

FOR LEASE

Office Space Near Oakridge Mall

835 BLOSSOM HILL ROAD

San Jose, CA 95123

PRESENTED BY:

ROBIN SANTIAGO, SIOR, CCIM

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CaIDRE #01754421



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$2.50 - \$3.00 SF/month (Full Service)
BUILDING SIZE:	10,762 SF
AVAILABLE SF:	1,281 - 1,350 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 221	\$2.50 SF/month	1,281 SF	Three (3) private offices, conference room, open area
SUITE 101	\$3.00 SF/month	1,350 SF	Two (2) private offices, large open area

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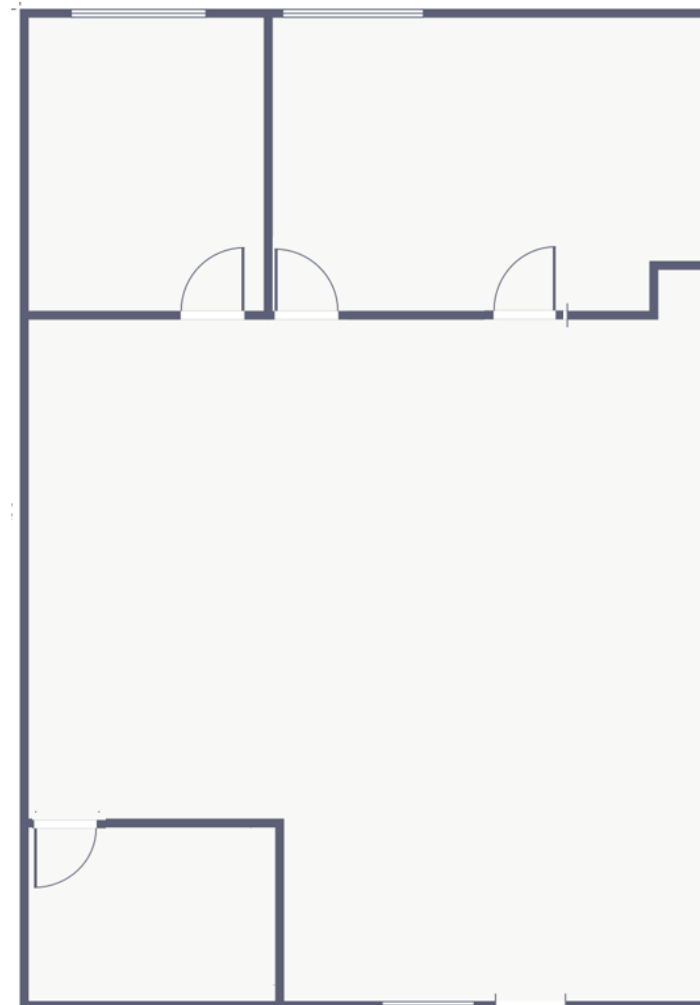
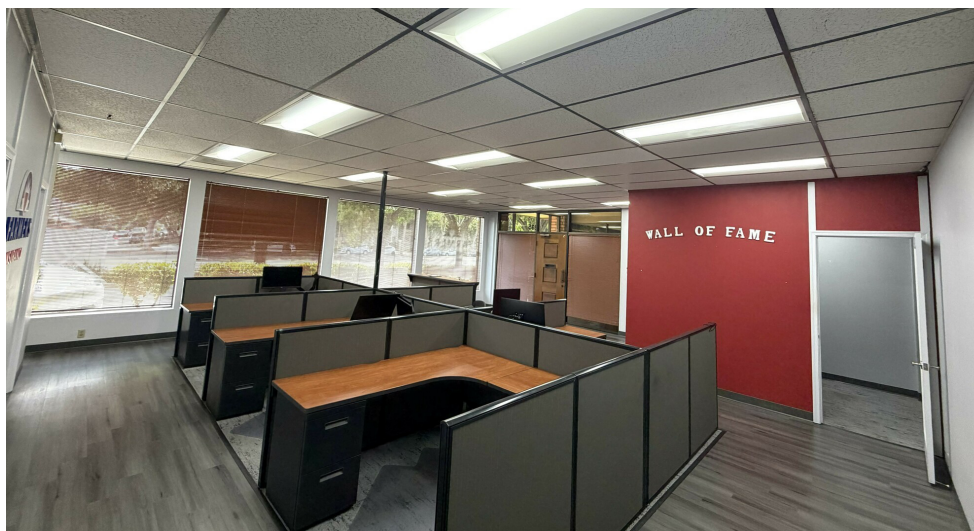
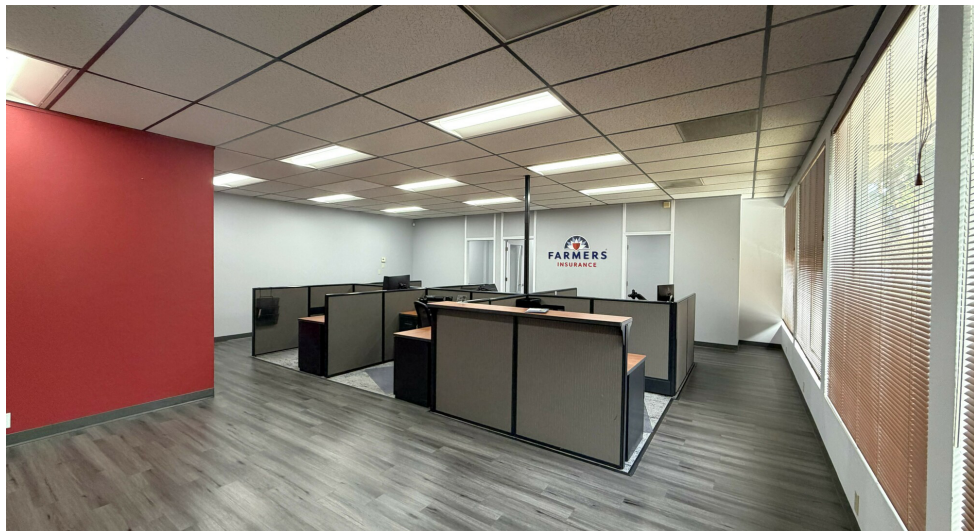
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SVN | CAPITAL WEST PARTNERS 2

SUITE 101: ±1,281 SF



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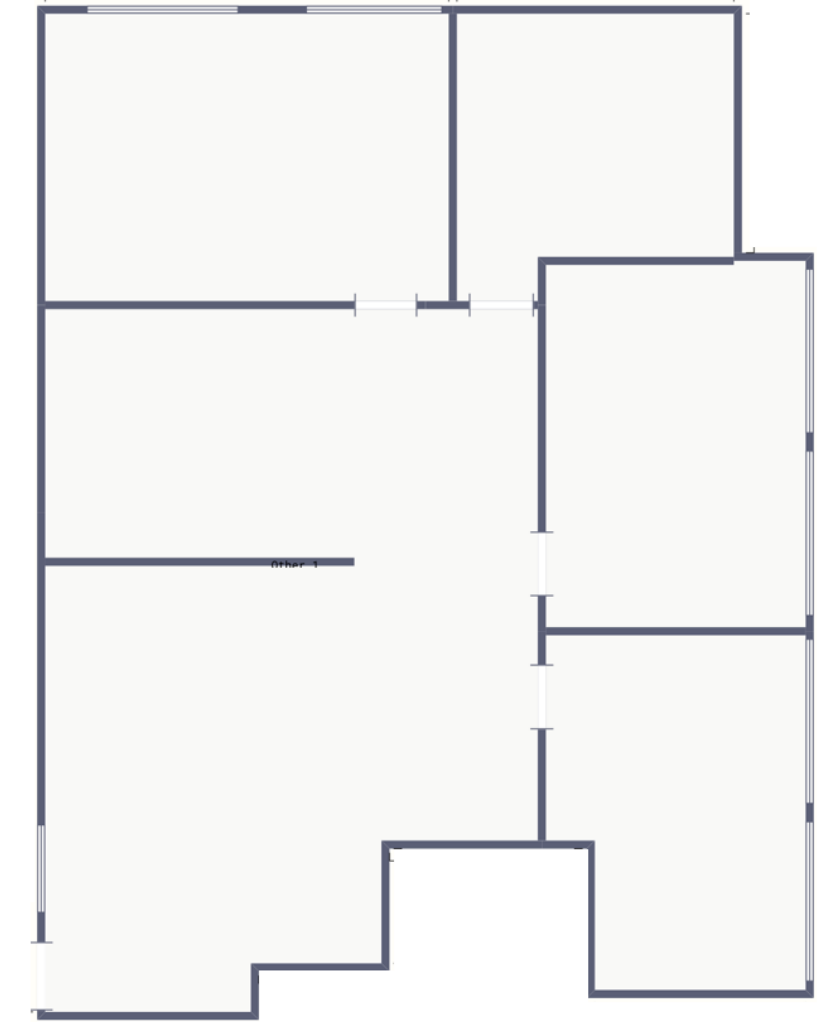
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SVN | CAPITAL WEST PARTNERS

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SUITE 221: ±1,281 SF



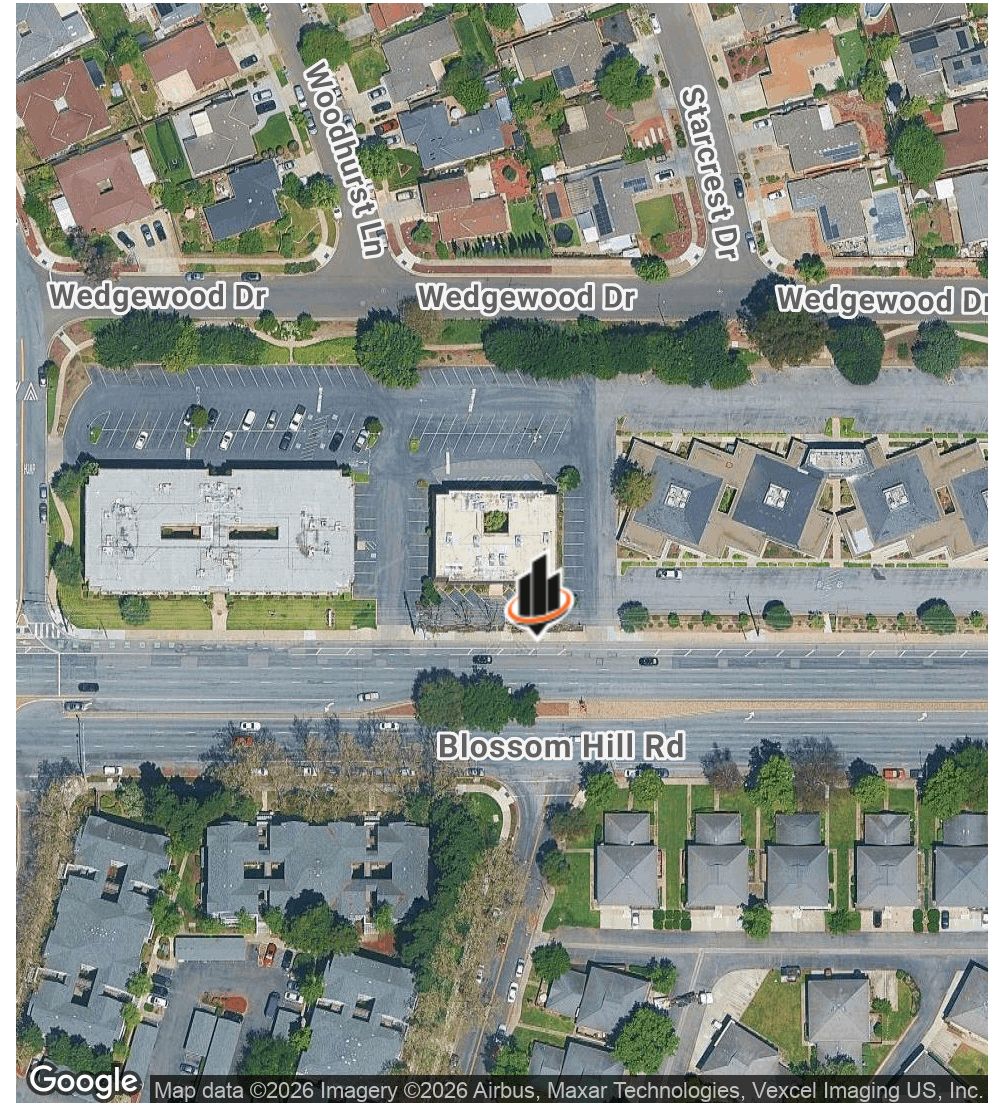
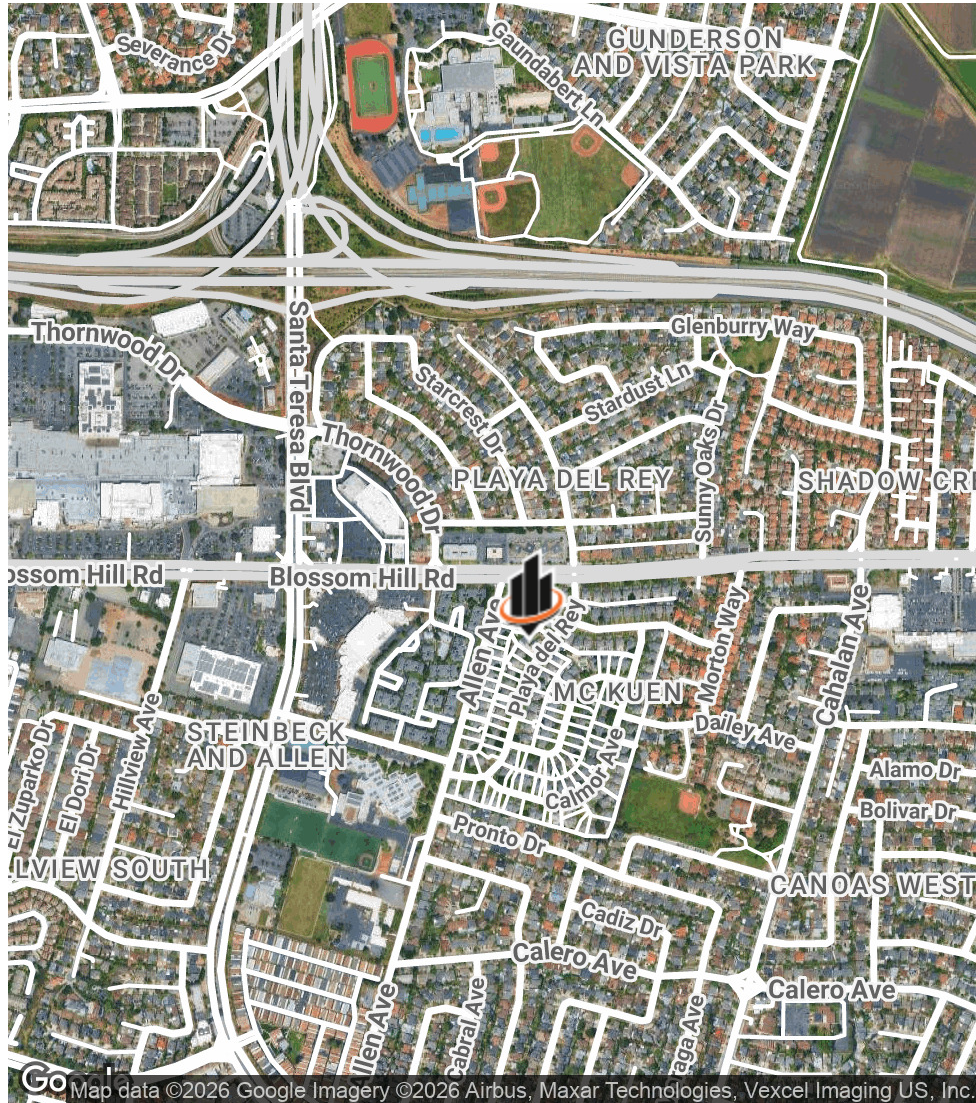
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LOCATION MAP



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RETAIL MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.25 MILES 0.5 MILES 1 MILE

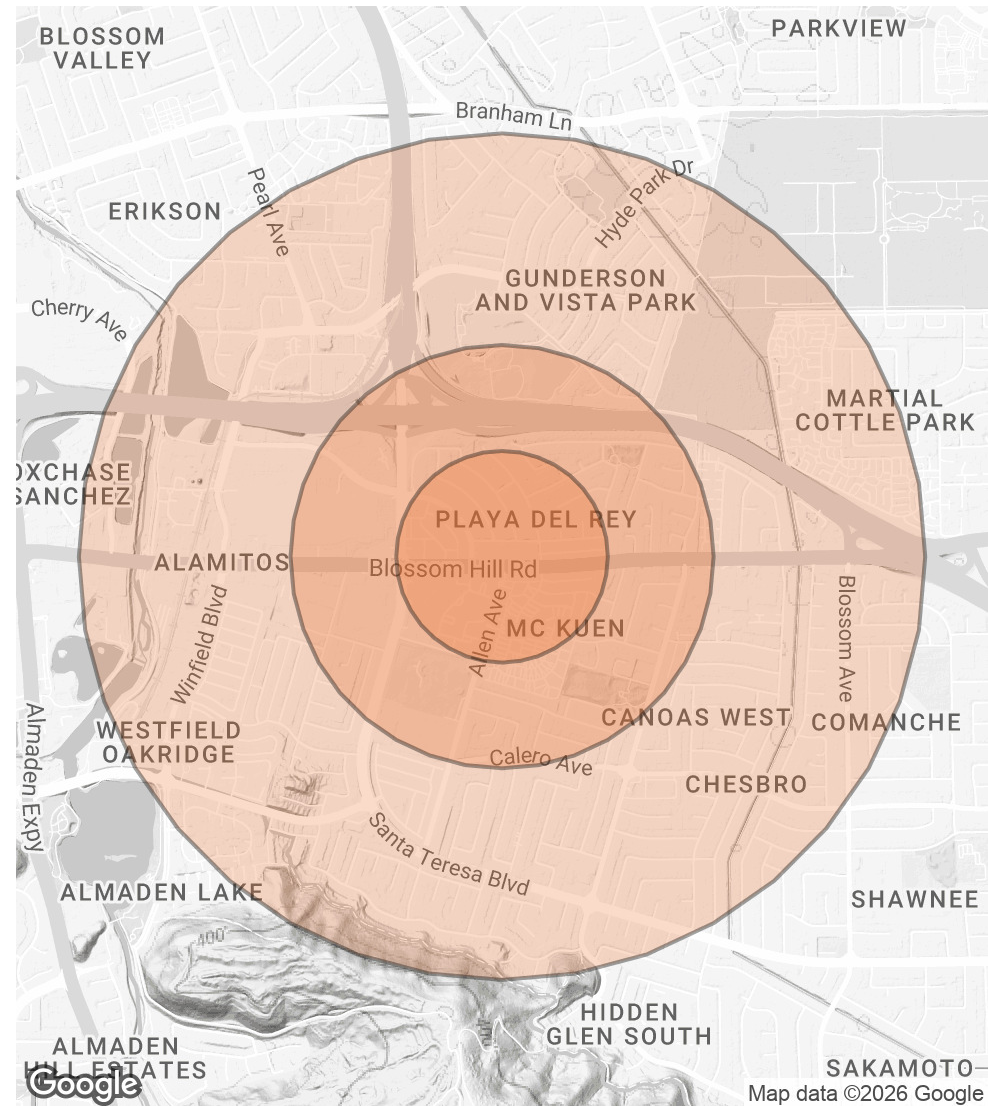
TOTAL POPULATION	1,705	6,862	24,416
AVERAGE AGE	37.0	38.7	40.5
AVERAGE AGE (MALE)	36.3	37.2	39.6
AVERAGE AGE (FEMALE)	39.5	40.8	41.6

HOUSEHOLDS & INCOME

0.25 MILES 0.5 MILES 1 MILE

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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