

FOR LEASE

Office Space Near Oakridge Mall

835 BLOSSOM HILL ROAD, SUITE 204

San Jose, CA 95123

PRESENTED BY:

ROBIN SANTIAGO, SIOR, CCIM

O: 408.601.0049

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CalDRE #01754421



PROPERTY SUMMARY



PROPERTY DESCRIPTION

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.

PROPERTY HIGHLIGHTS

- Well-located multi-tenant office building
- Suite 204: 681 SF with two private offices, reception area
- Suite 215: 907 SF with three private offices and an open area for cubicles
- Available now

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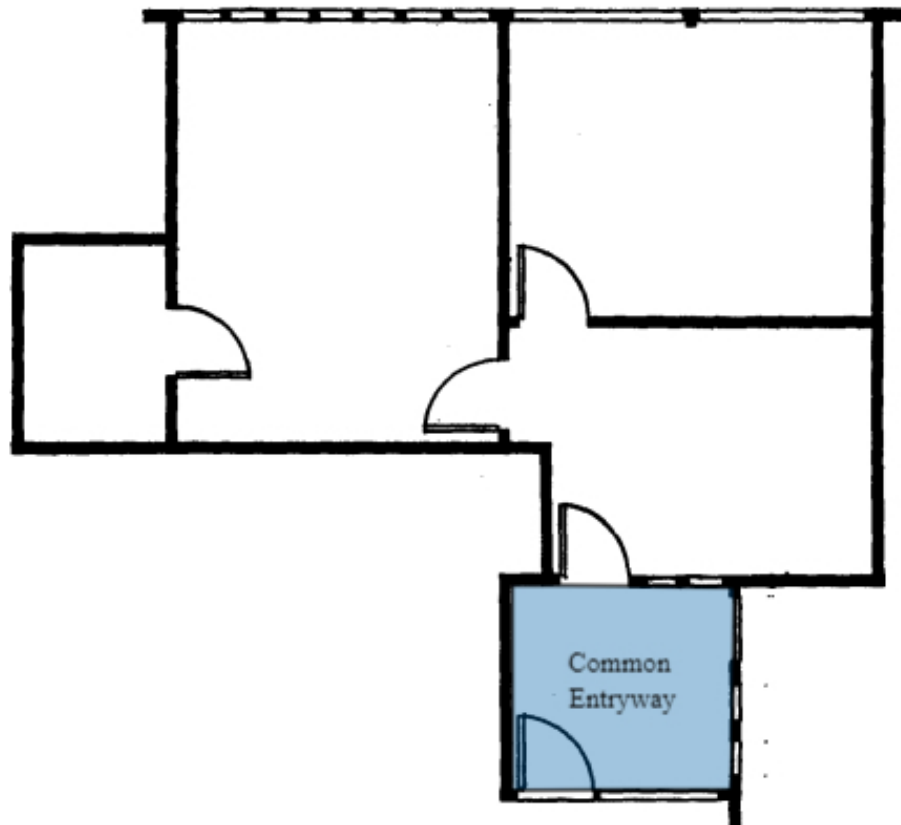
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OFFERING SUMMARY

LEASE RATE:	\$2.50 SF/month (Full Service)
AVAILABLE SF:	681 - 907 SF
BUILDING SIZE:	10,762 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	584	2,457	8,511
TOTAL POPULATION	1,705	6,862	24,416
AVERAGE HH INCOME	\$123,714	\$121,073	\$131,075

SUITE 204 FLOORPLAN



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SUITE 215 PHOTOS



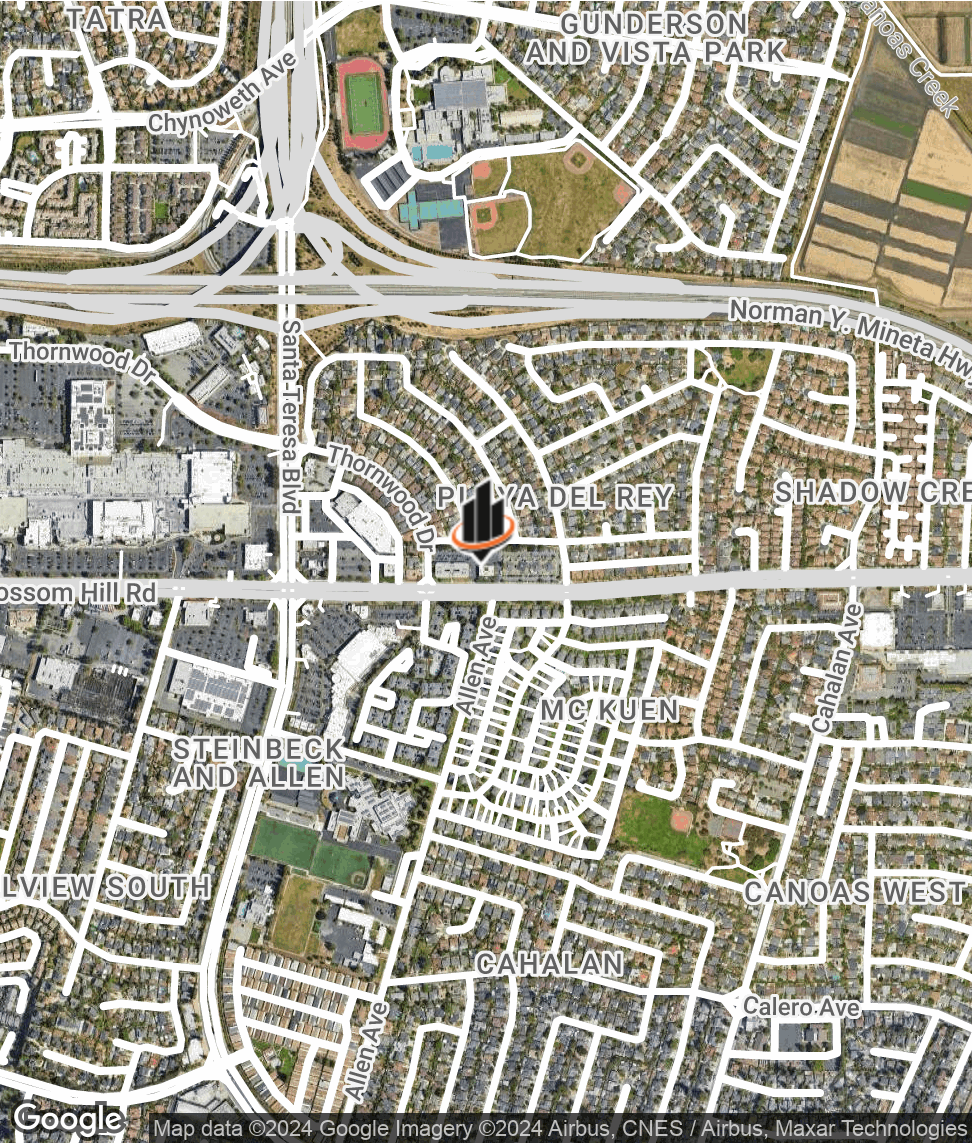
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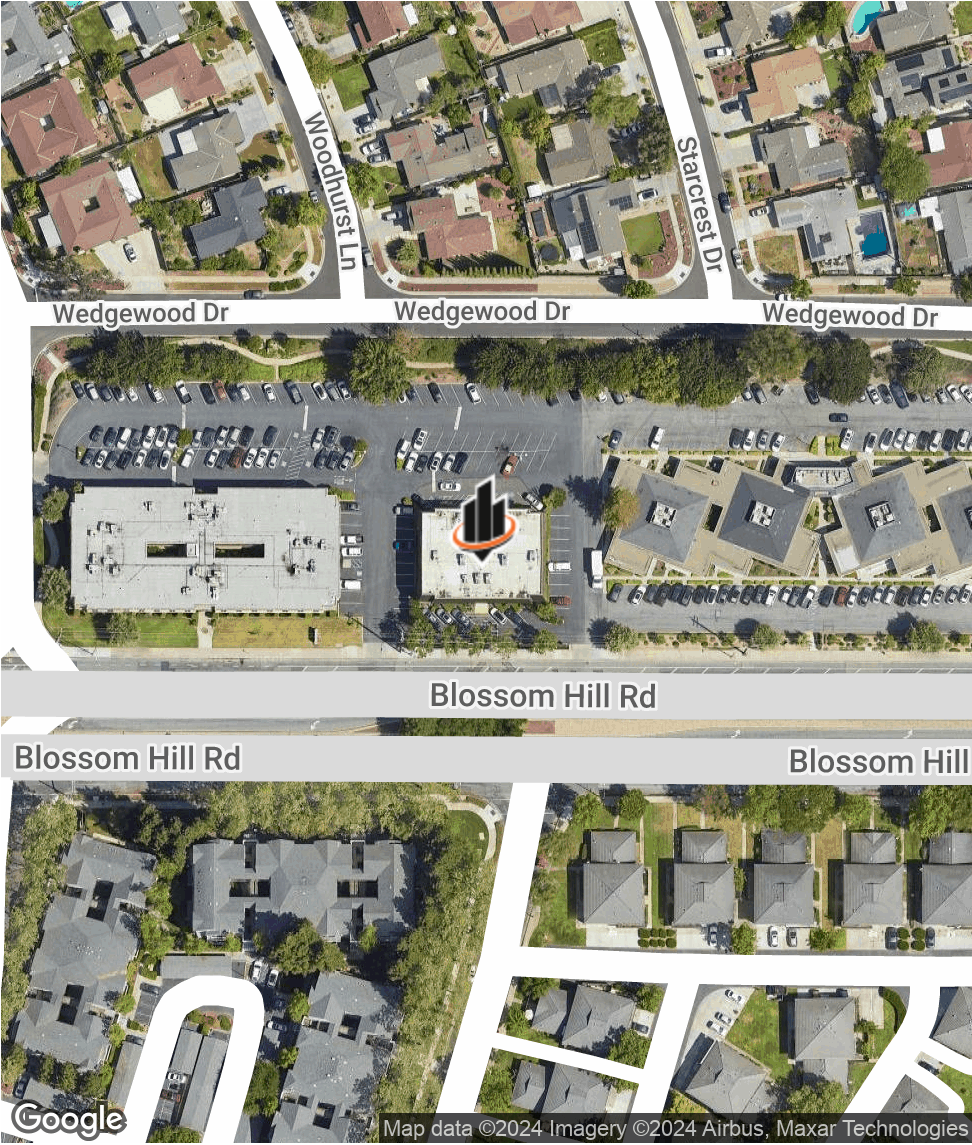
LOCATION MAP



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AERIAL



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SVN | CAPITAL WEST PARTNERS

RETAIL MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.25 MILES0.5 MILES1 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 MILES0.5 MILES1 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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