



**Southgate Shopping Center**  
Blossom Hill Rd. @ Snell Ave.  
447-A Blossom Hill Rd.

## End Cap Retail Space in Anchored Shopping Center with Dollar Tree & Michaels

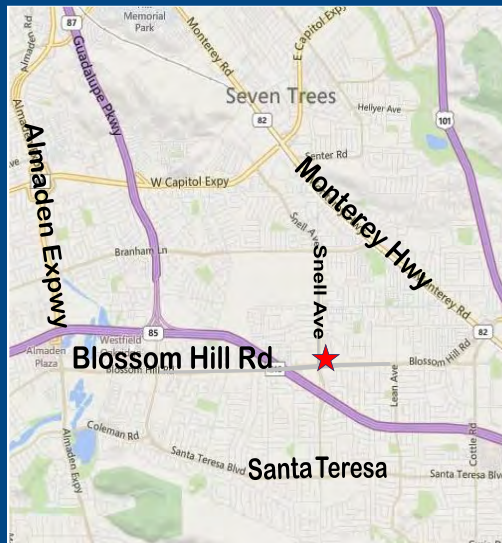


### PROPERTY IN-

- Outstanding South San Jose Intersection of Blossom Hill and Snell Ave
- 2,938± SF, Divisible to 1,500± SF, with Potential Outdoor Seating Area
- Adjacent to Driveway From Blossom Hill Rd.
- Southgate Shopping Center Tenants Include: Michael's, Dollar Tree, Red Wing Shoes and Jack in the Box
- Traffic Counts: Snell Ave—25,383+ ADT
- Blossom Hill Rd—38,940+ADT

### ESTIMATED DEMOGRAPHICS:

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
POPULATION:	22,814	210,742	414,917
AVG. HH INCOME:	\$104,410	\$107,573	\$111,911



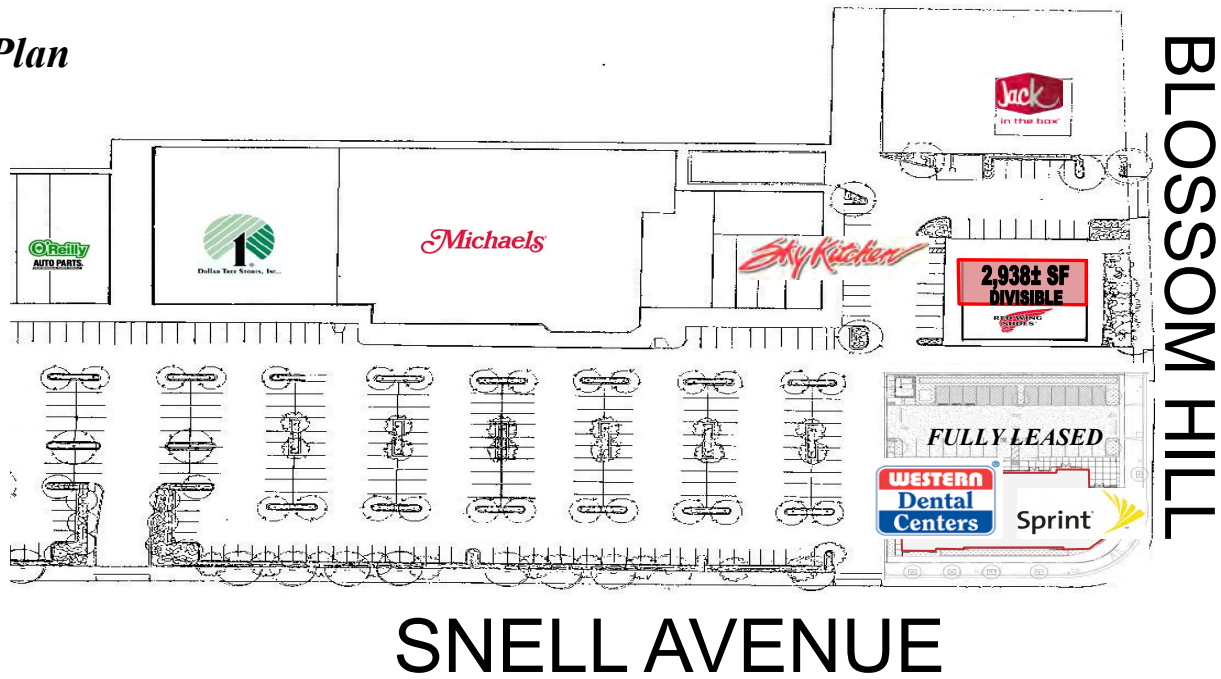
MEACHAM/OPPENHEIMER, INC.  
CORFAC INTERNATIONAL  
8 No. San Pedro St., Suite 300  
San Jose, California 95110  
Tel: 408.378.5900  
Fax: 408.378.5903  
www.moinc.net

### FOR FURTHER INFORMATION CONTACT:

**David Taxin/Partner**  
Lic. #00983163  
[dtaxin@moinc.net](mailto:dtaxin@moinc.net)  
**(408) 477-2508 Direct**  
**(408) 378-5900**

Southgate Shopping Center · 447-A Blossom Hill Rd. • San Jose, California

*Site Plan*



MEACHAM/OPPENHEIMER, INC.  
CORFAC INTERNATIONAL  
8 No. San Pedro St., Suite 300  
San Jose, California 95110  
Tel: 408.378.5900  
www.moinc.net

David Taxin/Partner  
Lic. #00983163  
[dtaxin@moinc.net](mailto:dtaxin@moinc.net)

(408) 378-5900

Southgate Shopping Center · 447-A Blossom Hill Rd. · San Jose, California

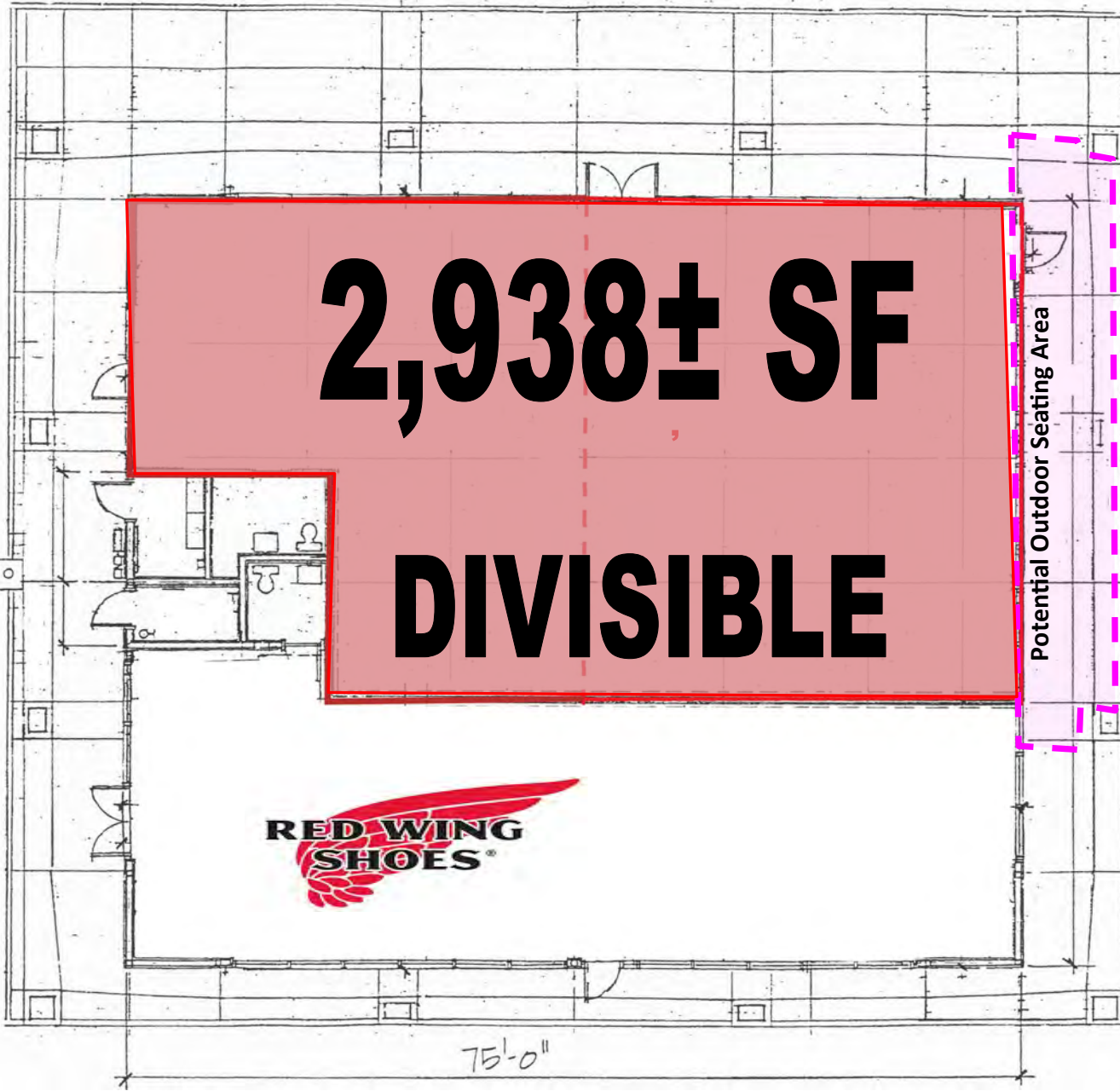


**MEACHAM/OPPENHEIMER, INC.**  
**CORFAC INTERNATIONAL**  
8 No. San Pedro St., Suite 300  
San Jose, California 95110  
Tel: 408.378.5900  
[www.moinc.net](http://www.moinc.net)

**David Taxin/Partner**  
Lic. #00983163  
[dtaxin@moinc.net](mailto:dtaxin@moinc.net)

**(408) 378-5900**

Southgate Shopping Center · 447-A Blossom Hill Rd. • San Jose, California



BLOSSOM HILL ROAD

MEACHAM/OPPENHEIMER, INC.  
CORFAC INTERNATIONAL  
8 No. San Pedro St., Suite 300  
San Jose, California 95110  
Tel: 408.378.5900  
www.moinc.net

David Taxin/Partner  
Lic. #00983163  
[dtaxin@moinc.net](mailto:dtaxin@moinc.net)

(408) 378-5900

Southgate Shopping Center · 447-A Blossom Hill Rd. • San Jose, California



MEACHAM/OPPENHEIMER,  
 INC.  
 CORFAC INTERNATIONAL  
 8 No. San Pedro St., Suite 300  
 San Jose, California 95110  
 Tel: 408.378.5900

David Taxin/Partner  
 Lic. #00983163  
[dtaxin@moinc.net](mailto:dtaxin@moinc.net)

(408) 378-5900