

±6,500 SF

Former Mattress Firm

KYLE GONI

kgoni@theeoniccompany.com

(408) 863-1912

CA RE License #01971162

YOUR NAME HERE

1033 BLOSSOM
HILL ROAD

SAN JOSE, CALIFORNIA 95123



PROJECT HIGHLIGHTS



Rare Freestanding Retail Building
on Blossom Hill Rd



Rear Roll Up Door



New HVAC



Dedicated Parking

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	22,944	196,401	458,084
Avg. HH Income	\$154,860	\$198,880	\$187,096
Daytime Population	12,877	38,904	136,745

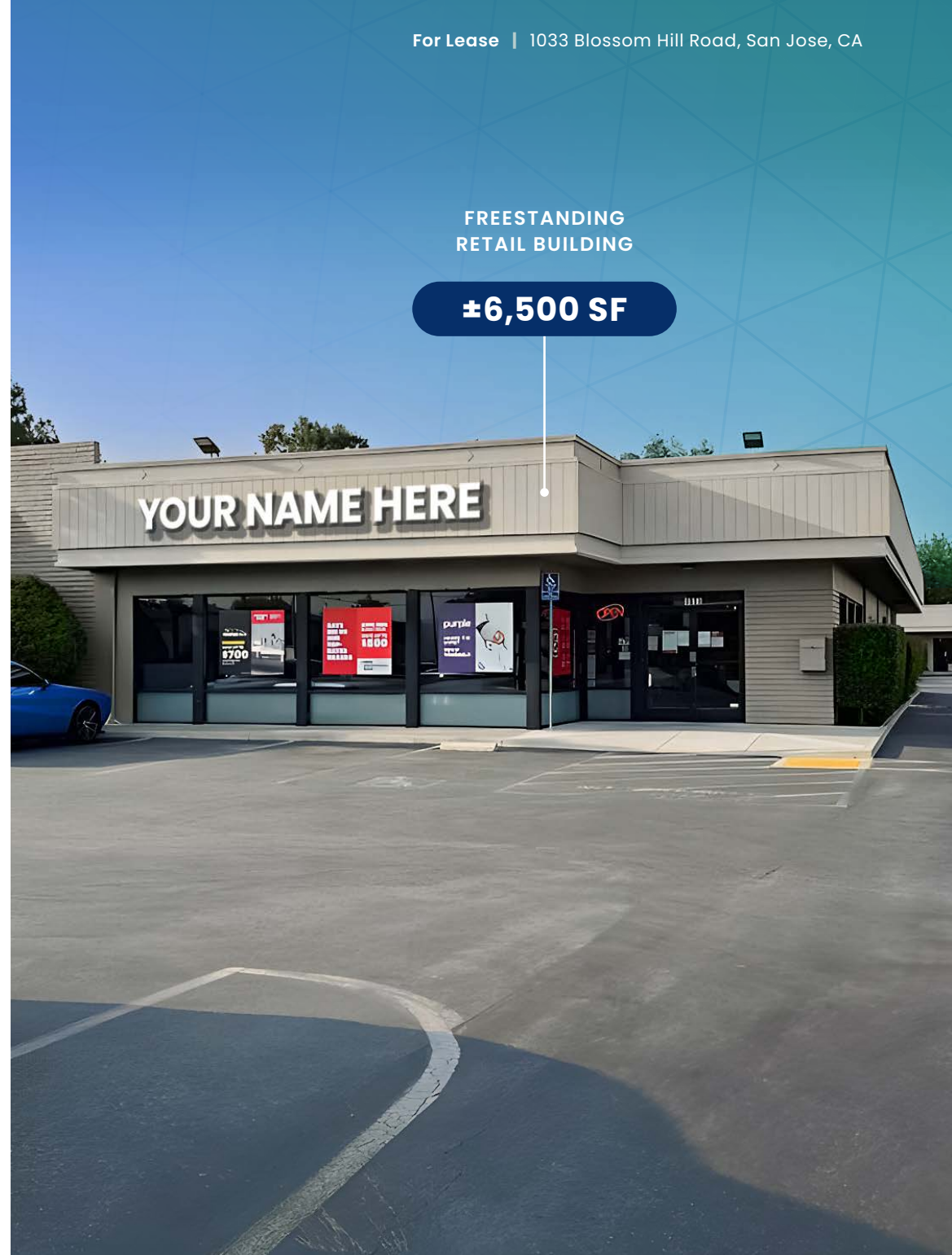
TRAFFIC COUNTS

Source: 2020 Esri.

CA-85	150,200 ADT
Almaden Expy	70,000 ADT
Blossom Hill Rd	46,000 ADT

FREESTANDING
RETAIL BUILDING

±6,500 SF



PROPERTY GALLERY



IMMEDIATE TRADE AREA

SPROUTS
FARMERS MARKET

ALMADEN RANCH



WESTFIELD OAKRIDGE



ALMADEN PLAZA



**1033 BLOSSOM
HILL ROAD**



BevMo!



Lucky



HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

KOHL'S

MARKET AERIAL

Walmart 

INTERSTATE
CALIFORNIA
85

Costco
WHOLESALE

Goodwill *Walgreens*

WESTFIELD OAKRIDGE

 **TARGET**  
 **FOREVER 21**  
  **CENTURY** 
JAPAN THEATRES. rack

THE RANCH
GOLF CLUB

HELLYER
COUNTY PARK

 **TARGET** 

 **Party City** **BevMo!**

THE PLEX

**1033 BLOSSOM
HILL ROAD**



SAFEWAY  **Costco** **TILLYS** **TRADER**
WHOLESALE CREATING FAMILIES' FAVORITES **JOE'S**
ROSS **Walmart** **BEST** **SPROUTS**
DRESS FOR LESS  **BARNES** **HomeGoods** **carter's**
FARMERS MARKET & NOBLE DOLLAR TREE
PETSMART **TJ-MAXX**  **savers** **ULTA**
BOOKS & MORE BEAUTY

 **petco**
Marshalls
five BELOW

GUADALUPE
OAK GROVE PARK

Michaels 

BOULDER RIDGE
GOLF CLUB

Costco
WHOLESALE

SANTA TERESA
GOLF CLUB

WHOLE *Lupardi's*
FOODS **MARKETS**

WHOLE  **Ashley** **Bassett**
FOODS HOMESTORE HOME FURNISHINGS
MARKETS

 **TESTAROSSA**
WINERY

SAFEWAY 

SAFEWAY 

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