



Blossom Hill Shopping Center

1080 Blossom Hill Road
San Jose, CA 95123



For Additional information, contact Exclusive Agent:

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Vice President

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Biagini Properties, Inc.

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Rev. August 07, 2026

www.biaginiproperties.com



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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Property Description

Introducing an exceptional leasing opportunity at 1080 Blossom Hill Road in San Jose. This strategically positioned property boasts a prime corner location for maximum retail exposure, complete with monument signage on Blossom Hill Road. Offering unparalleled accessibility, this site is conveniently located near major highways, light rail station, and VTA bus lines. With safety in mind, the building is equipped with fire sprinklers and separately metered for electricity and natural gas. Zoned for commercial neighborhood use, this versatile space is ideal for a wide range of businesses. Effortlessly combine visibility, traffic, and convenience at this standout property.

Offering Summary

Lease Rate:	Negotiable
Estimated NNN Charges	.91 SF/month - 2026
Number Of Units:	7
Available SF:	1,400 - 5,505 SF
Lot Size:	89,298 SF
Building Size:	16,474 SF

Property Highlights

- Proximity to major shopping, dining, and entertainment at Westfield Oakridge Mall (Macys, Target, The Cheesecake Factory, Jinya Ramen Bar, Ranch 99 Market)
- Across from Chili's, Comerica Bank, Star One Credit Union, Whole Foods, Costco, World Market, Mancini's Sleepworld, Ashley Furniture, Big 5 Sporting Goods
- Strategic Corner Location for retail exposure and accessibility
- Monument Signage on Blossom Hill Road for enhanced visibility
- High Traffic Counts: 147,500 Cars Per Day ADT
- Convenient Access to Highway 85 and Highway 87
- Proximity to Light Rail Station and VTA Bus Lines for easy commuter access
- Fire Sprinklered Building for added safety
- Zoned: CN (Commercial Neighborhood) for versatile business use
- Separately Metered for Electricity and Natural Gas for cost management
- Separate Electrical Panels and HVAC for efficient maintenance and control



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Available Spaces

Suite	Size (SF)	Description
■ 1080-A Blossom Hill Rd	2,825 SF	± 68' W x 48' D. Prime end cap unit facing Blossom Hill Road. Previously Verizon Wireless. Full height storefront glass, 2 entrance doors (1 double door, 1 4' wide front delivery door), 100% drop t-bar 10' above finish floor (AFF), upgraded parabolic light fixtures, roll down security gates on all windows, 2 ADA restrooms, 19-gallon electric hot water heater, upgraded smooth walls, mop sink closet.
■ 1080-D Blossom Hill Rd	1,400 SF	Full height storefront glass, standard retail finish, 100% drop t-bar ceiling 10' AFF, 1 ADA restroom with upgraded ceramic tile floor, 1 private manager's office with picture window, built-in cabinetry, upgraded smooth walls, electrical panel (150 Amps; 3PH; 4W; 120/208V), rear exit door.
■ 1080-F Blossom Hill Rd	2,250 SF	± 25' W x 90' D. Previously Profile By Stanford. 5 Interior offices newly built in 2019, beautiful reception area, upgraded 2' x 2' drop t-bar ceiling 10' AFF with recessed can lighting, multiple interior offices with privacy glass doors & glass walls, storage room, rear breakroom with sink and built-in cabinets, 2 ADA restrooms, electrical panel (225 Amp; 3 PH; 4W; 42 Circuits), rear exit door.
■ 1080-G Blossom Hill Rd	2,250 SF	Previously after school learning center. Full height glass storefront, 100% drop t-bar ceiling 10' AFF, large open area, 2 restrooms, 4 private offices, 4 classrooms, ceramic tile flooring throughout, electrical panel (150 Amps; 3PH; 4W; 120/208V) one-hour corridor, janitor's closet, rear exit door.
■ 1080-H Blossom Hill Rd	5,505 SF	± 110' W x 50' D. Former Core Power Yoga. End cap unit with corner glass. Beautiful interior improvements with open beam ceiling in reception area & changing rooms, drop t-bar in yoga studios, 2 yoga studios with mirrored walls, hardwood flooring, upgraded steam heated, men's & women's changing rooms with built-in lockers & showers, ADA restrooms & showers, electrical panel (225 Amps; 3PH; 4W; 120/240V), solid core doors.



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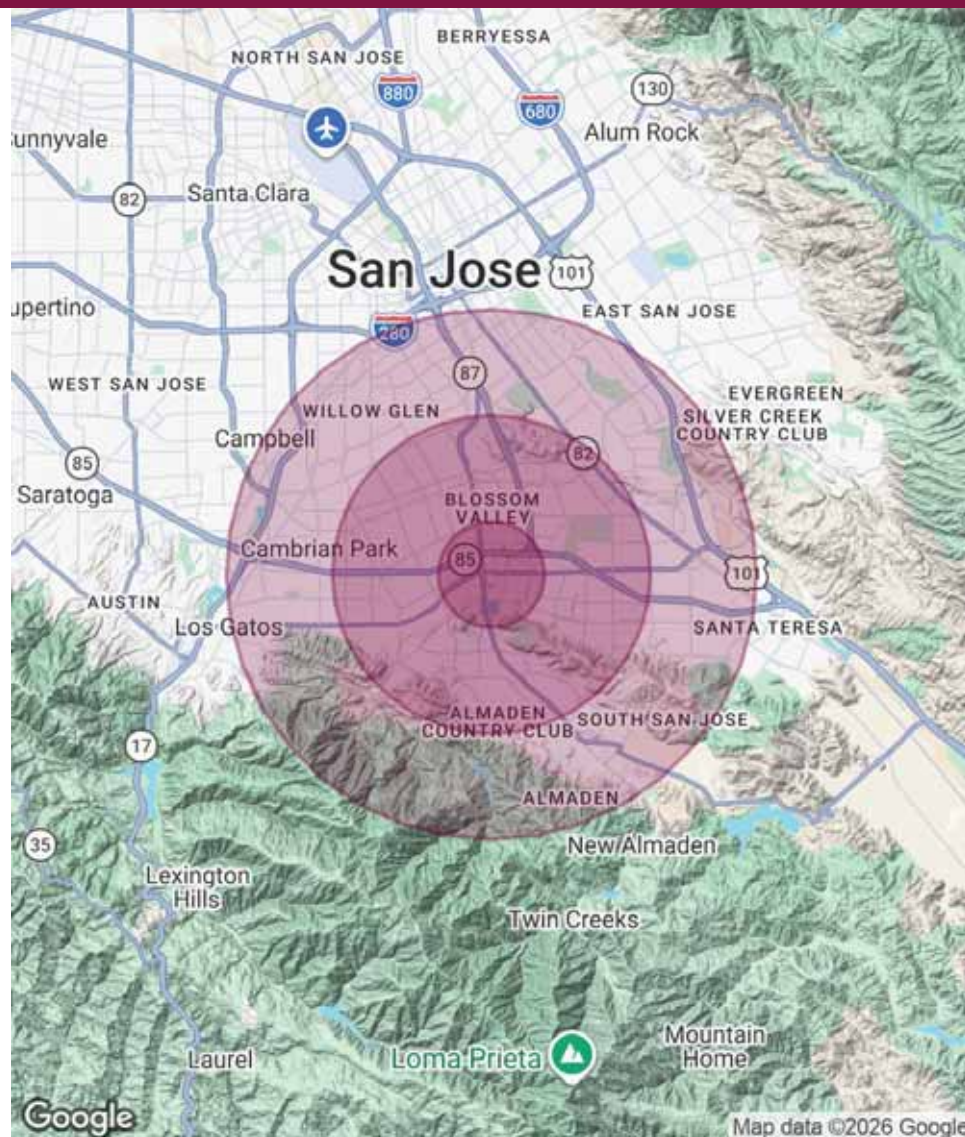
Population	1 Mile	3 Miles	5 Miles
Total Population	22,630	193,289	444,893
Average Age	39.9	40.2	39.9
Average Age (Male)	37.4	39.2	39.2
Average Age (Female)	42.2	41.0	40.7

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	8,663	66,829	151,399
# of Persons per HH	2.6	2.9	2.9
Average HH Income	\$151,511	\$210,882	\$201,701
Average House Value	\$1,168,295	\$1,407,008	\$1,394,526

* Demographic data derived from 2020 ACS - US Census

Traffic Counts (24 Hour ADT as of 2018)

Almaden Expressway at Blossom Hill Road	70,000
Almaden Expressway at Blossom Hill Road	61,000
Blossom Hill Road at Winfield Blvd.	24,280
Highway 85 at Blossom Hill Road	147,500



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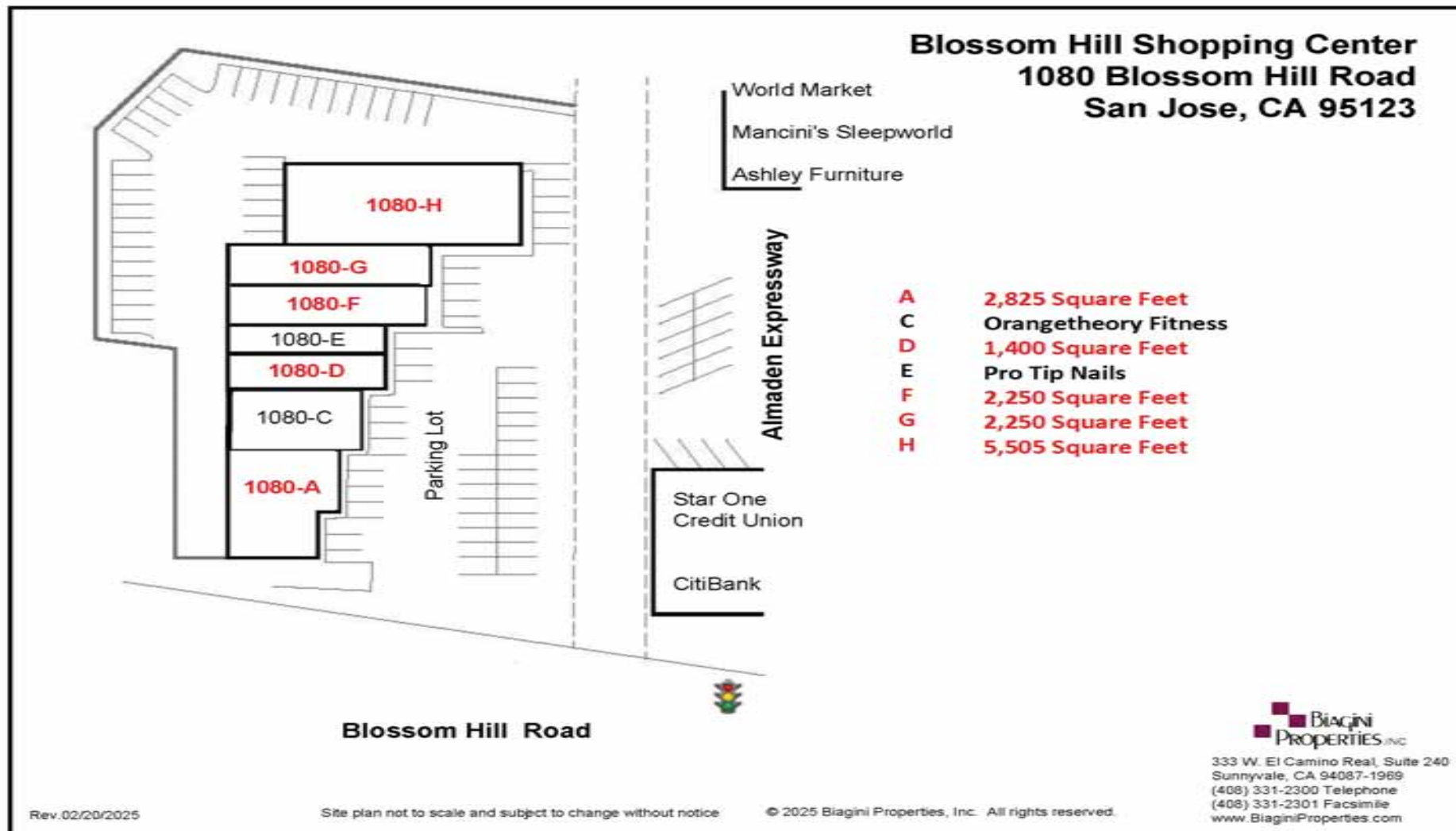
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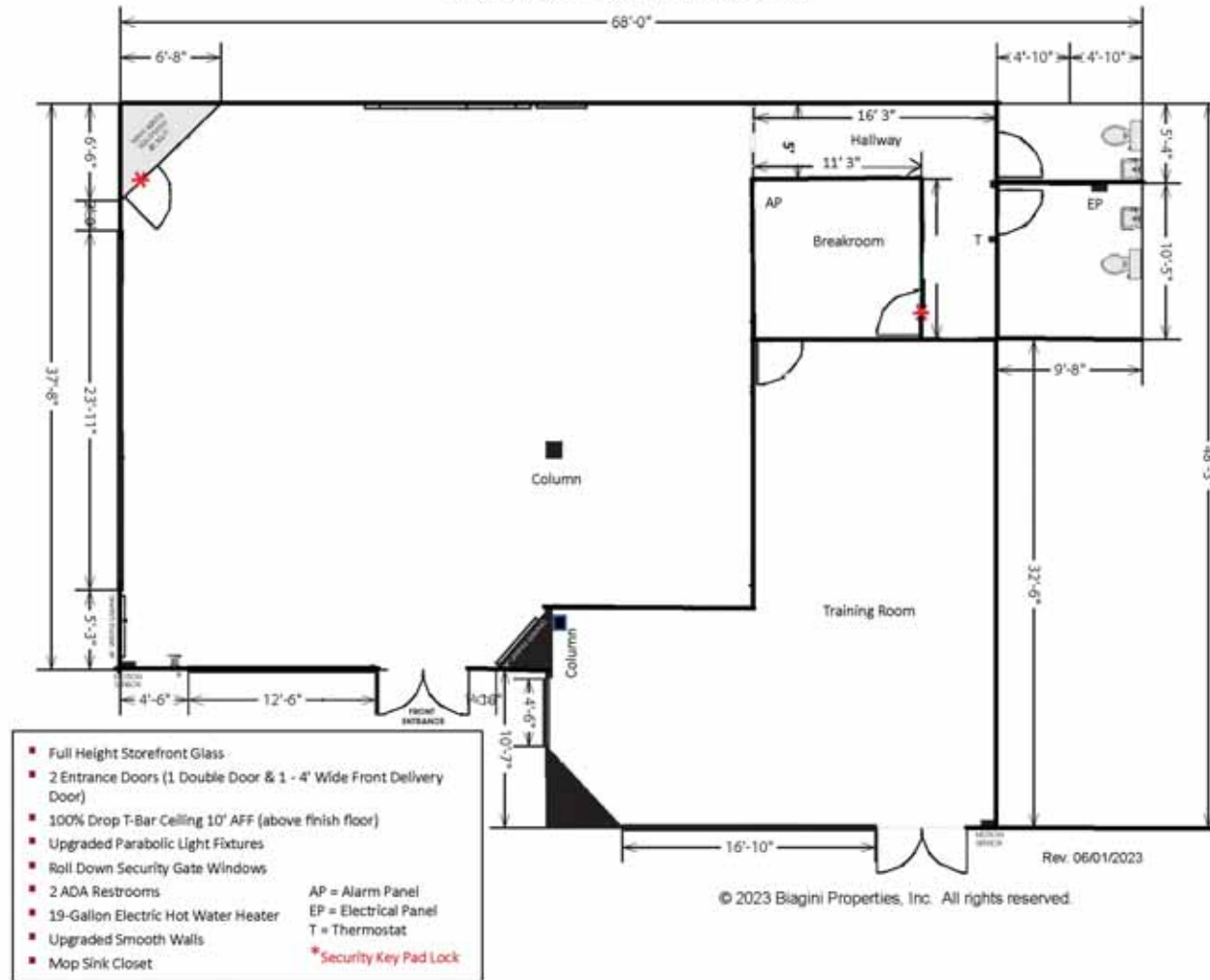
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BLOSSOM HILL SHOPPING CENTER
1080 Blossom Hill Road, Suite A | San Jose, CA 95123
± 2,825 Square Feet (± 68' W x 48' D)



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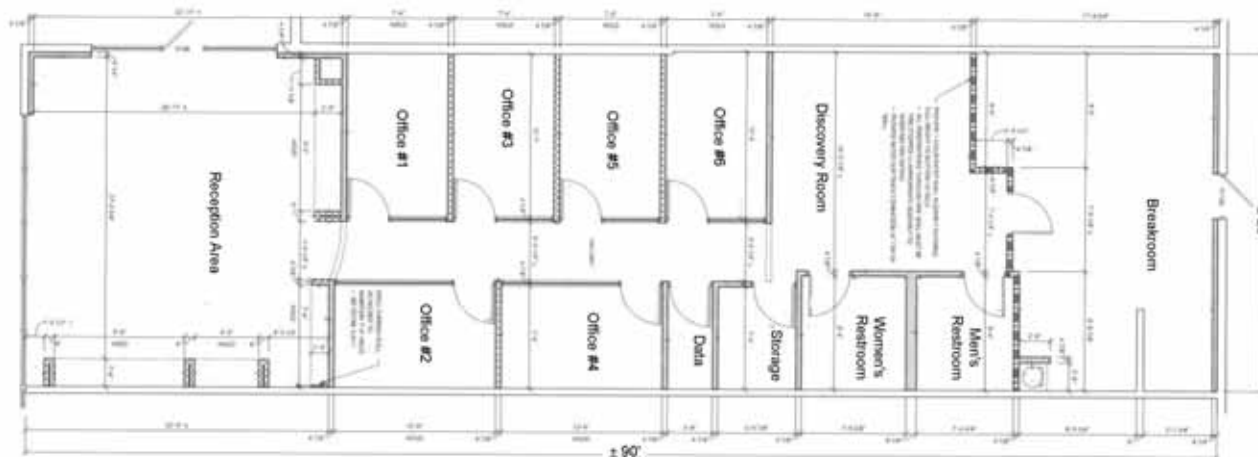
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BLOSSOM HILL SHOPPING CENTER
1080 Blossom Hill Road, Suite F | San Jose, CA 95123
(Previously Profile By Stanford)
± 2,250 Square Feet (± 25' W x 90' D)



- Full Height Storefront Glass
- Upgraded 2" x 2" Drop T-Bar Ceiling 10' AFF (Above Finish Floor)
- Recessed Can Lighting
- Beautiful Reception Area
- 5 Offices built in 2019
- Multiple Offices with Privacy Glass Doors & Glass Walls
- Storage Room
- 2 ADA Restrooms
- Rear Breakroom with Sink & Built-in Cabinets

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All dimensions are approximate only. 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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1080-F Interior



1080-F Interior



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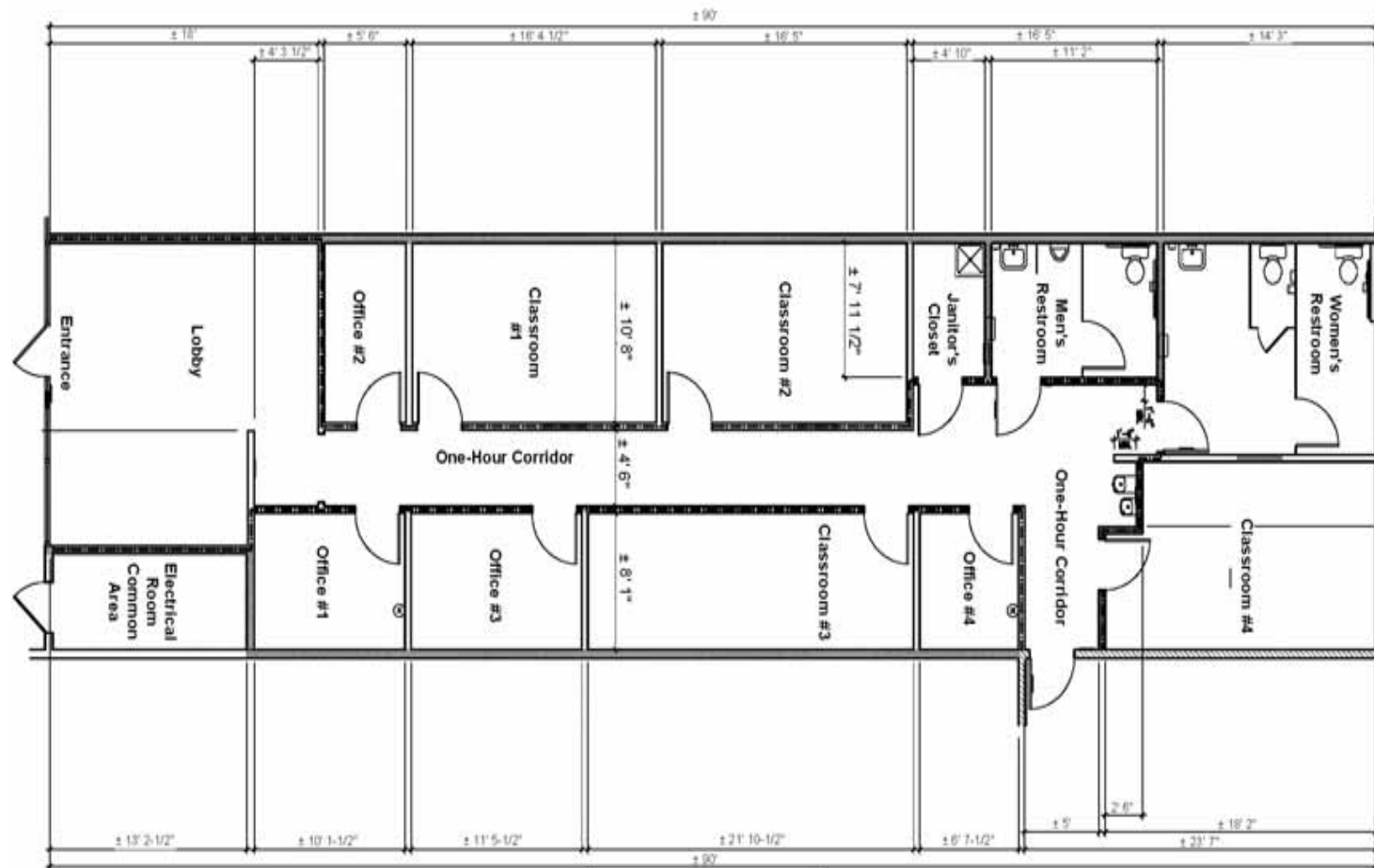
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1080-G Blossom Hill Road
2,250 Square Feet
(± 25' W x 90' D)

Rev. 02/26/2019

- Full Height Glass Storefront
- 2 Restrooms
- 4 Offices
- 4 Classrooms
- Separate HVAC
- Separate Electrical Panel
- Janitor's Closet
- Fire Sprinklered

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1080-G Interior



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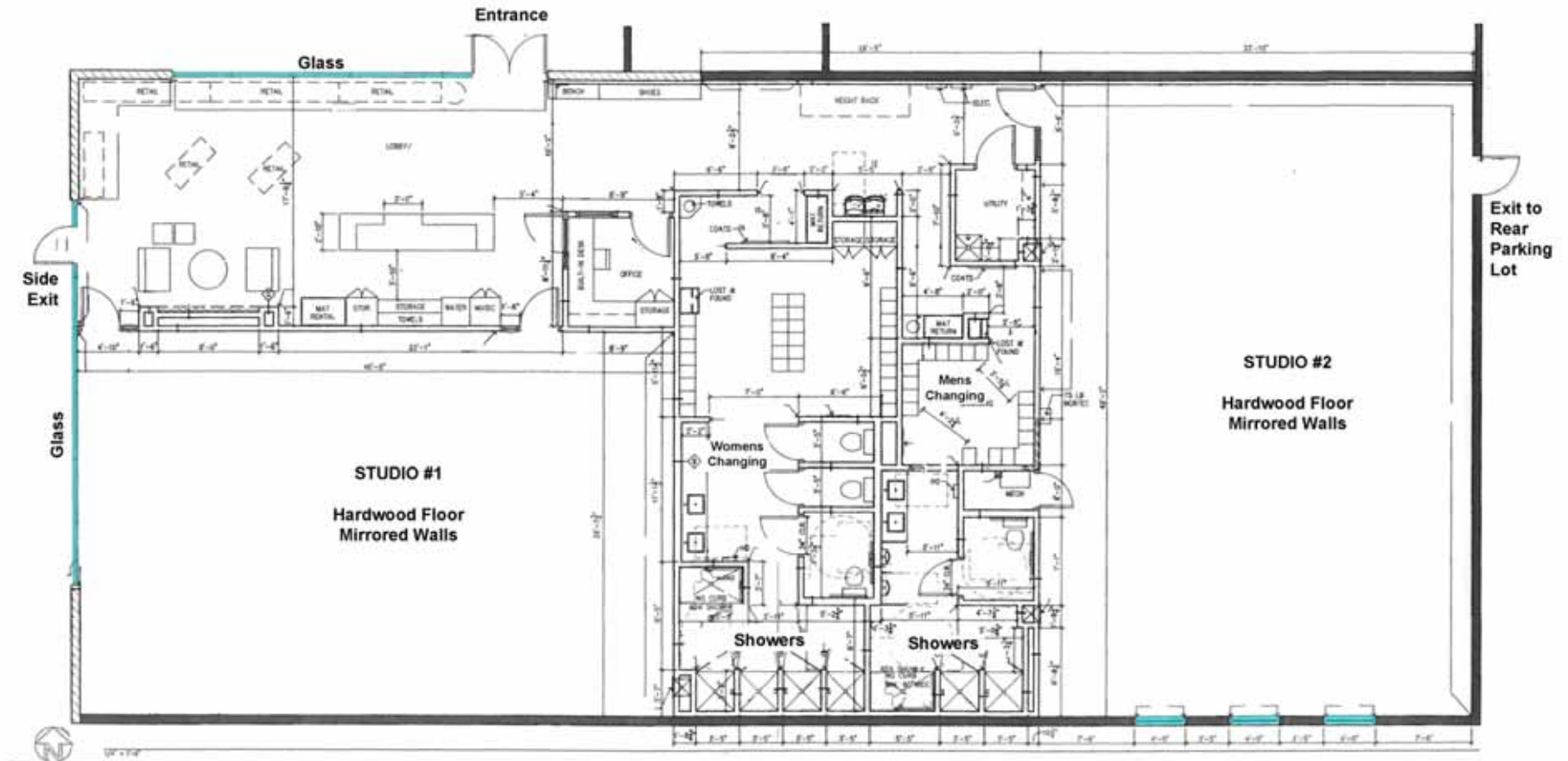
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1080-H BLOSSOM HILL ROAD | SAN JOSE, CA 95123
± 5,505 SF (± 50' Deep x 110' Wide)

Former Core Power Yoga



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1080-H Interior



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