



For additional information, contact Exclusive Agents:

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Biagini Properties, Inc.  
333 W. El Camino Real, Suite 240  
Sunnyvale, CA 94087-1969

8/7/2017



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### Property Profile

**Location** This is a strong retail corner with Rite Aid Drugs, Walgreens, Luckys and other major retailers on the adjacent corners. This site is on the going home side of the street with superb customer foot and vehicular traffic. Property has great access to Highway 85 with on and off ramps nearby. Bloom Plaza backs up to Highway 85 and adjacent to VTA Light Rail Station and its Park & Ride.

**Major Tenants** Pet Club, CVS Pharmacy, McDonald's, Togo's, Bank of America, Chevron, The UPS Store, Bloom Plaza Animal Hospital and Aqui Tex-Mex Restaurant.



### Available For Lease

**5675 Snell Avenue: 8,000 Square Feet (Divisible)**

± 99' W x 82' D. Phase II (space 21 on site plan). Currently occupied by O'Reilly Auto Parts. Full height glass storefront, 100% drop t-bar ceiling with surface mounted fluorescent lighting, ceiling height 11' AFF (above finish floor) 100% of area, 2 restrooms, grade level roll up door 6' 5" wide x 8' high, vinyl flooring throughout, masonry block exterior walls and concrete slab, fire sprinklered.

**Available February 1, 2019 or sooner.** Please **do not** disturb occupant or its employees.



### Property Highlights

- CVS Pharmacy and Pet Club Anchored Center
- Building Signage Visible to Highway 85 (**134,000 Cars Per Day**)
- High Visibility and Foot Traffic
- Parallel to Highway 85 and Light Rail Lines
- Ample Parking and Easy Access
- Fire Sprinklered
- Separately Metered for Electricity and Natural Gas
- Separate Electrical Panel
- Separate 100% HVAC

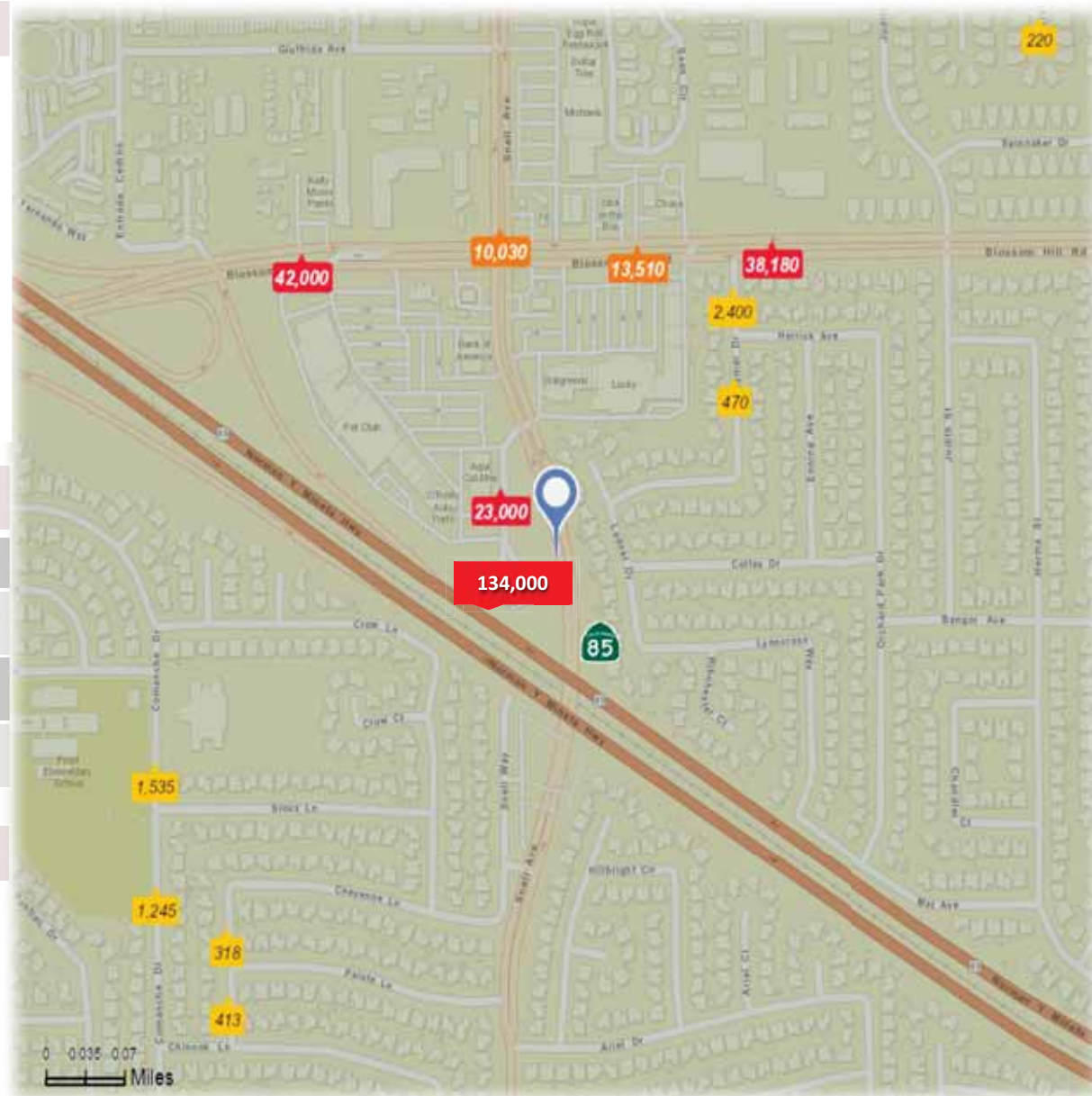
### DEMOGRAPHICS

2017	1-Mile	3-Mile	5-Mile
Population	27,745	197,215	418,508
Daytime Population	4,133	55,670	106,440
Avg. Household Inc.	\$101,604	\$111,694	\$122,911

### TRAFFIC COUNTS

#### 24-hour ADT as of 2014

Blossom Hill Road at Snell Avenue	46,276
Blossom Hill Road at Keymar Drive	38,180
Snell Avenue at VTA Park	23,000
Highway 85 at Blossom Hill	134,000



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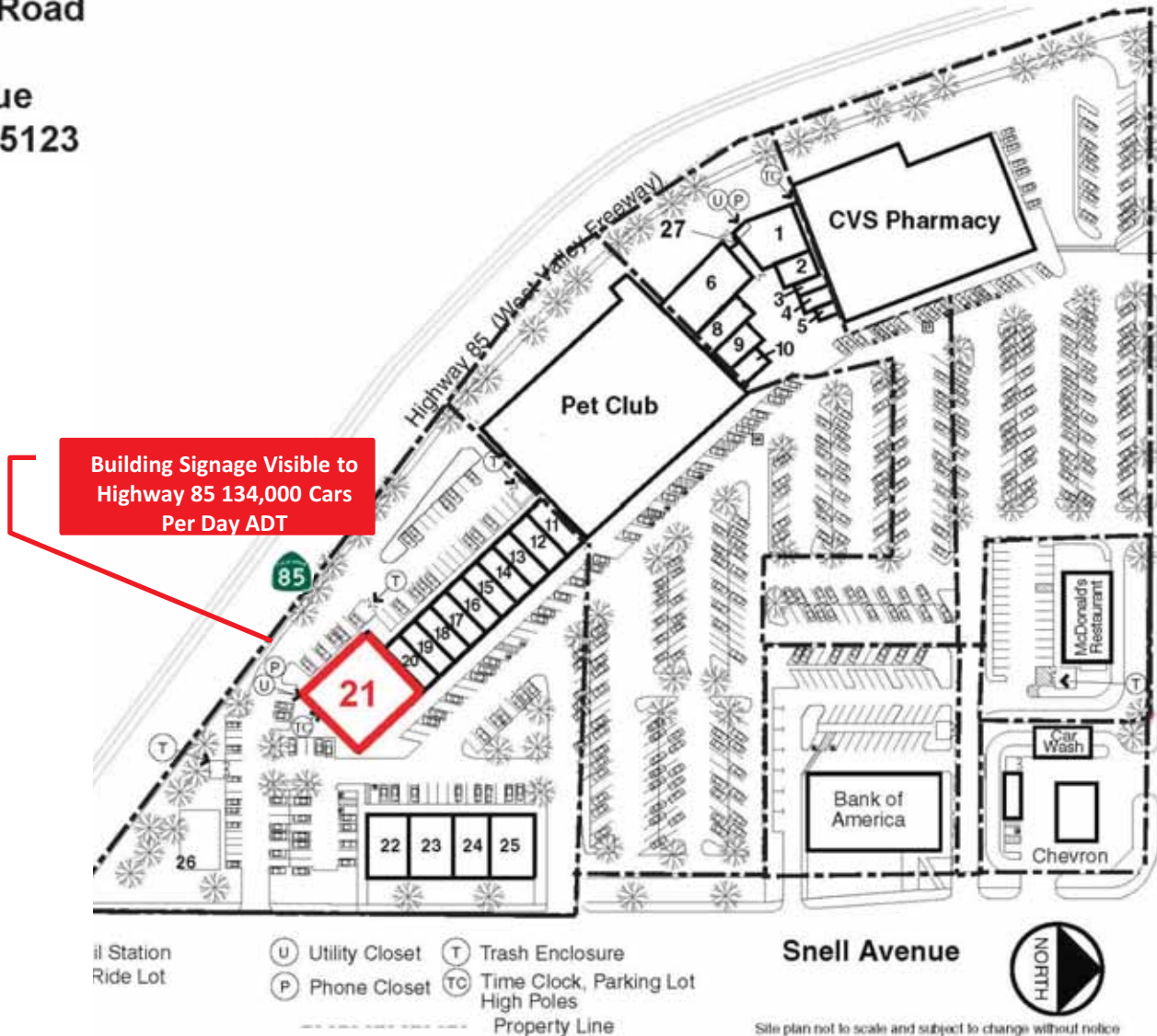
**Bloom Plaza Shopping Center**  
**470-488 Blossom Hill Road**  
**5625 Snell Avenue**  
**5647-5681 Snell Avenue**  
**San Jose, California 95123**

**Phase 1**

1. The Furry Pooch
2. Doggie Stylezz
3. Positive Approaches
4. Positive Approaches
5. Blossom Hill Smoke & Vapor
6. Dona Maria Mexican Restaurant
8. The Art of BBQ Restaurant
9. Unique Hair & Nail Salon
10. Courtside Cleaners
27. T-Mobile Cell Tower

**Phase 2**

11. Bloom Plaza Animal Hospital
12. Blossom Family Dentistry
13. Daruma Ink
14. Imagine Hair Salon
15. Sushi Okawa Japanese Restaurant
16. Queen Nail
17. Black Pearl Tea
18. HK Garden Restaurant
19. Cricket Wireless
20. The UPS Store
- 21. 8,000 Square Feet** - O'Reilly Auto Parts
22. iLove Kickboxing San Jose
23. Tapioca Express
24. AQUI's Cal-Mex Restaurant
25. Togo's Eatery
26. Sprint Spectrum Cell Tower



Blossom Hill Road

Snell Avenue



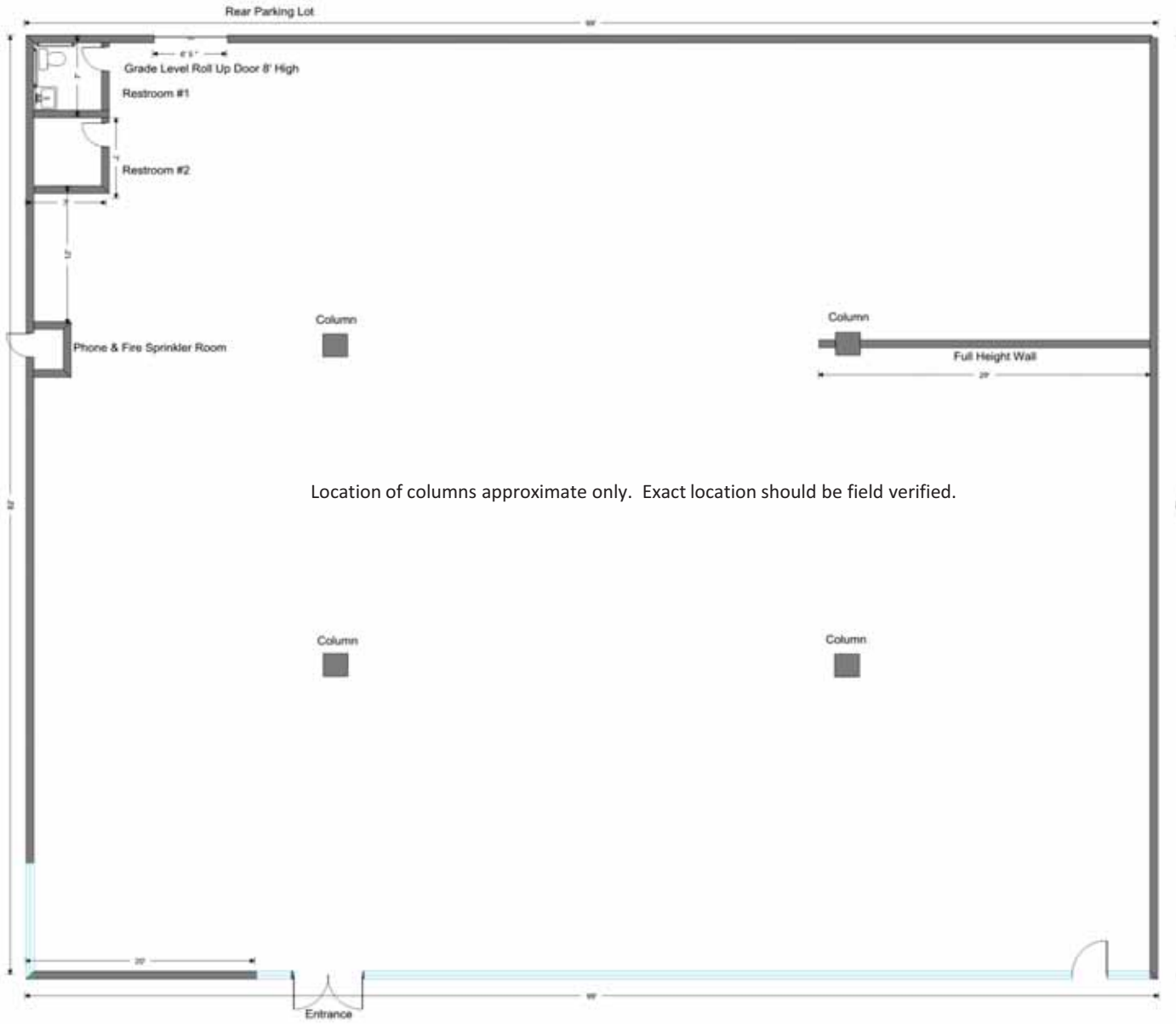
333 W. El Camino Real, Suite 240  
 Sunnyvale, CA 94087-1969  
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 Fax (408) 331-2301

- U Utility Closet
  - T Trash Enclosure
  - P Phone Closet
  - TC Time Clock, Parking Lot High Poles
- Property Line

Site plan not to scale and subject to change without notice

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- 100% Drop T-Bar Ceiling With Surface Mounted Fluorescent Lighting
- Ceiling Height 11' AFF (Above Finish Floor) 100% of Area
- 2 Restrooms
- Fire Sprinklered
- Grade Level Roll Up Door 6' 5" Wide x 8' High
- Vinyl Flooring Throughout
- Masonry Block Exterior Walls
- Concrete Slab
- Separate 100% HVAC
- Separate Electrical Panel



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**134,000 Cars Per Day ADT**  
Highway 85 at Blossom Hill Road

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