

# Rare Downtown San Jose

2<sup>nd</sup> & 3<sup>rd</sup> Floor Commercial Condos For Sale

**4,170± SF & 10,740± SF Commercial Condos for Owner User \$149 PSF!**

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**82-96 East Santa Clara Street, San Jose**





## PROPERTY OVERVIEW



**2<sup>nd</sup> Floor: 10,740± SF**  
**3<sup>rd</sup> Floor: 4,170± SF**

**2<sup>nd</sup> Floor: 10,740± SF | PRICE: \$1,600,260 (\$149 PSF)**

**3<sup>rd</sup> Floor: 4,170± SF | PRICE: \$621,330 (\$149 PSF)**

**Property Type:** Commercial Condos

**LAND AREA:** 11,761± SF

**YEAR BUILT:** 1883

**PARCEL NUMBER (APN):** 467-22-149

**Zoning:** DC – Downtown Primary Commercial

**# of Units:** 2



# RARE DOWNTOWN SAN JOSE 2<sup>ND</sup> & 3<sup>RD</sup> STORY COMMERCIAL CONDOS FOR SALE

4,170± SF & 10,740± SF Commercial Condos for Owner User \$149 PSF

- 82-96 East Santa Clara Street, San Jose presents a rare opportunity for an owner to acquire two commercial condominium units situated on the 2<sup>nd</sup> & 3<sup>rd</sup> Floors. The 2<sup>nd</sup> floor offers approximately 10,740± SF, with an additional 4,170± SF available on the 3<sup>rd</sup> floor. Each floor may also be sold separately, providing flexible ownership opportunities.
- \$149 Per Square Foot sale price making this one of the best commercial condo deals in Downtown San Jose by a per square foot basis.
- The property is situated on a 11,761± square foot lot with a large open floor plan in both the 2<sup>nd</sup> & 3<sup>rd</sup> story.
- The property is in the DC – Downtown Primary Commercial zoning designation which allows for uses such as office, medical, retail, fitness/gym, housing, hospitality, entertainment, school veterinary and many more.
- Located below the two-story office condo is the new San Jose food hall featuring over 10 different ghost kitchen vendors.
- Originally constructed in 1883, with the ground floor recently transformed into a Food Hall (Ghost Kitchen concept), this iconic Downtown San Jose building offers a historic charm complemented by contemporary functionality.
- With a prime location directly above the thriving Food Hall, and within walking distance of restaurants, bars, and the future BART station, this property is strategically positioned for owner-user buyers seeking a well-connected location in a dynamic urban setting.
- The property is located at 82-96 East Santa Clara Street, San Jose which is less than ¼ mile from San Jose City Hall in the heart of Downtown San Jose.
- Strong demographics with household incomes in excess of \$154,324 in a 1-mile radius.



## 2<sup>nd</sup> Floor





## 2<sup>nd</sup> Floor



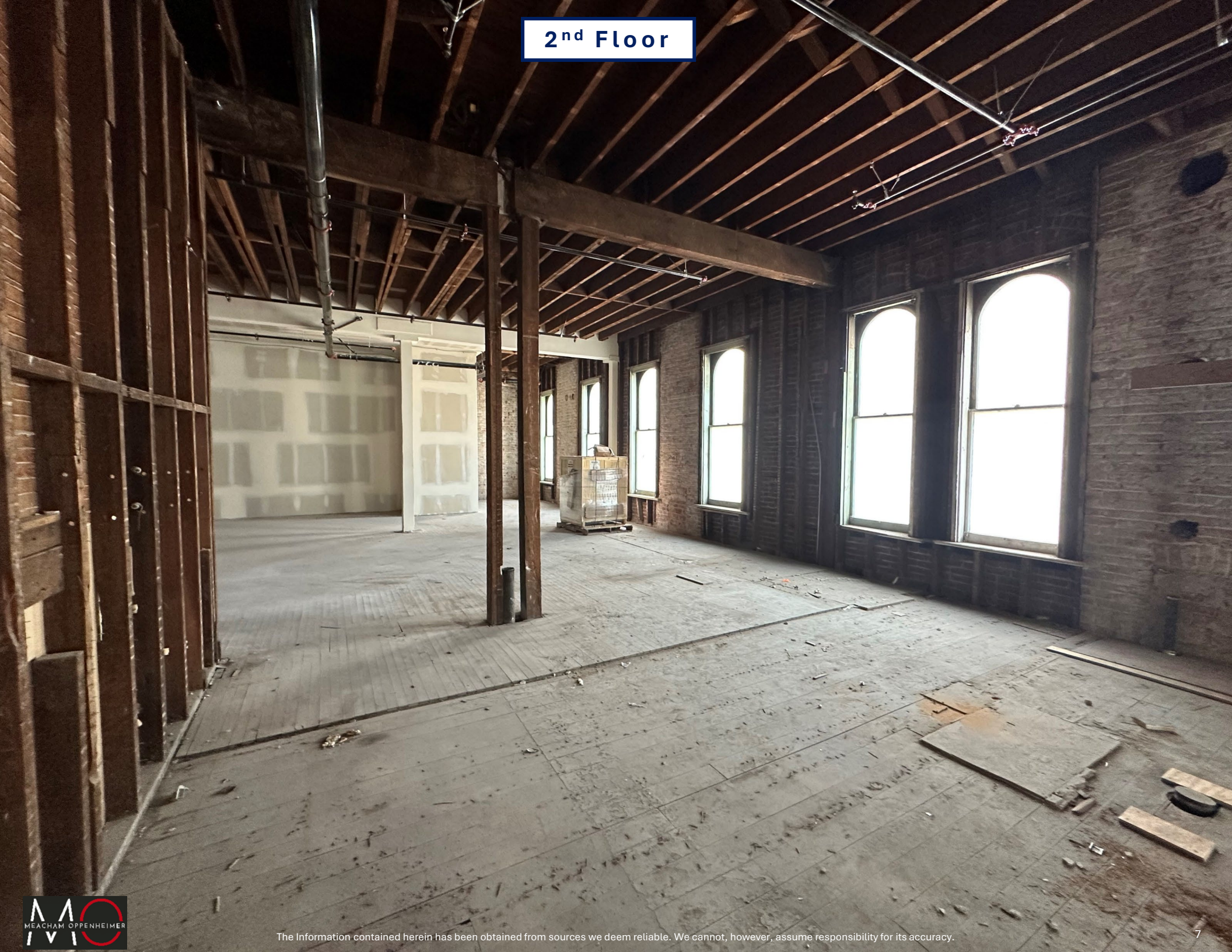


## 2<sup>nd</sup> Floor



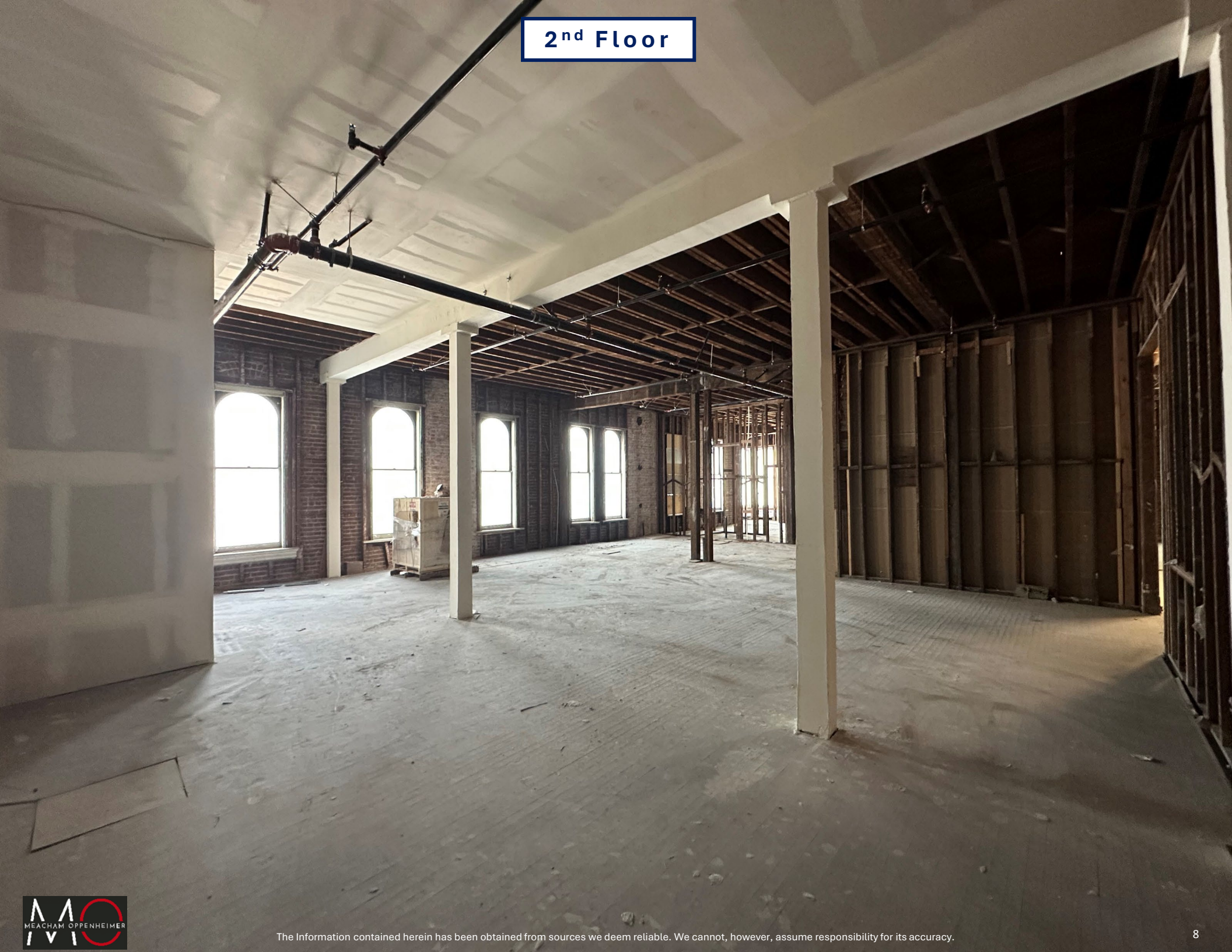


## 2<sup>nd</sup> Floor





## 2<sup>nd</sup> Floor





## 2<sup>nd</sup> Floor





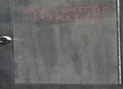
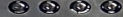
## Elevator For 3<sup>rd</sup> Floor Access







STATE ID # 109909  
ELEVATOR # 1





## 2<sup>nd</sup> Floor





### 3<sup>rd</sup> Floor





## 3<sup>rd</sup> Floor





### 3<sup>rd</sup> Floor





Condos Located Above Food Hall





## Storefront Access





2024 SUMMARY	1-MILE	3-MILE	5-MILE
Population	42,998	251,255	673,720
Households	17,265	87,984	225,466
Average Household Size	2.20	2.72	2.92
Owner Occupied Housing Units	3,319	31,206	101,781
Renter Occupied Housing Units	13,946	56,778	123,685
Median Age	32.1	35.5	37.3
Median Household Income	\$102,881	112,031	124,455
Average Household Income	\$154,324	162,382	172,853





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