

# University Retail

Retail, Restaurant, Medical, Gym, School

100 E San Fernando St, San Jose, CA

1,400 sf - 2,912 sf

For Lease



Within 1 Mile

Average HH Income = \$145,244

Daytime Employment = 45,743

Car Traffic Count = 14,868 3rd Ave &  
10,789 E. San Fernando St ADT

San Jose State University =  
40,000 students, a record high.  
28,000 undergraduates and 12,000  
graduate students

Major Employers =  
Adobe, Cisco, City of San Jose,  
Ernst & Young, Deloitte, PWC, Zoom,  
Xactly, City and County Courthouses,

# COMPASS

**Alexander Kent** SVP, Broker Associate  
Compass Commercial DRE # 01718732  
(650) 793-0541 alexander.kent@compass.com

**CoSTAR**  
**GROUP**  
POWER BROKER



# University Retail

100 E San Fernando St, San Jose, CA  
Site Plan



**COMPASS**

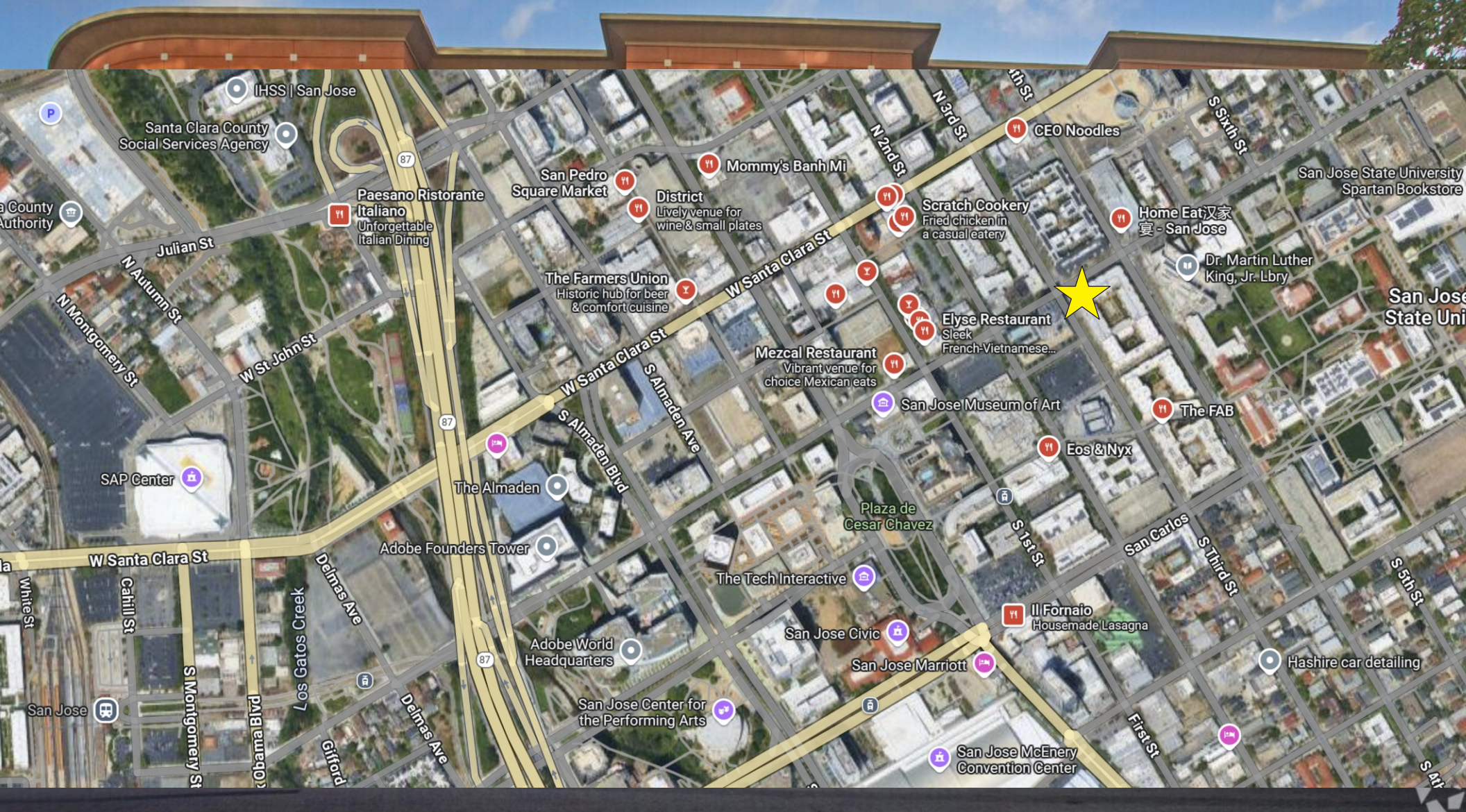
**Alexander Kent** SVP, Broker Associate  
Compass Commercial DRE # 01718732  
(650) 793-0541 alexander.kent@compass.com

**CoSTAR**  
**GROUP**  
POWER BROKER



# University Retail

100 E San Fernando St, San Jose, CA



COMPASS

Alexander Kent SVP, Broker Associate  
Compass Commercial DRE # 01718732  
(650) 793-0541 alexander.kent@compass.com

**CoSTAR**  
**GROUP**  
POWER BROKER



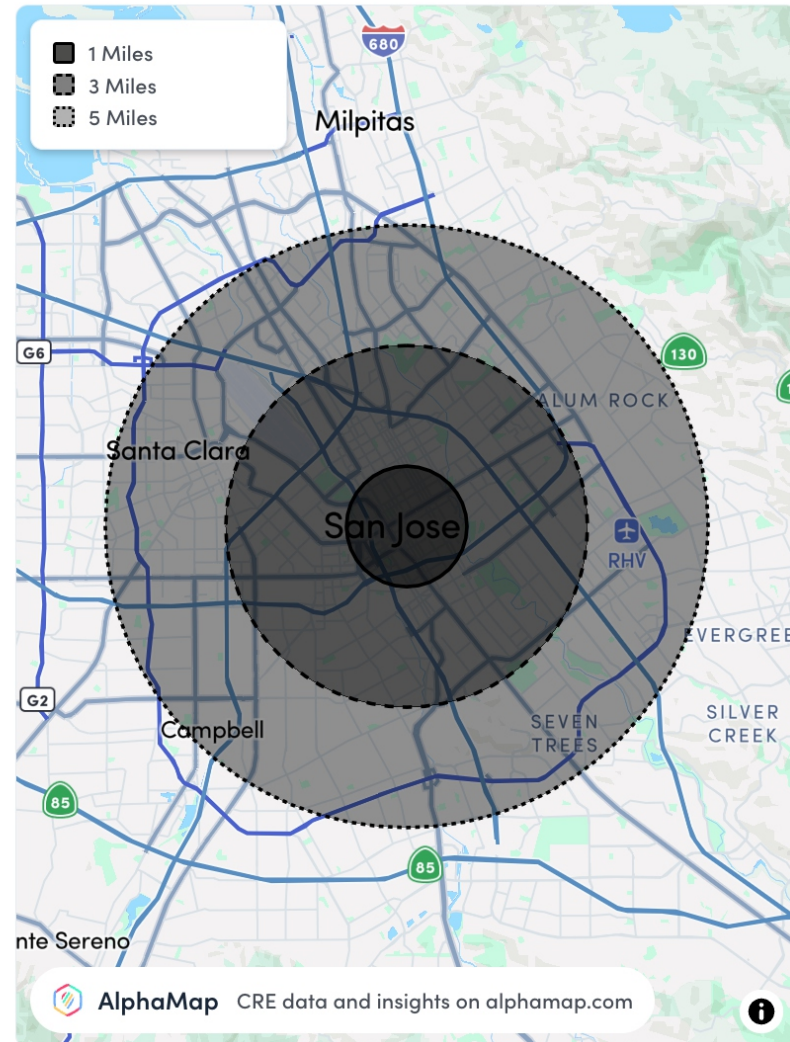
# Area Analytics

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	43,554	245,835	664,271
AVERAGE AGE	36	38	39
AVERAGE AGE (MALE)	36	37	38
AVERAGE AGE (FEMALE)	36	39	40

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	16,732	83,172	217,846
PERSONS PER HH	2.6	3	3
AVERAGE HH INCOME	\$145,244	\$157,590	\$173,713
AVERAGE HOUSE VALUE	\$1,257,025	\$1,144,531	\$1,186,287
PER CAPITA INCOME	\$55,863	\$52,530	\$57,904

RACE	1 MILE	3 MILES	5 MILES
POPULATION WHITE	14,401	62,690	159,233
POPULATION BLACK	2,622	9,029	20,220
POPULATION AMERICAN INDIAN	827	5,303	11,379
POPULATION ASIAN	8,757	67,003	242,030
POPULATION PACIFIC ISLANDER	149	907	2,673
POPULATION OTHER	11,140	69,048	150,185

Map and demographics data derived from [AlphaMap](#)



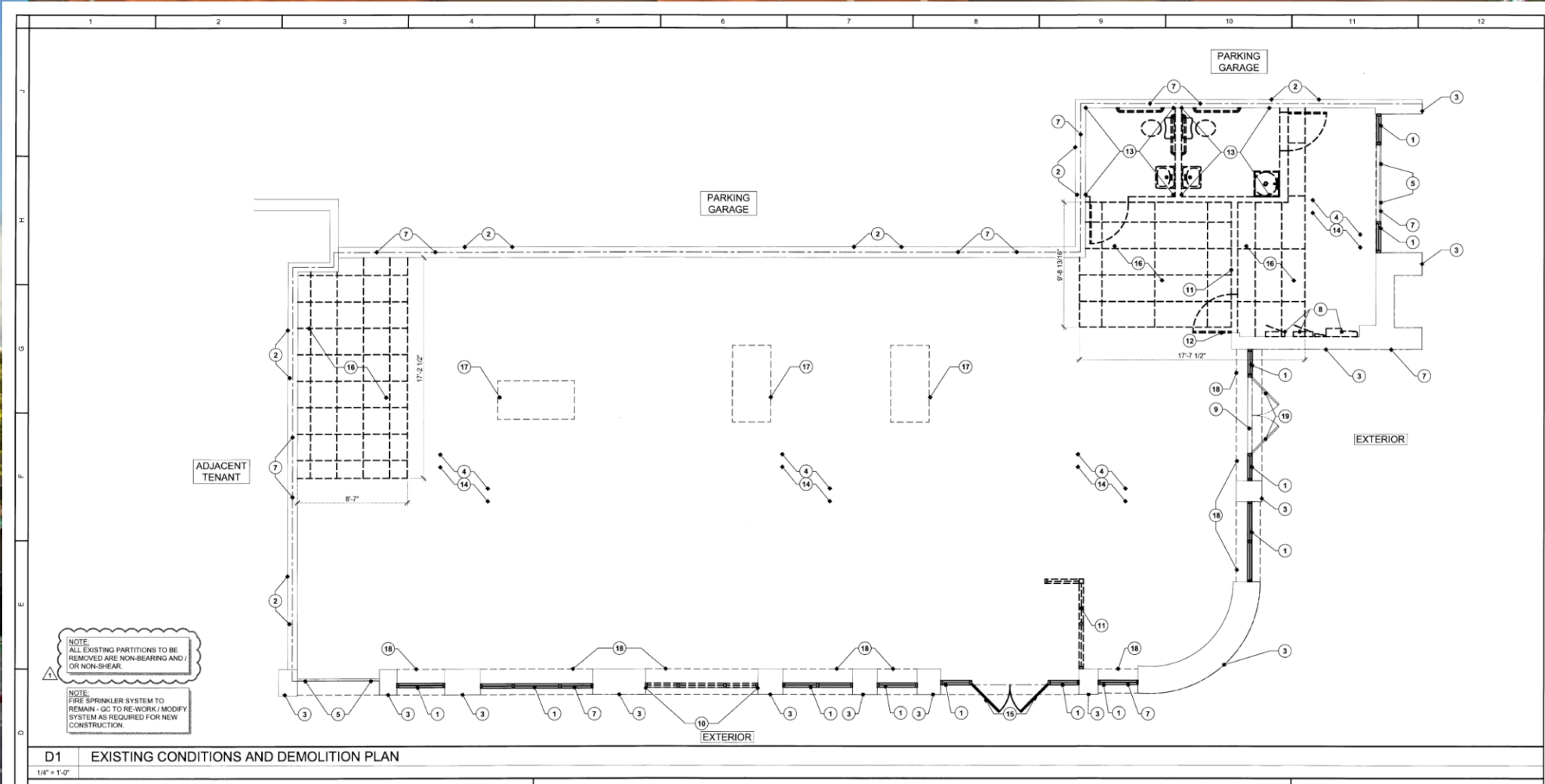


[illegible]



# University Retail

100 E San Fernando St, San Jose, CA  
Floor Plan, Clean





# University Retail

100 E San Fernando St, San Jose, CA

## Nearby Restaurants:

Bijan Bakery and Café  
Elyse  
Flames  
Loft Bar & Bistro  
Mezcal  
Morton's  
Nemea Greek Tavern  
Nirvana Soul  
Original Joe's  
Petiscos  
Rookie's Sports Lounge  
Scott's Seafood  
SoFA Market

## Nearby Amenities:

California Theatre  
Christmas in the Park (seasonal)  
Cinequest (seasonal)  
Downtown Ice (seasonal)  
Dr. Martin Luther King Jr. Library  
Guildhouse  
Haberdasher  
Original Gravity Public House  
Paper Plane  
San Jose Improv  
San Jose Jazz Festival (seasonal)  
South First Fridays  
The Continental  
VTA Light Rail