

**For Sale or Lease in San Jose: Great Owner/User Opportunity: 10,800± SF/1.0± AC**  
**Sale Price: \$ 6,599,000 (\$611 PSF)**



**465 Blossom Hill Rd, San Jose CA**

**Rex Stanley**

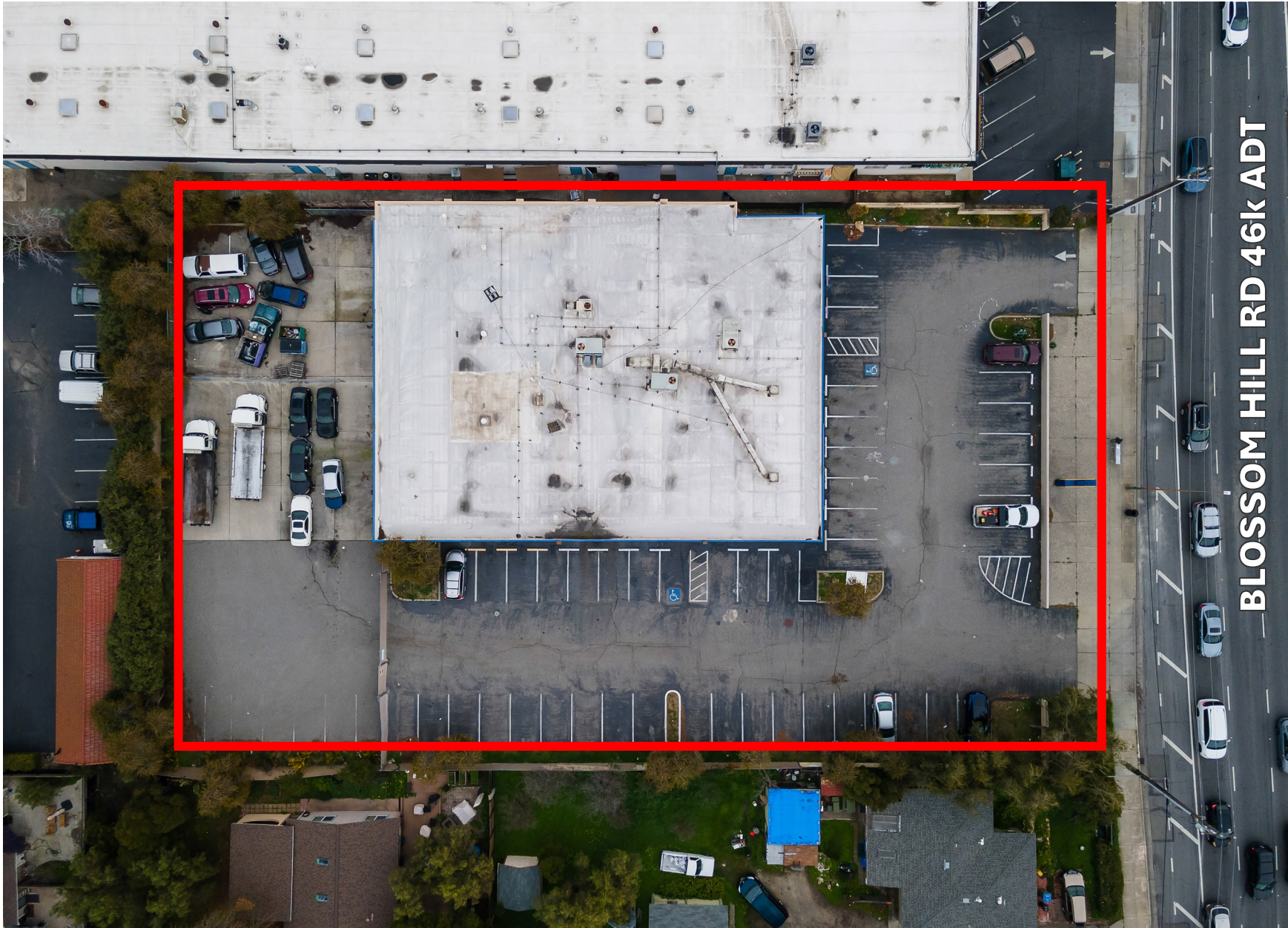
Associate  
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Rex@moinc.net  
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**David Taxin**

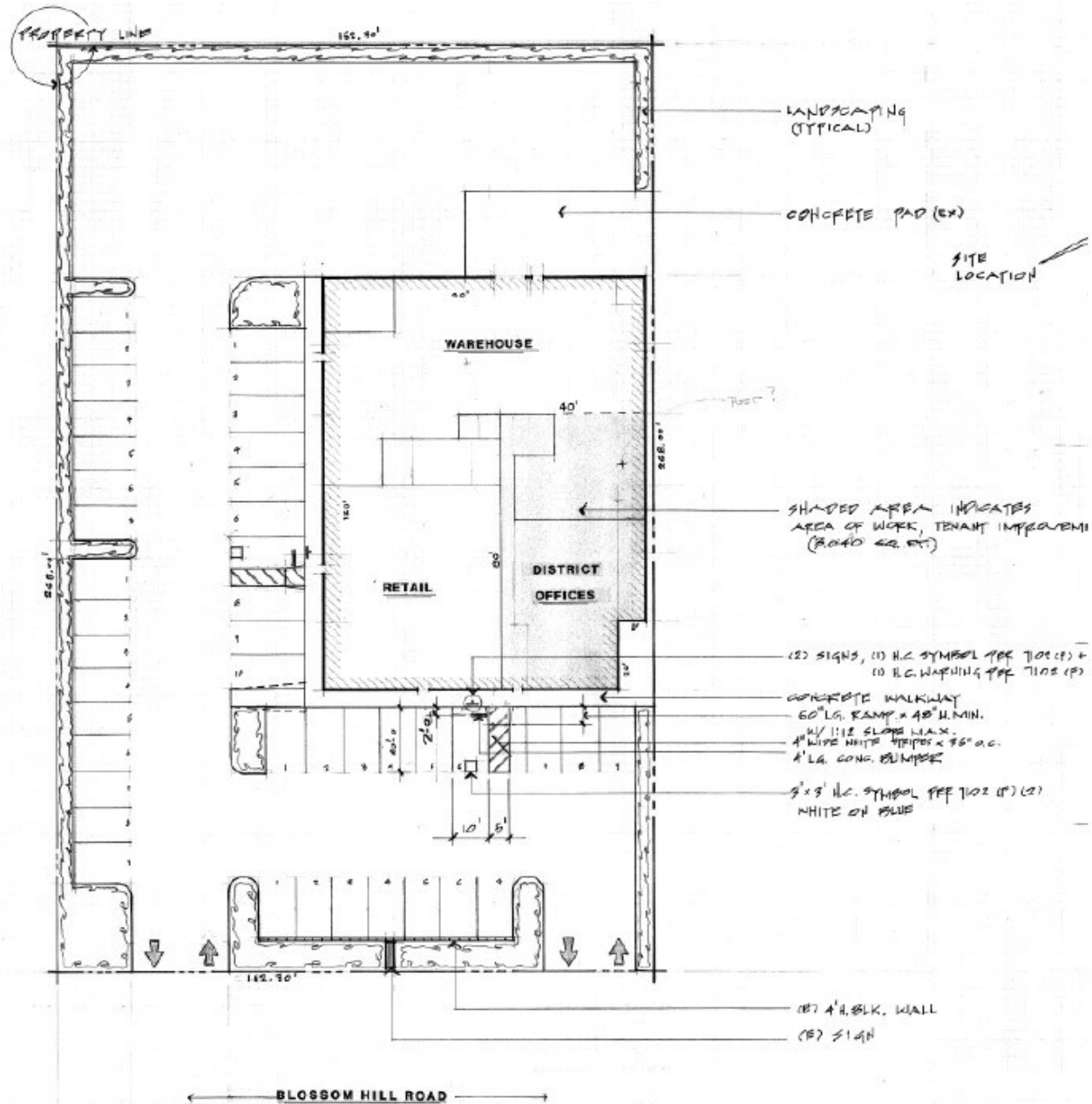
Partner  
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dtaxin@moinc.net  
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- **Address: 465 Blossom Hill Rd, San Jose CA**
- **Property Type: Owner User**
- **Sale Price: \$ 6,599,000**
- **Lease Rate: \$ 3.00 PSF**
- **Lease Type: NNN**
- **Zoning: Commercial Pedestrian (CP)**
- **Space Available: 10,800± SF**
- **Lot Size: 1.0± AC**
- **APN: 464-147-007**
- **Traffic: Blossom Hill RD: 46k ADT  
HWY 85: 137k ADT**
- **Rare stand-alone building with gated parking**
- **One (1) grade level door, retail sales area & warehouse space**
- **Excellent access to I 85 on and off ramps**
- **Dedicated parking lot with rear gated area**
- **Existing pylon sign & excellent building visibility along Blossom Hill**
- **Excellent average household incomes exceeding \$150,000 per year**
- **Excellent traffic counts in excess of 46k ADT**



# SITEPLAN





**465 Blossom Hill Rd  
San Jose, CA**





# PROPERTY PHOTOS

