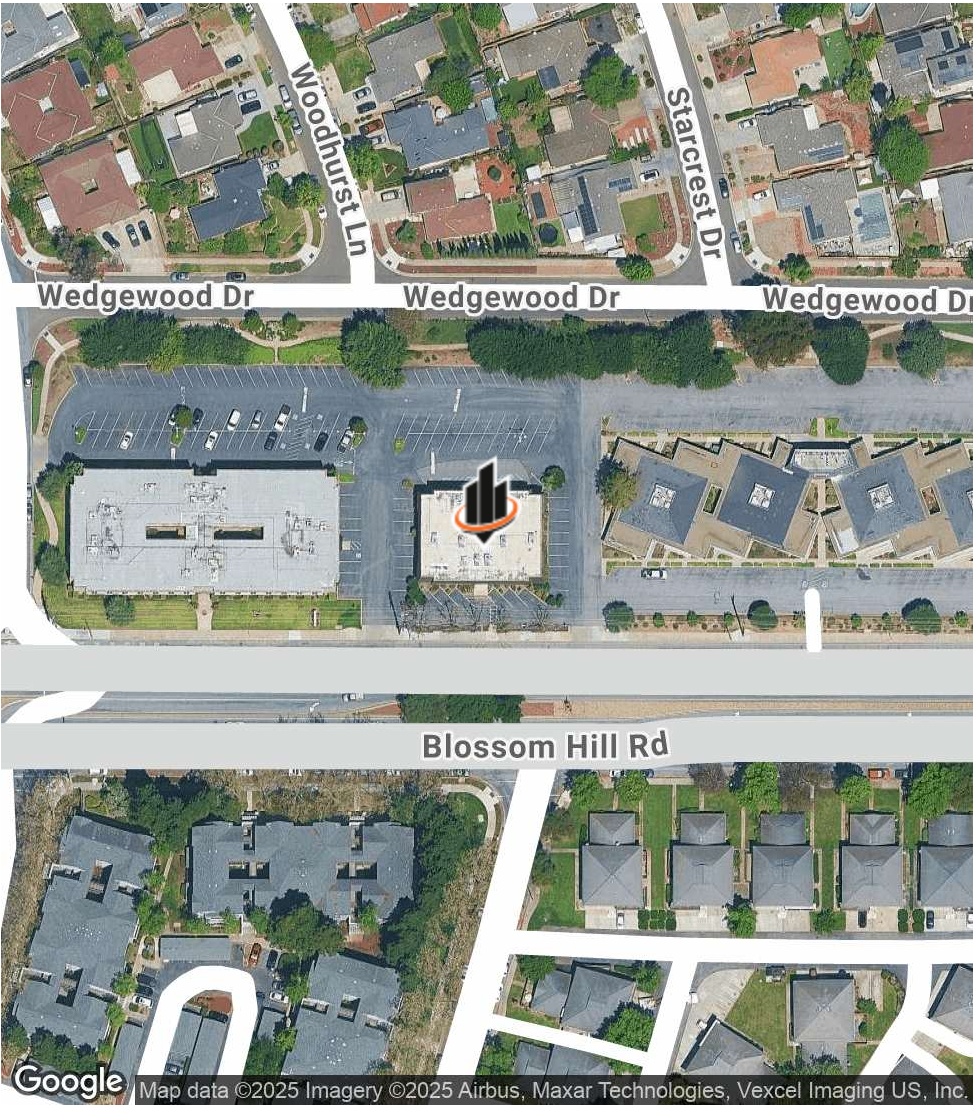
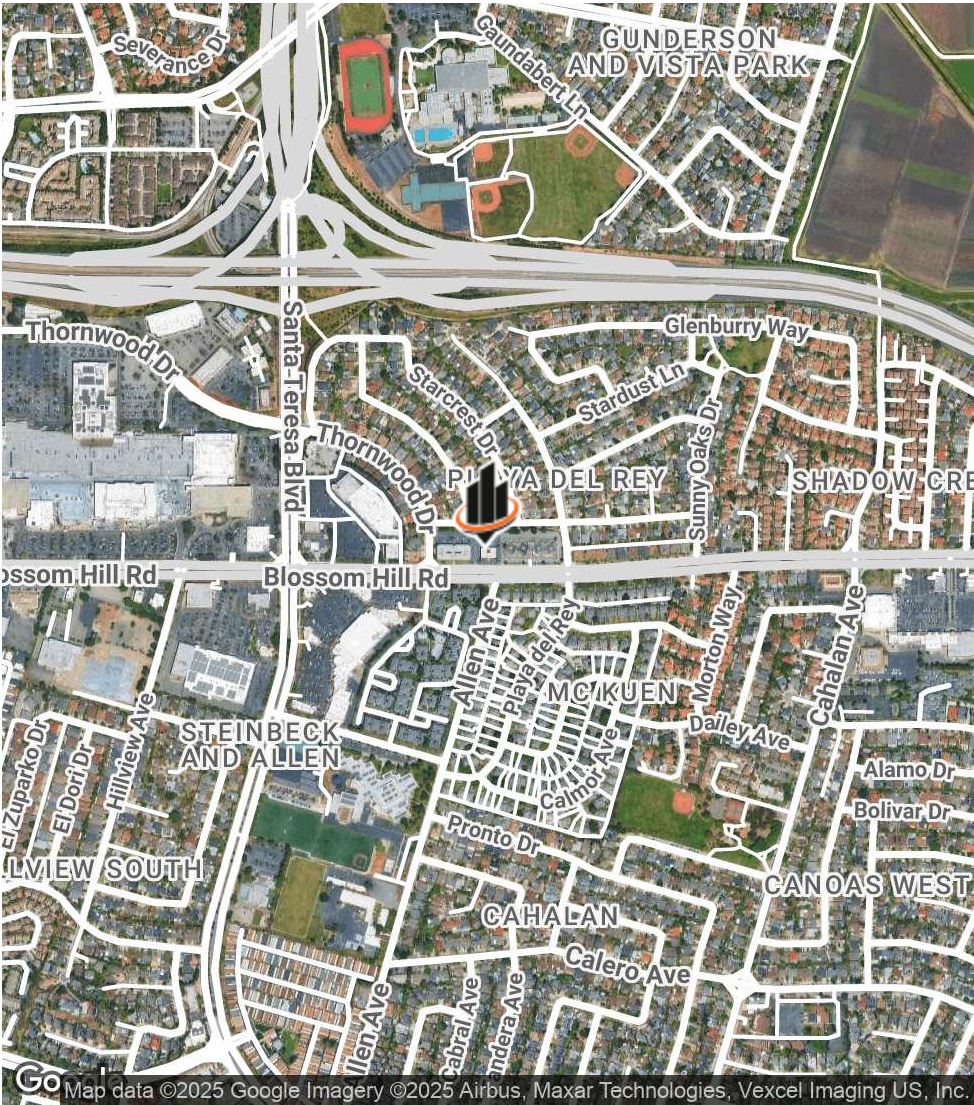
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LOCATION MAP



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AERIAL



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SVN | CAPITAL WEST PARTNERS

RETAIL MAP



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SVN | CAPITAL WEST PARTNERS

DEMOGRAPHICS MAP & REPORT

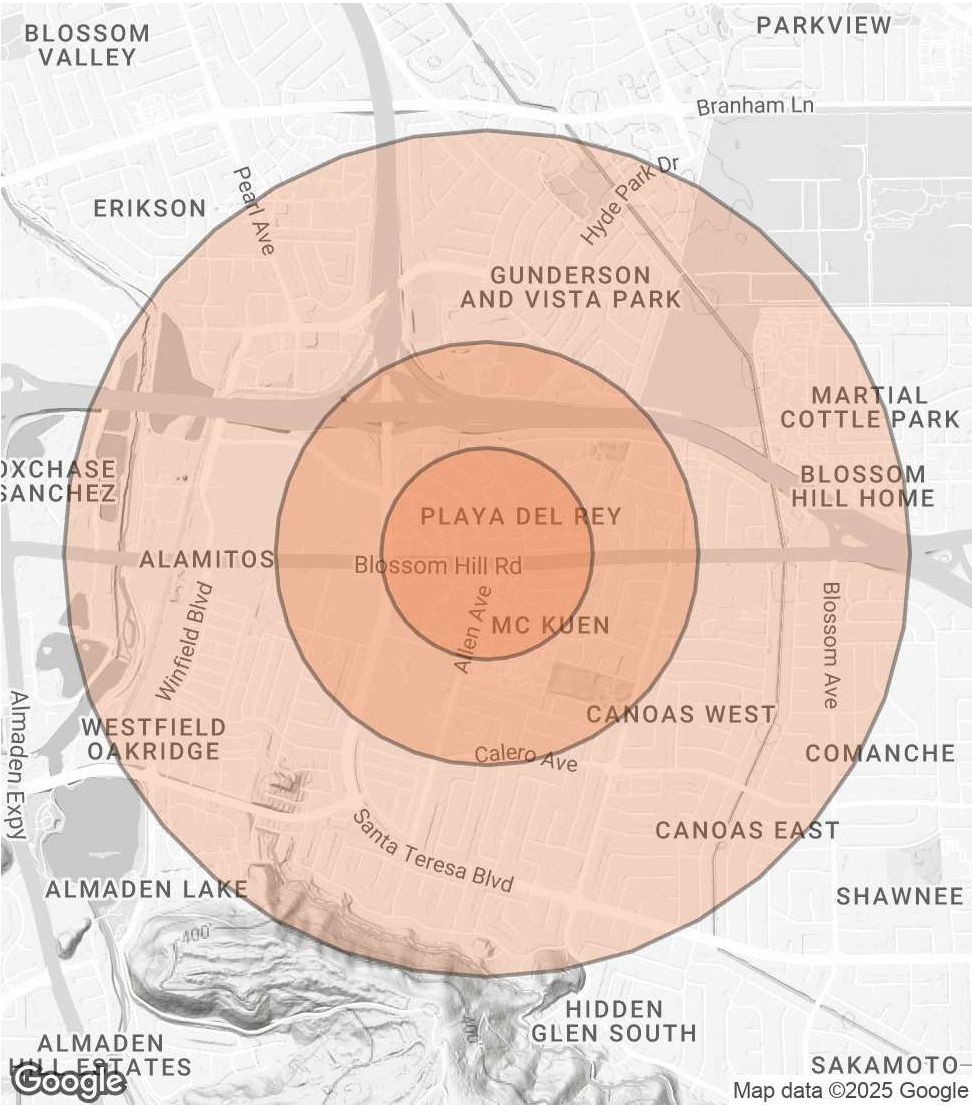
POPULATION

	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

	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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