

# RETAIL SPACE FOR LEASE

Across from Newly Remodeled Oakridge Westfield Mall | Available Jan. 1, 2017

3,280 SF | 882 Blossom Hill Rd., San Jose, CA | Please Do Not Disturb Tenant



Exclusive Listing Agent:

**BOB QUIGLEY**

Senior Vice President

408.216.2317 | bob.quigley@srsre.com | CA Lic: 00589140





# Executive Summary

FOR LEASE

882 Blossom Hill Rd. | San Jose, CA 95123

## 3,280 SF RETAIL SPACE AVAIL. JAN. 1, 2017:

- Located at major San Jose, CA intersection:
  - 39,000 cpd (Blossom Hill Rd.)
  - 22,066 cpd (Santa Teresa Blvd.)
- Directly across from newly remodeled Oakridge Westfield Mall anchored by Macy's, Target, Nordstrom Rack, Sears, Old Navy, Apple, Forever 21, Walgreens, BJ's Brewery, PF Changs, & 20-screen Century Theater
- Other retailers at the high-traffic intersection include Kohl's, Party City, Home Depot, Lucky Market, Babies "R Us and BevMo!
- Attractively designed, prominent retail building w/ easy access
- Ample, on-site parking (62 stalls)
- Monument signage available on 2 signs
- Impressive Demographics (3mi. radius)
  - 213,852 population (45,179 daytime)
  - 71,415 households
  - \$122,517 avg. household income
  - 41% w/Bachelor's degree or higher

**PLEASE DO NOT DISTURB TENANT**



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# Property Aerial

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# Property Photos

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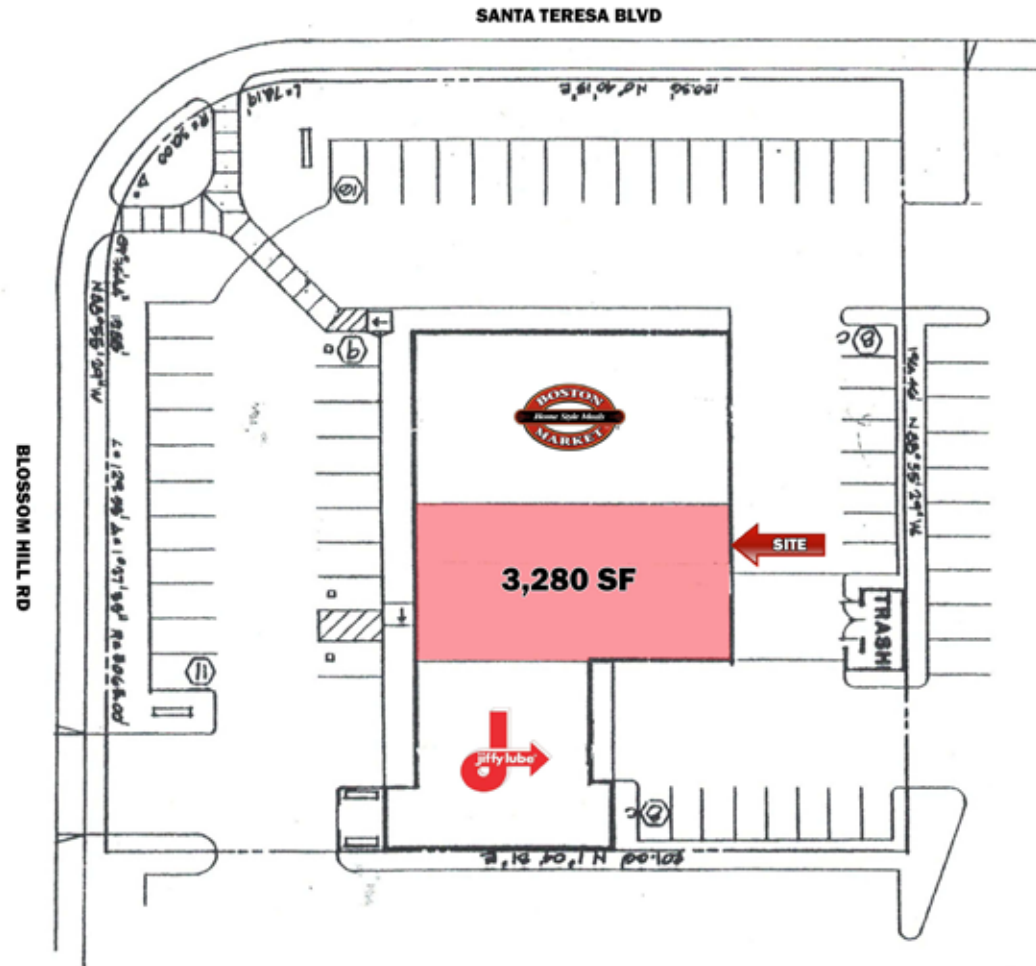
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# Site Plan

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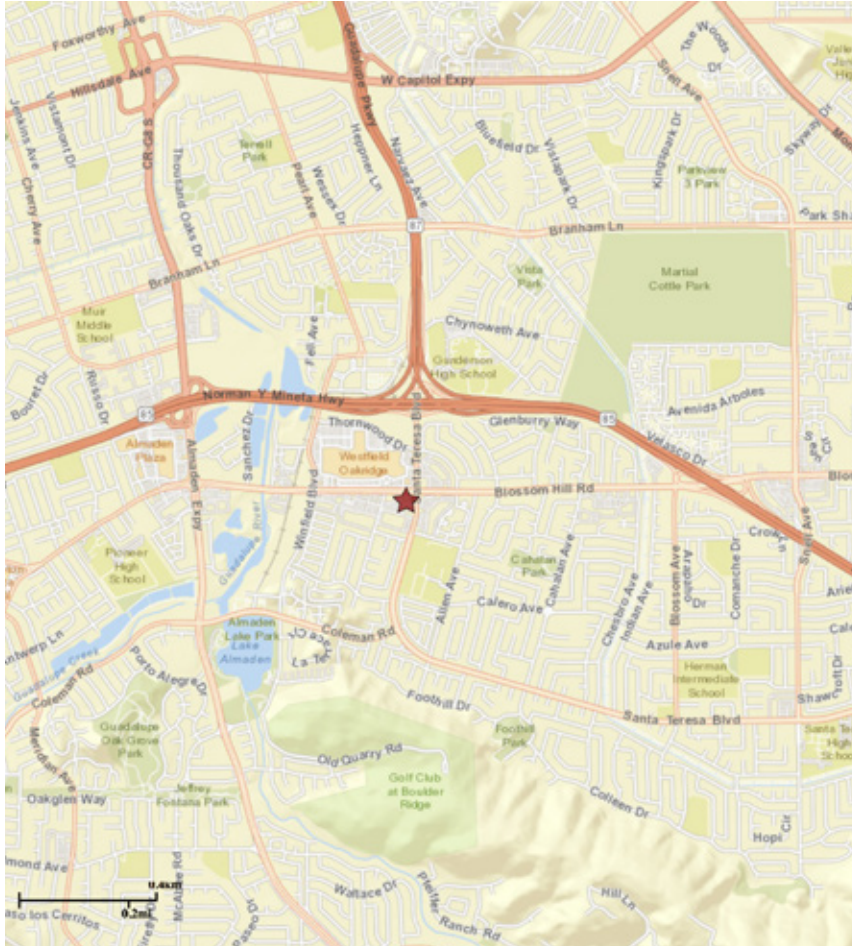
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# Location Map

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- ▶ Located in San Jose's Hoffman-Via Monte neighborhood
- ▶ Six miles south of Downtown San Jose
- ▶ Close to Highway 85 and Highway 87
- ▶ Near light rail and 3 VTA bus lines (Routes 27, 64, 67)
- ▶ Directly across from Westfield Oakridge Mall

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# Retail Trade Area

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# Demographic Highlights

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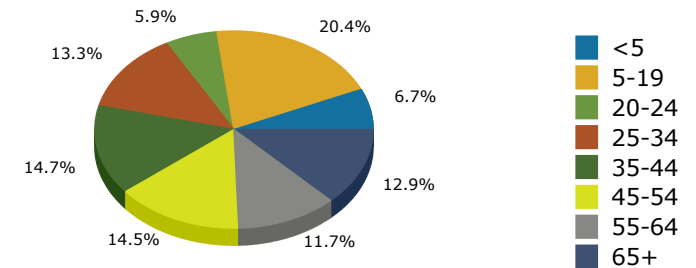
	1 Mile Radius	3 Mile Radius	5 Mile Radius
<b>POPULATION</b>			
Current Est. Population	24,416	213,852	439,211
2021 Projected Population	25,735	225,588	466,218
Annual Growth 2016-2021	1.06%	1.07%	1.20%
Median Age	37.4	37.6	37.6
<b>HOUSEHOLDS (HH)</b>			
Current Est. HH	8,679	71,415	144,067
2021 Est. HH	9,089	75,039	152,395
Projected HH Growth 2015-2020	0.93%	0.99%	1.13%
<b>EDUCATION: Bachelor's or Higher</b>			
	36.3%	41.3%	40.3%
<b>INCOME: Average Household</b>			
	\$101,372	\$122,517	\$122,213
<b>EMPLOYMENT</b>			
Employee Population	17,192	45,179	138,037
Total Businesses	934	4,883	12,871
<b>ETHNICITY</b>			
White	53.9%	52.5%	50.3%
Hispanic	28.8%	28.6%	28.8%
Black	5.3%	1.6%	4.2%
Asian/Pacific Islander	20.1%	24.5%	27.3%

**Data Note:** Income is expressed in current dollars

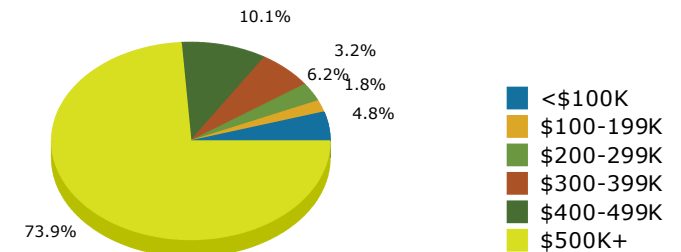
**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015.  
Esri converted Census 2000 data into 2010 geography. Aug. 3, 2016

## 3 Mile Radius Demographic Profile

2016 Population by Age



2016 Home Value



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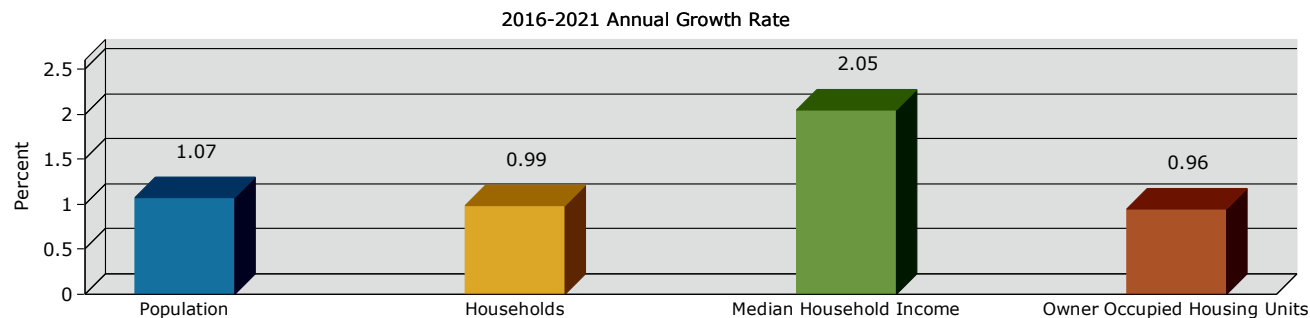
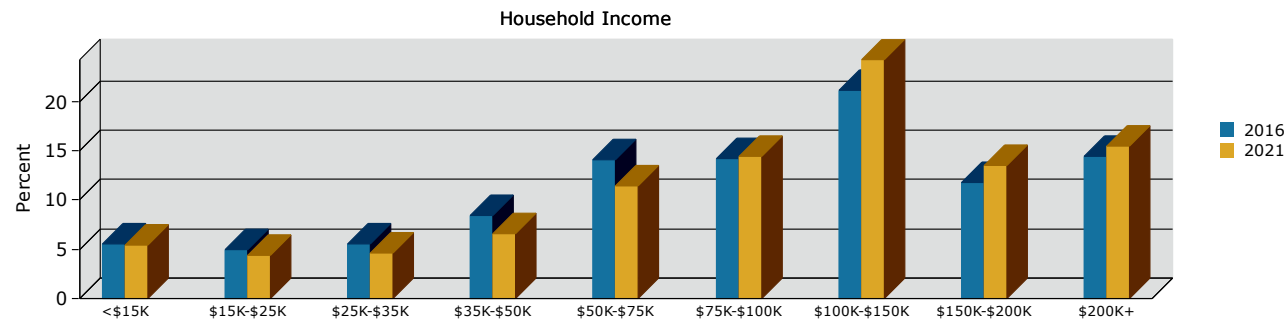
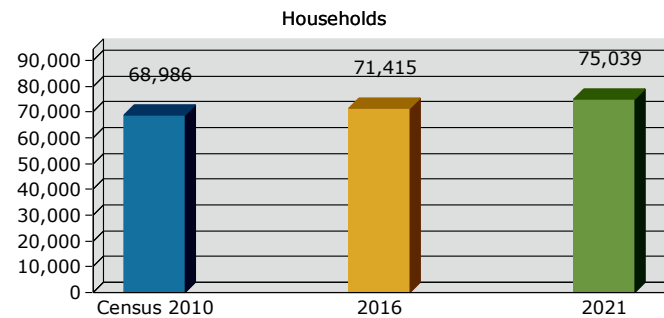




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3 Mile Radius Demographic Profile. Source: U.S. Census Bureau, 2010 Census, ESRI forecasts for 2016 & 2021.

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# Market at a Glance

## About San Jose

San Jose, the third-largest city in California and seat of Santa Clara County, is located in the northern part of the state in the Santa Clara Valley, 50 miles south of downtown San Francisco. Known as the capital of Silicon Valley where many high-technology companies are located, the area is also one of the world's leading centers for medical treatment and research.

Today, the city continues to be the distribution and food-processing center for the surrounding rich agricultural region, which produces seasonal fruits and grapes. More than 50 wineries grace the valley. The city also has healthy retail, transportation, and tourism industries and is the primary center for real estate and industrial development in the area.

## Quick Facts:

- Largest city in the nine-county Bay Area region
- Population: 1,000,536 (as of 2014)
- Ranked No. 6 in America's safest cities
- Ranked No. 7 in job growth (Forbes Mag. 2015)
- Cisco Systems, eBay & IBM are largest non-govt. businesses

(Source: [sanjoseca.gov](http://sanjoseca.gov))



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