

FOR LEASE

465 Blossom Hill Road
San Jose, CA



465 BLOSSOM HILL RD
SAN JOSE, CA



HWY 85 137,000 ADT



SNELL AVE 25,000 ADT

BLOSSOM HILL RD 46,000 ADT



NICKOLAS SALDIVAR III

916.672.4112

nick.saldivar@ngcip.com

Lic #01766394

CHRIS SANTANA

925.203.1106

chris.santana@ngcip.com

Lic #01868378

NAINorthgate

LEASING TEAM

PROPERTY SUMMARY



AVAILABLE SPACE:
± 10,800 SF



LEASE TERMS:
Negotiable



LEASE TYPE:
NNN



PROPERTY HIGHLIGHTS

- 465 Blossom Hill Road is a rare stand-alone building opportunity located in San Jose, CA.
- Building is equipped with one (1) grade level door, retail sales area and warehouse space.
- Excellent access to I-85 on- and off-ramps.
- Dedicated parking lot and large pylon sign.
- Average household income exceeding \$150,000 per year.
- The high visibility location is located on Blossom Hill Road with 46K ADT.
- Area Co-Tenants include Smart & Final Extra, CVS, Walgreens, Michael's, Pet Club, McDonald's, Dunkin, Jack-in-the-Box, Chevron, Shell, Bank of America, Red Wings, and much more.

PROPERTY INFO

ADDRESS	465 Blossom Hill Road San Jose, CA
LEASE PRICE:	Contact Broker
SPACE AVAILABLE:	± 10,800 SF
LAND	± 1.0 AC
ZONING:	Commercial Pedestrian (CP)
LEASE TYPE:	NNN
APN:	464-14-007
TRAFFIC:	Blossom Hill Rd: 46K ADT Labath Ave: 4K ADT

SITE MAP



MARKET VIEW – Eastern View



MARKET VIEW – Western View



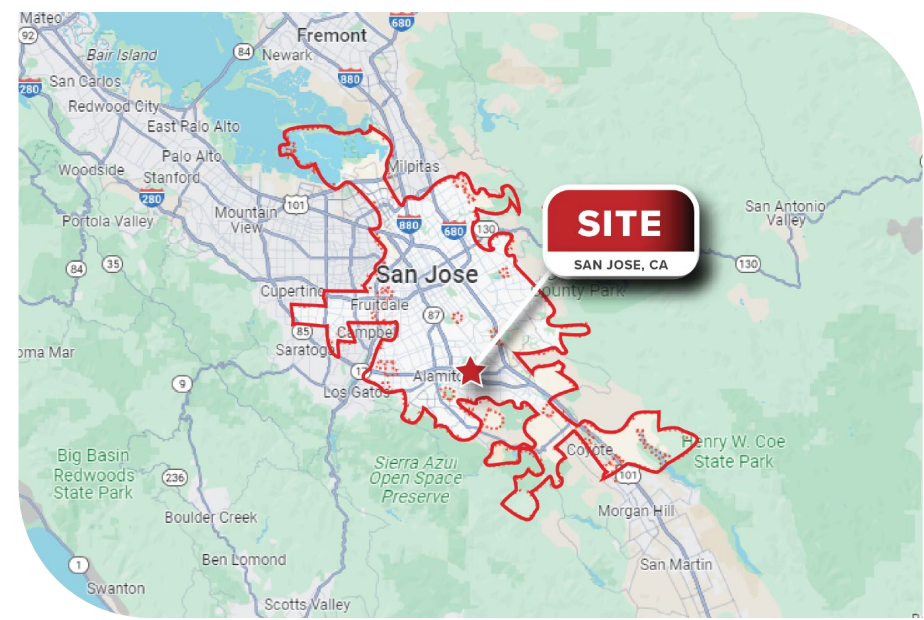
AREA OVERVIEW

SAN JOSE - CALIFORNIA

The city of San Jose is located on the southern shore of the San Francisco bay and the largest city in Northern California. San Jose is an economic, cultural, and political center of Silicon Valley. It's the county seat of Santa Clara County - the most affluent county in California and in the US. It also been ranked as the happiest place to work in the United States. San Jose is home to more than 1 million residents and over 528,044 businesses.

- Approximately 10,500 businesses and nearly 528,044 employees contribute to the service and economical growth of the San Jose community
- An estimated households 320,447 within the city limits and expected to exceed by 0.2% in 2023
- An estimated households 320,447 within the city limits
- Home to San Jose State University with more than 33,000 students with over 1,900 faculty and staff

	POPULATION	1 MILE	3 MILE	5 MILE
2023 Estimated Population	25,486	401,403	1,036,643	
2028 Projected Population	24,623	389,477	1,031,586	
2023 Median Age	38	39	38	
	INCOME			
2023 Estimated Average Household Income	\$151,359	\$156,185	\$122,994	
	DIVERSITY			
2023 Estimated White	14,622	216,669	580,665	
2023 Estimated African American/Black	1,366	14,319	35,803	
2023 Estimated Asian or Pacific Islander	7,449	146,079	380,332	
2023 Estimated Hispanic	8,497	111,866	322,764	



NAI Northgate

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NICKOLAS SALDIVAR III

Investments Partner

P: 916.672.4112

nick.saldivar@ngcip.com

Lic #01766394

DRE: #01910787



CHRIS SANTANA

President | CFO

P: 925.203.1106

chris.santana@ngcip.com

Lic #01868378

DRE: #01910787

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