

FOR LEASE: ±3,429–9,474 SF JUNIOR ANCHOR SPACE SOUTHGATE SHOPPING CENTER



445 Blossom Hill Rd @
Snell Ave, San Jose, CA

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HIGHLIGHTS



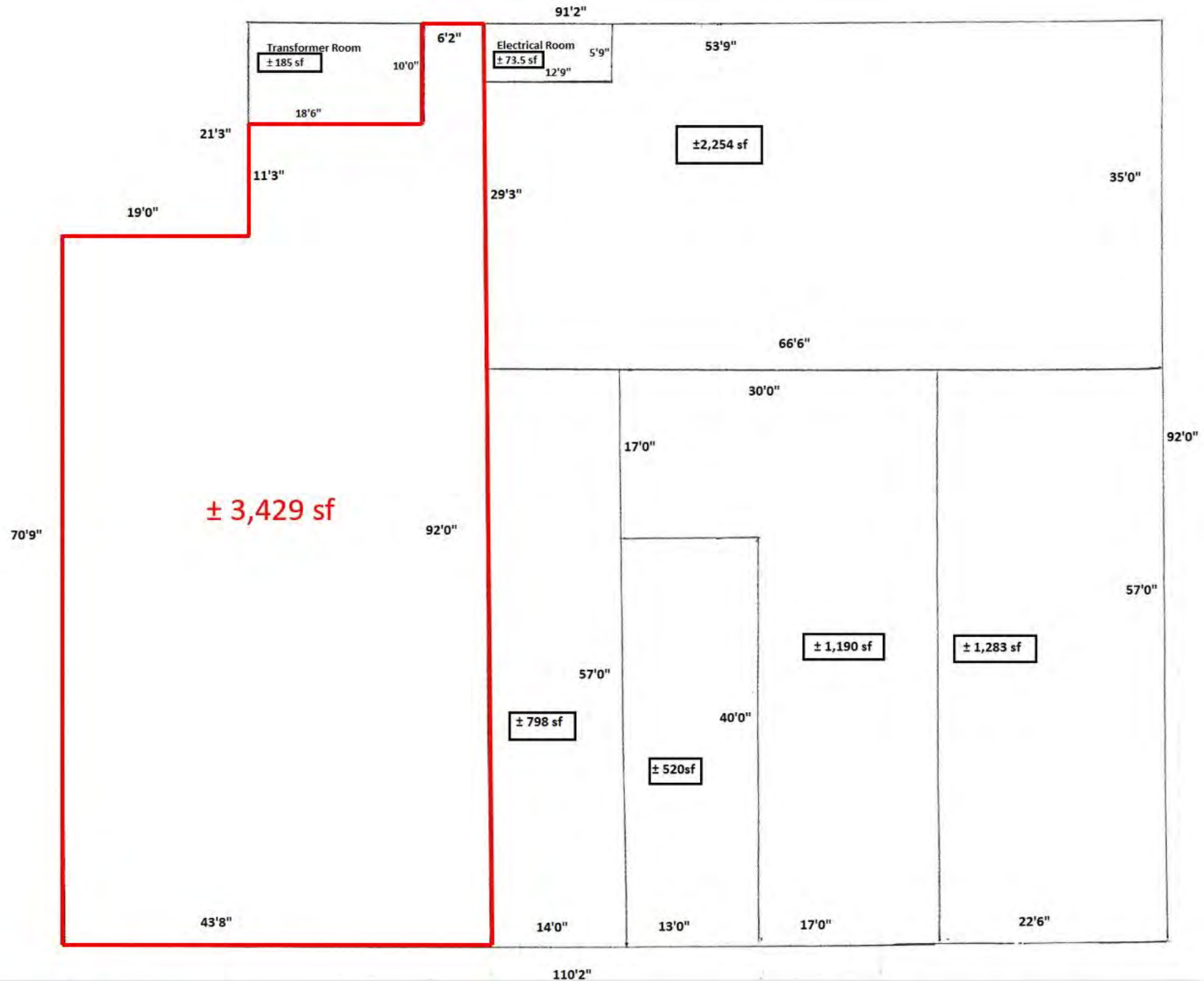
- 3,429 – 9,474± SF Junior Anchor Space Available
- \$3.00 psf, plus NNN
- Three Options to Configure Space
- Co-Tenants Include Michael's, Dollar Tree, O'Reilly, Redwing Shoes, 7 Leaves Café, and T-Mobile
- Prime Retail Intersection of Snell Ave. & Blossom Hill Rd.
- Traffic Counts:
 - Snell Ave—25,383+ ADT
 - Blossom Hill Rd—38,940+ ADT

AVAILABLE SPACE EXTERIOR PHOTOS



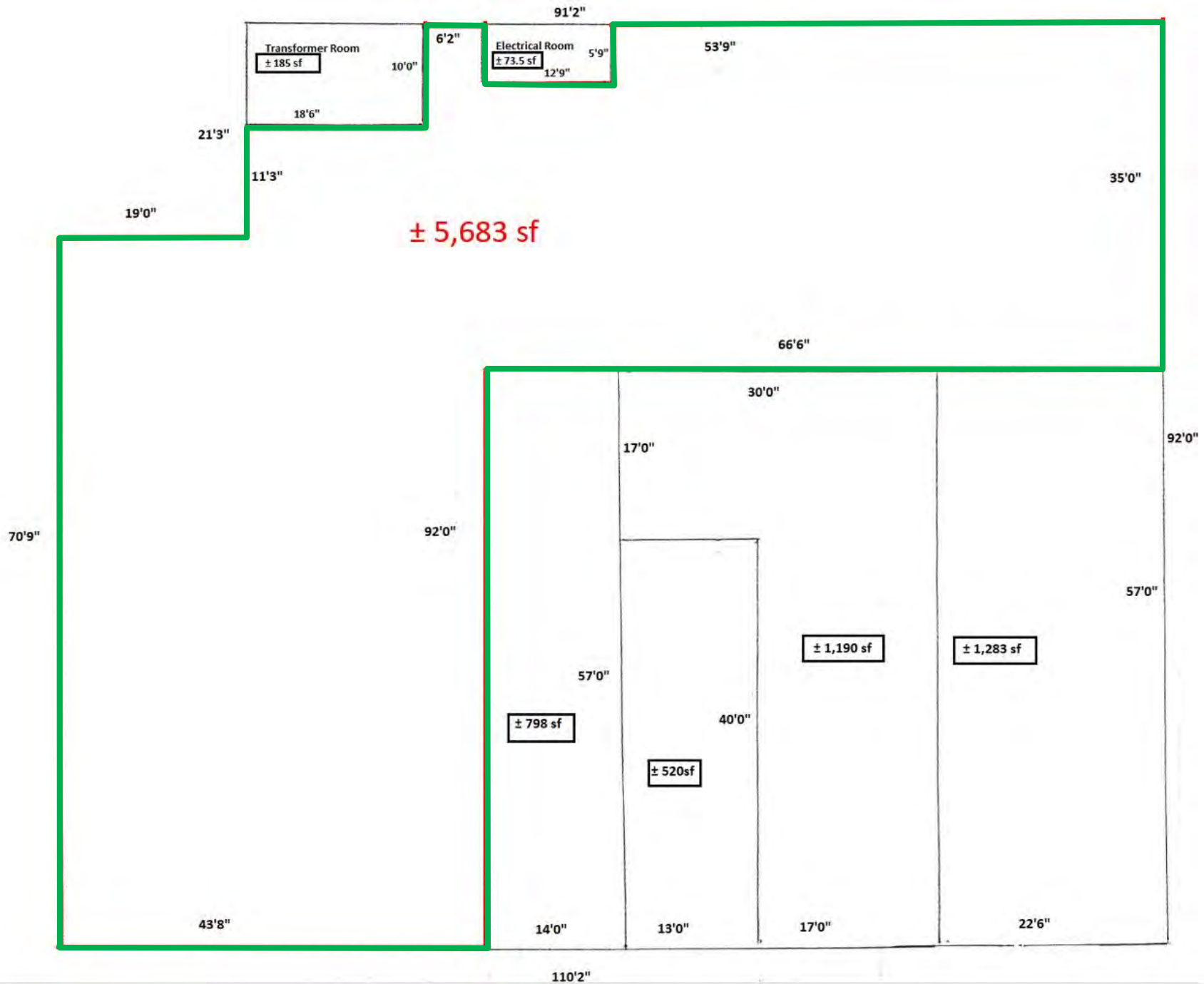
The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

POSSIBLE CONFIGURATION 1: ±3,429 SF



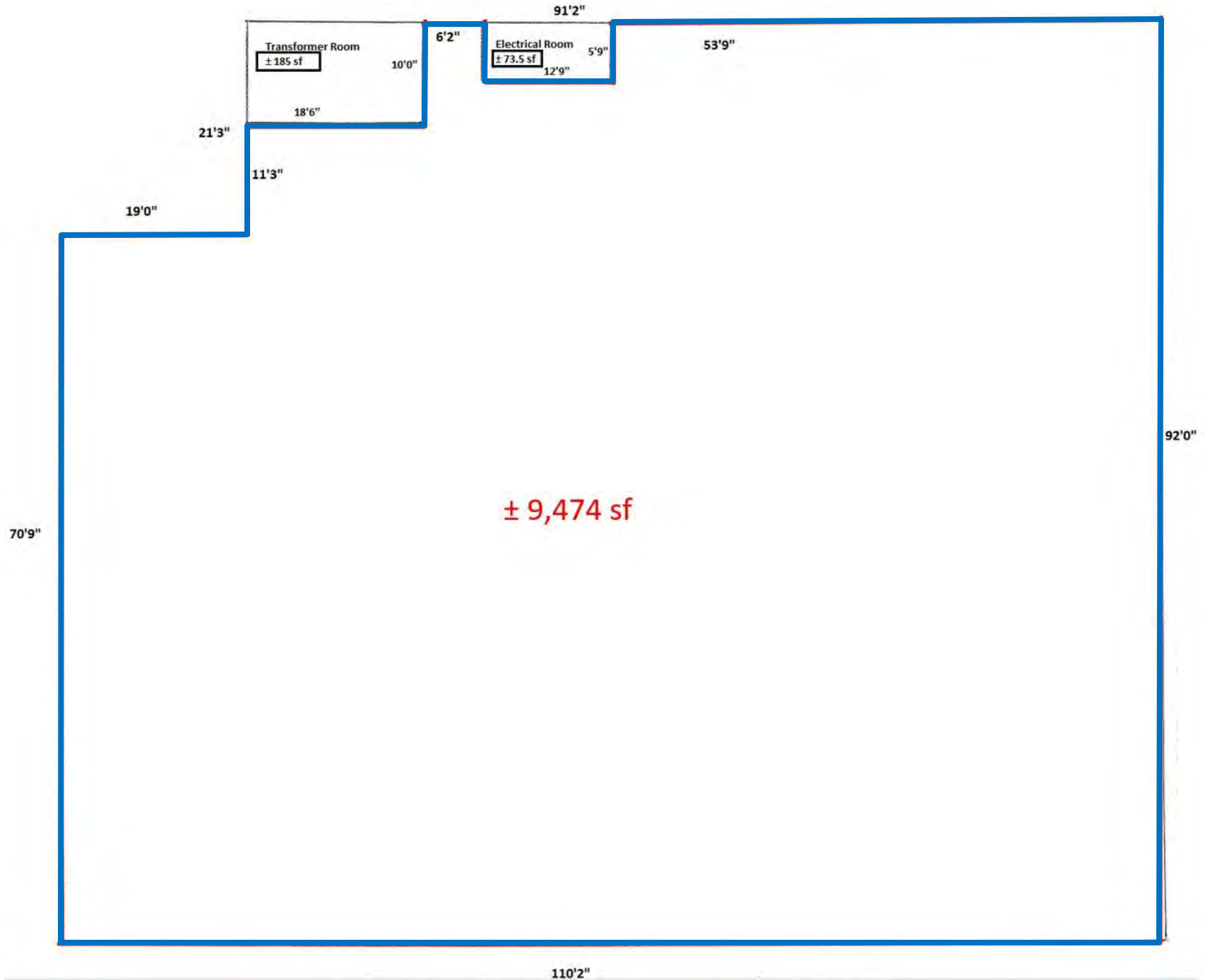
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POSSIBLE CONFIGURATION 1: ±5,683 SF



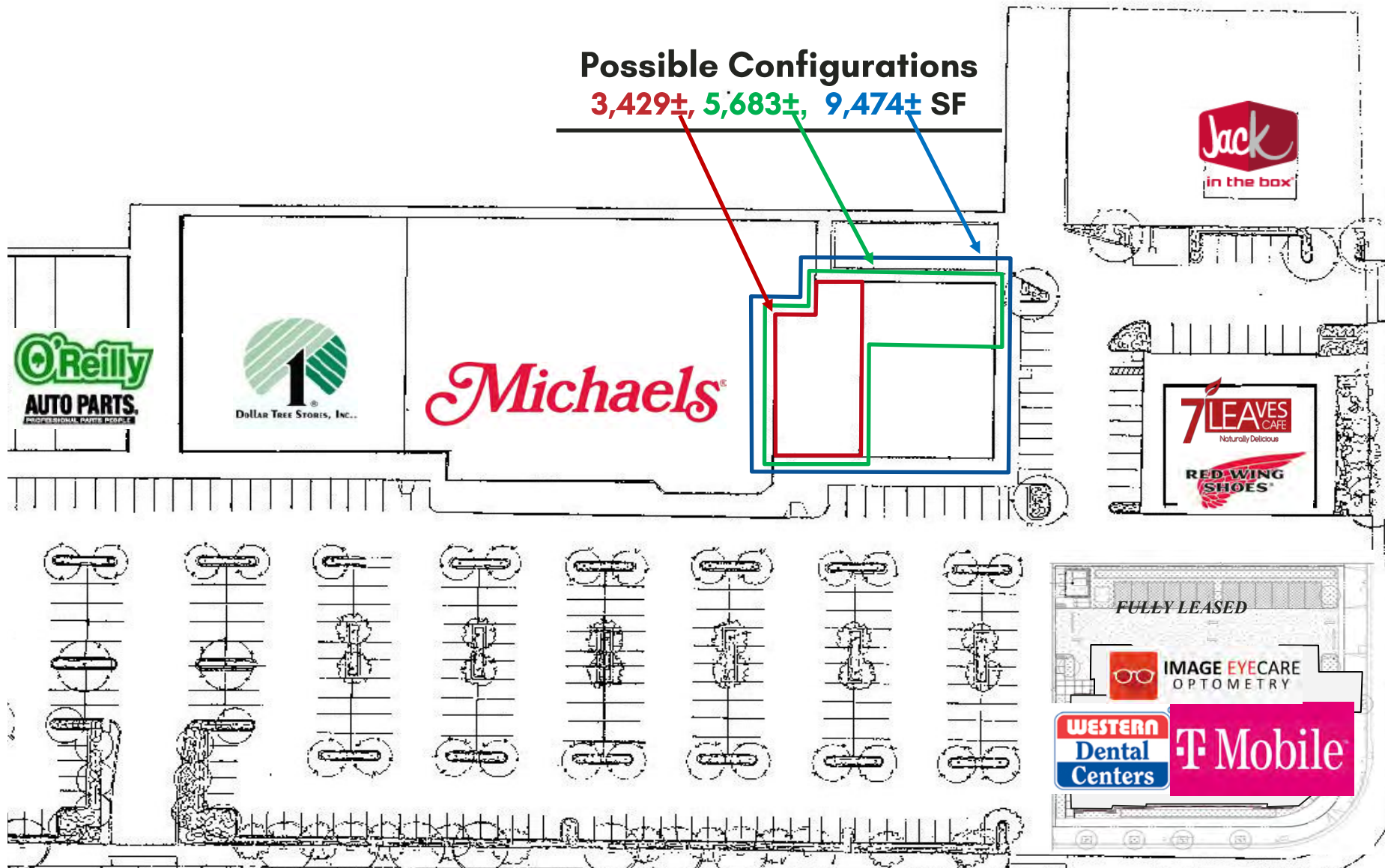
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POSSIBLE CONFIGURATION 3: ±9,474 SF



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SITE PLAN



BLOSSOM HILL RD

SNELL AVE

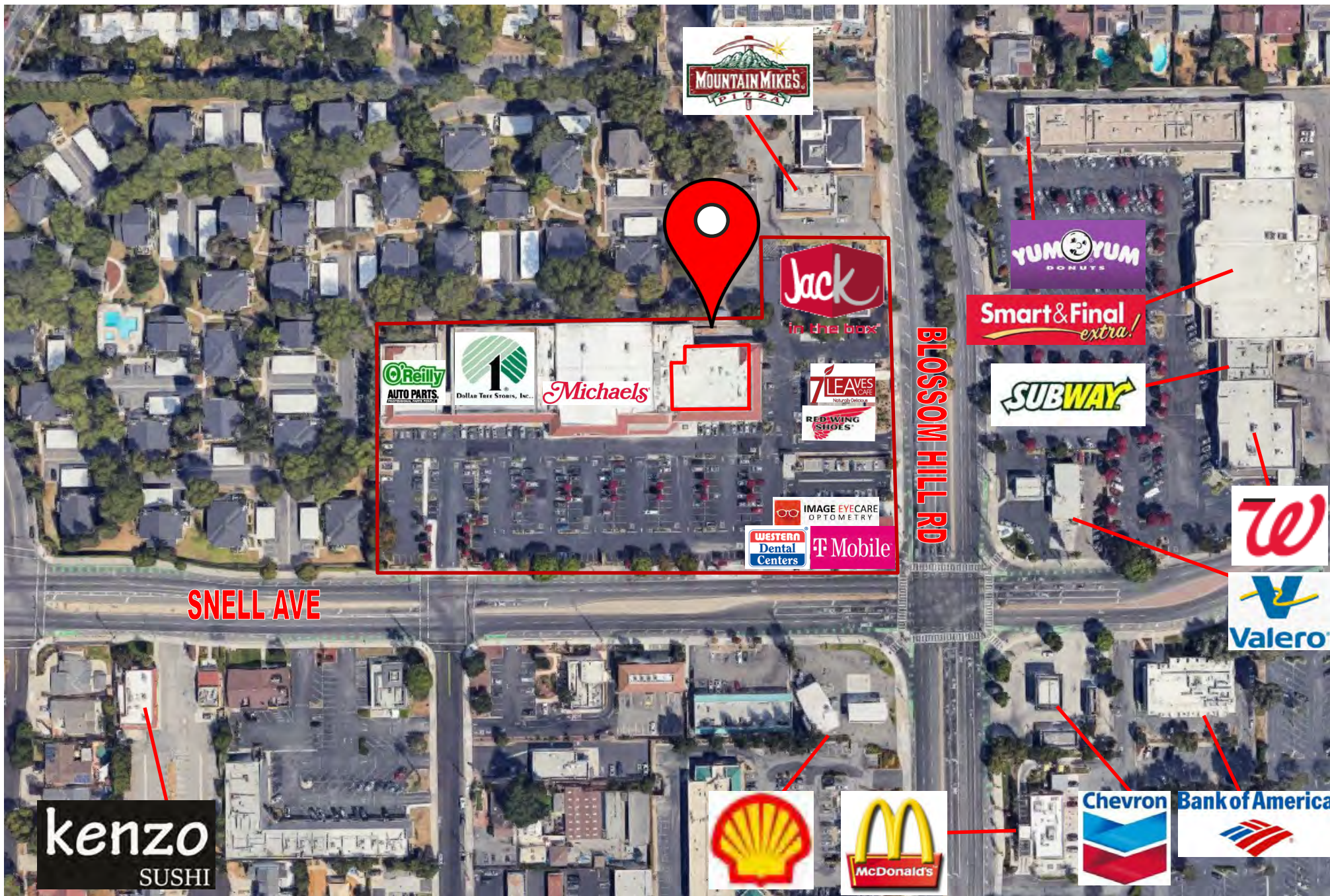
SITE PLAN: AERIAL

Possible Configurations **3,429±**, **5,683±**, **9,474±** SF



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AERIAL



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DEMOGRAPHICS



2023 SUMMARY	1-MILE	3-MILE	5-MILE
Population	15,167	81,276	258,952
Households	5,878	29,553	93,554
Average Household Size	2.53	2.72	2.74
Owner Occupied Housing Units	3,579	20,296	60,595
Renter Occupied Housing Units	2,299	9,257	32,959
Median Age	46.9	46	43.3
Median Household Income	\$200,001	\$195,262	\$168,837
Average Household Income	\$271,935	\$249,631	\$224,866

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