

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

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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:	907 - 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.

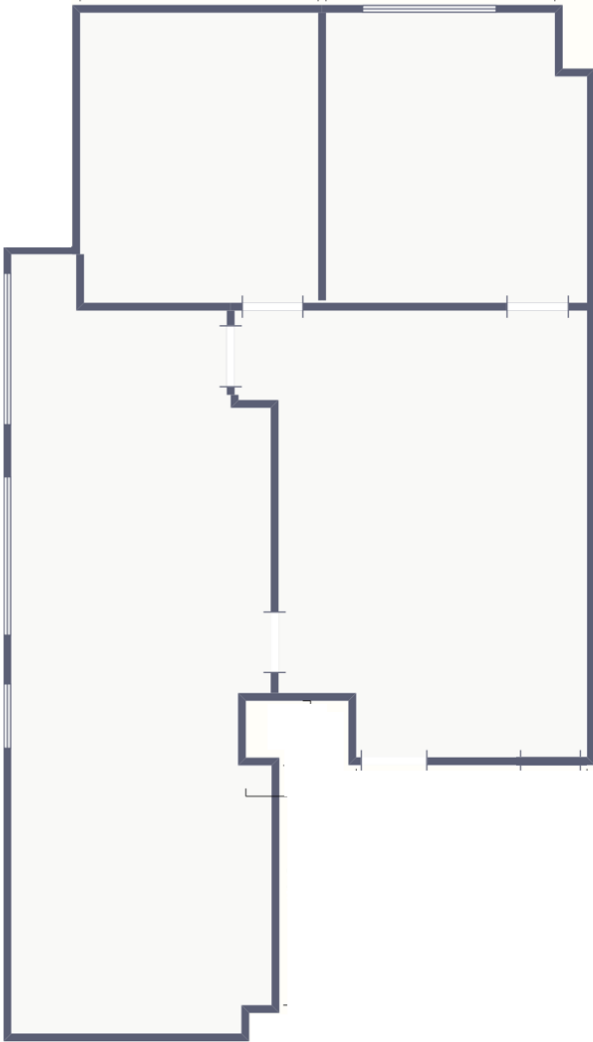
SPACES LEASE RATE SPACE SIZE LAYOUT

SUITE 215	\$2.50 SF/month	907 SF	Three (3) private offices and an open area
SUITE 221	\$2.50 SF/month	1,281 SF	Three (3) private offices, conference room open area

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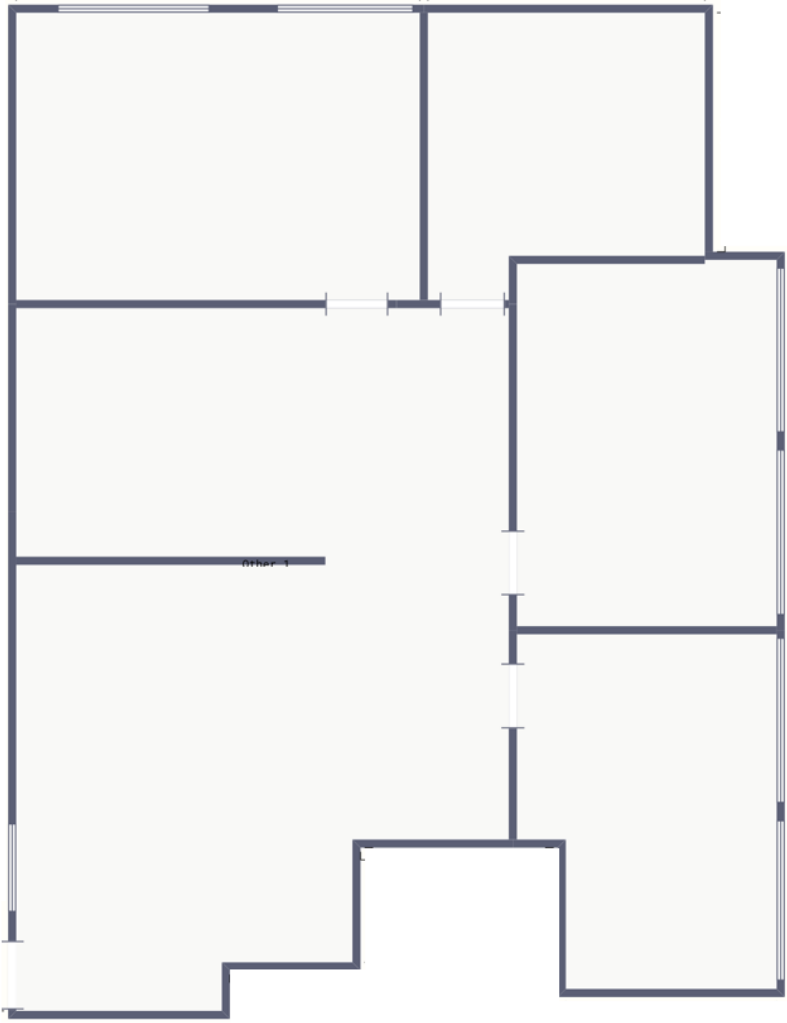
SUITE 215: ±907 SF



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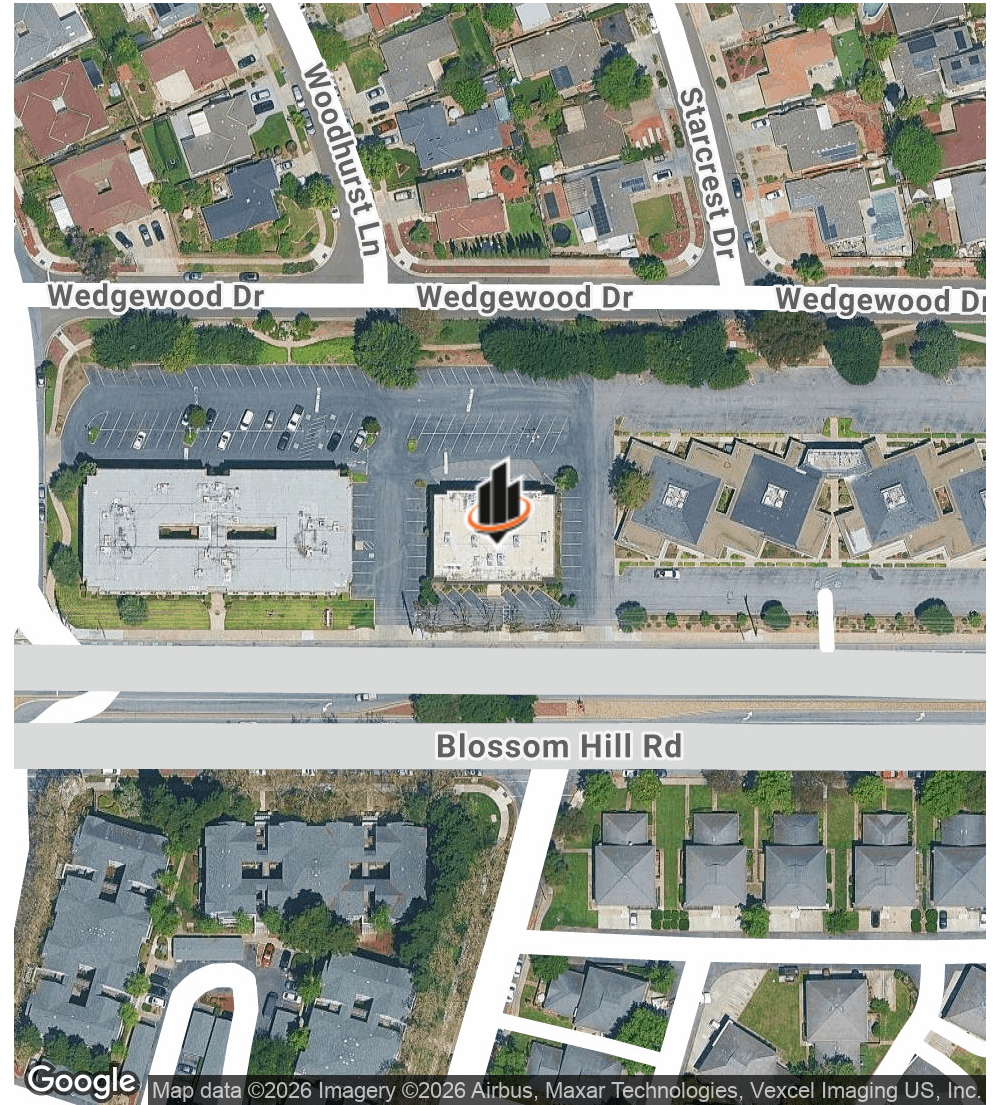
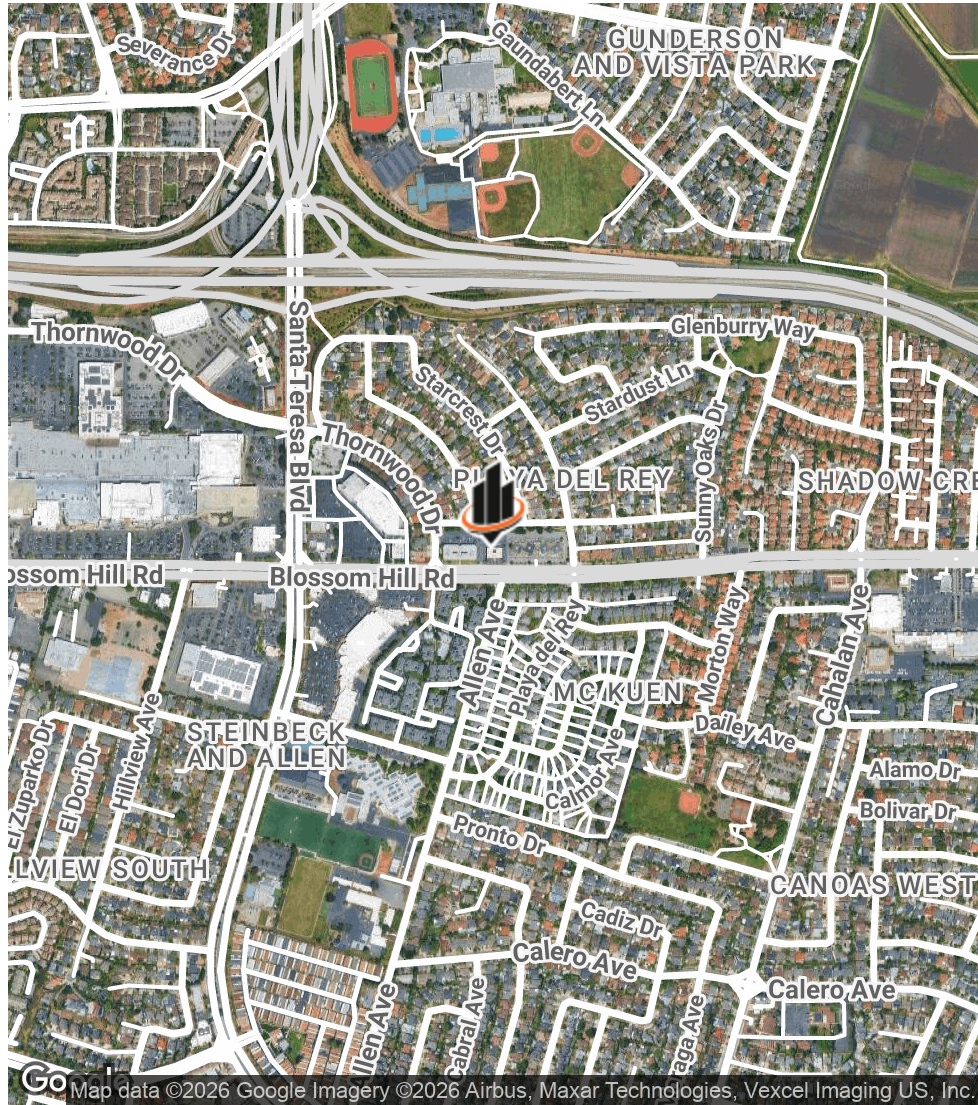
SUITE 221: ±1,281 SF



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LOCATION MAP



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AERIAL



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RETAIL MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.25 MILES 0.5 MILES 1 MILE

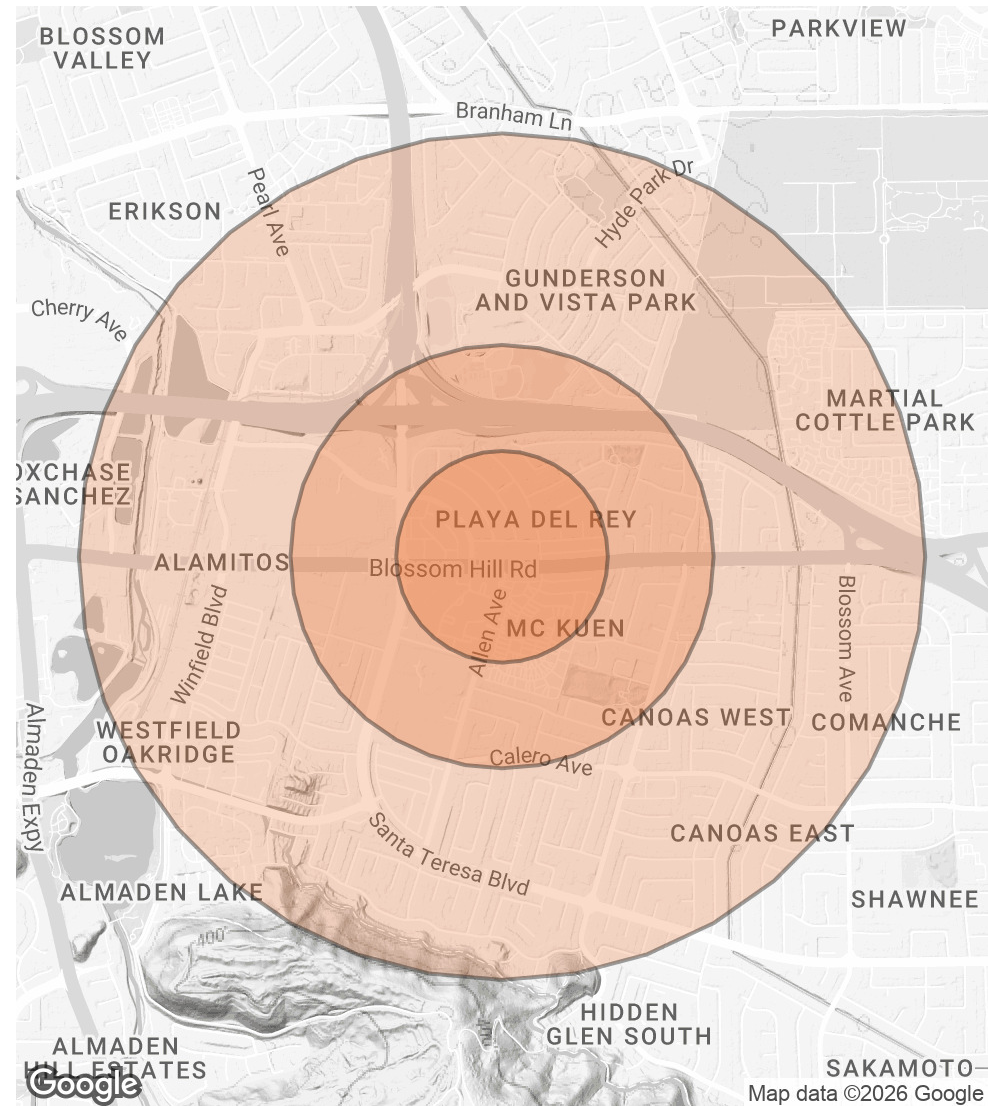
	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,705	6,862	24,416
AVERAGE AGE	37.0	38.7	40.5
AVERAGE AGE (MALE)	36.3	37.2	39.6
AVERAGE AGE (FEMALE)	39.5	40.8	41.6

HOUSEHOLDS & INCOME

0.25 MILES 0.5 MILES 1 MILE

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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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