

# DOWNTOWN SAN JOSE LEASE SPACE | FOR LEASE

## 9,800 SF AVAILABLE | CAN BE SPLIT UP IN TO 3 SPACES

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262-268 E SANTA CLARA ST, SAN JOSE, CA 95116



 HELM  
PROPERTIES

## PROPERTY OVERVIEW



Rental Rate: Inquire w/broker

Space SF: 9,800 SF | Can be split into smaller units

Zoning: DC - Downtown Primary Commercial



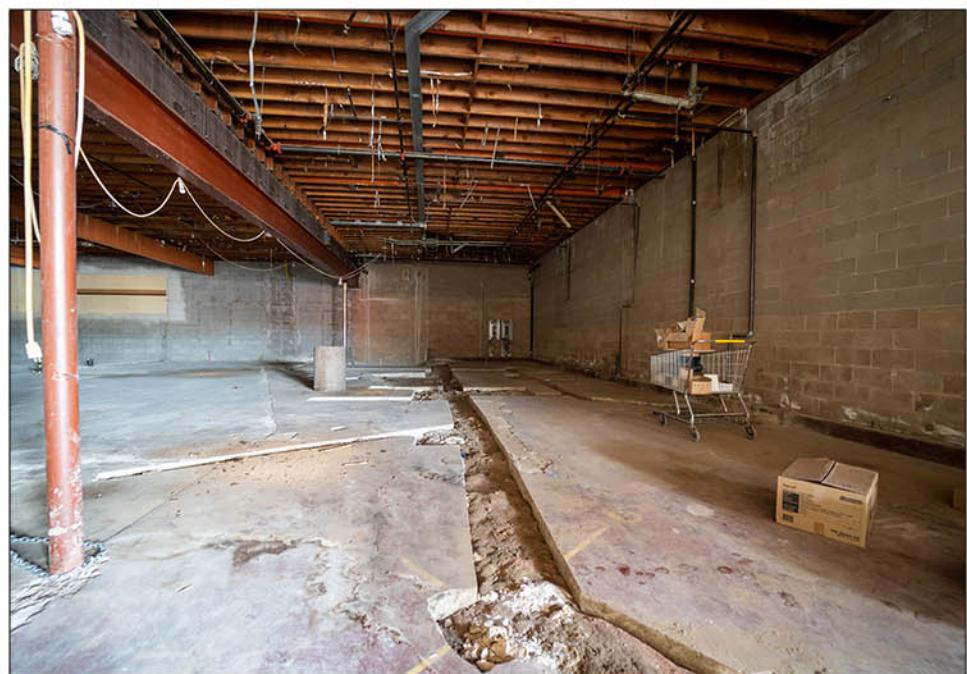
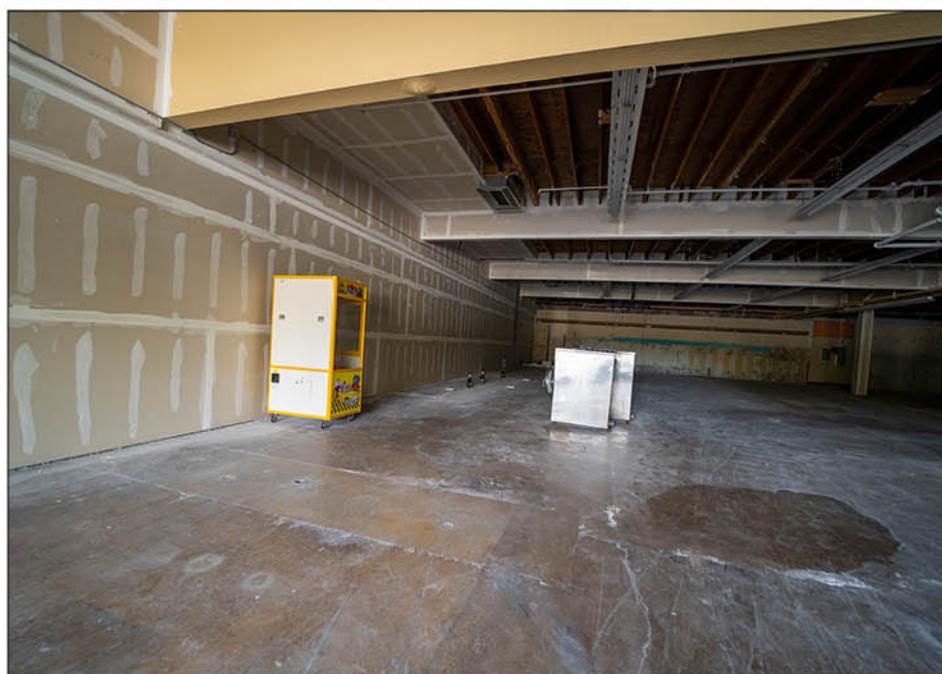
Prime Location in Heart of Downtown San Jose

# 262-268 E Santa Clara St, San Jose, CA

- Prime Location in Heart of Downtown San Jose (blocks away from SJSU & city hall)
- Close to future Google Village & in the City's Urban Village Plan
- Convenient access to San Jose Downtown, freeways 101 and 280
- San Jose City Hall Across The Street
- Grocery Anchored Center
- Surrounded by restaurants, retail, and community services
- Excellent public transit access and strong neighborhood foot traffic
- Vibrant, growing community ideal for professional and retail uses

This centrally located property sits just steps from Downtown San Jose's energetic mix of dining, shopping, and entertainment. Positioned near San Jose State University, the San Jose City Hall, and local parks, the area attracts a steady flow of students, professionals, and residents. The community offers convenient transit connections, walkable amenities, and a strong neighborhood presence that enhances visibility and customer engagement.

9,800 SF

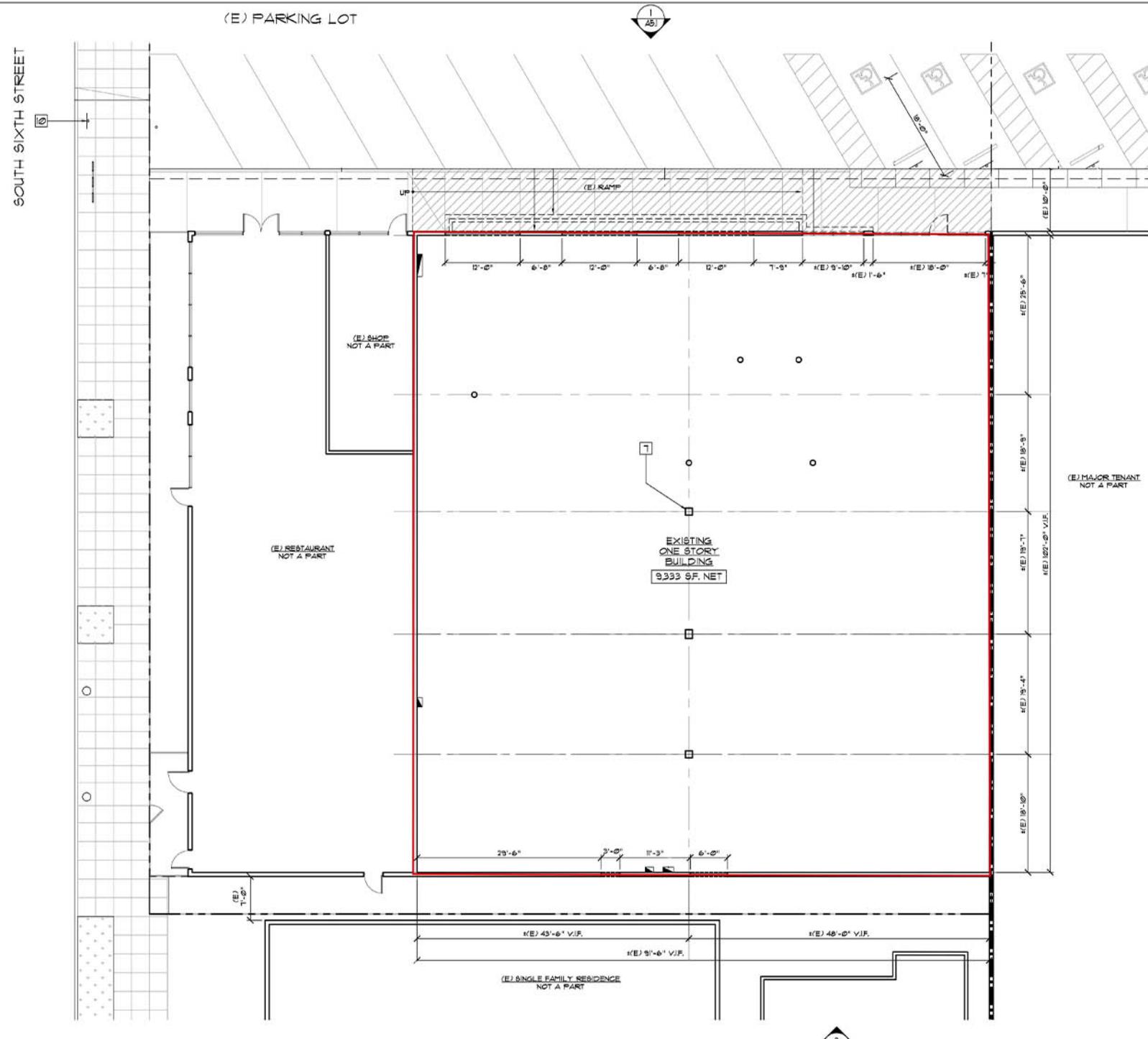




Grocery Anchored

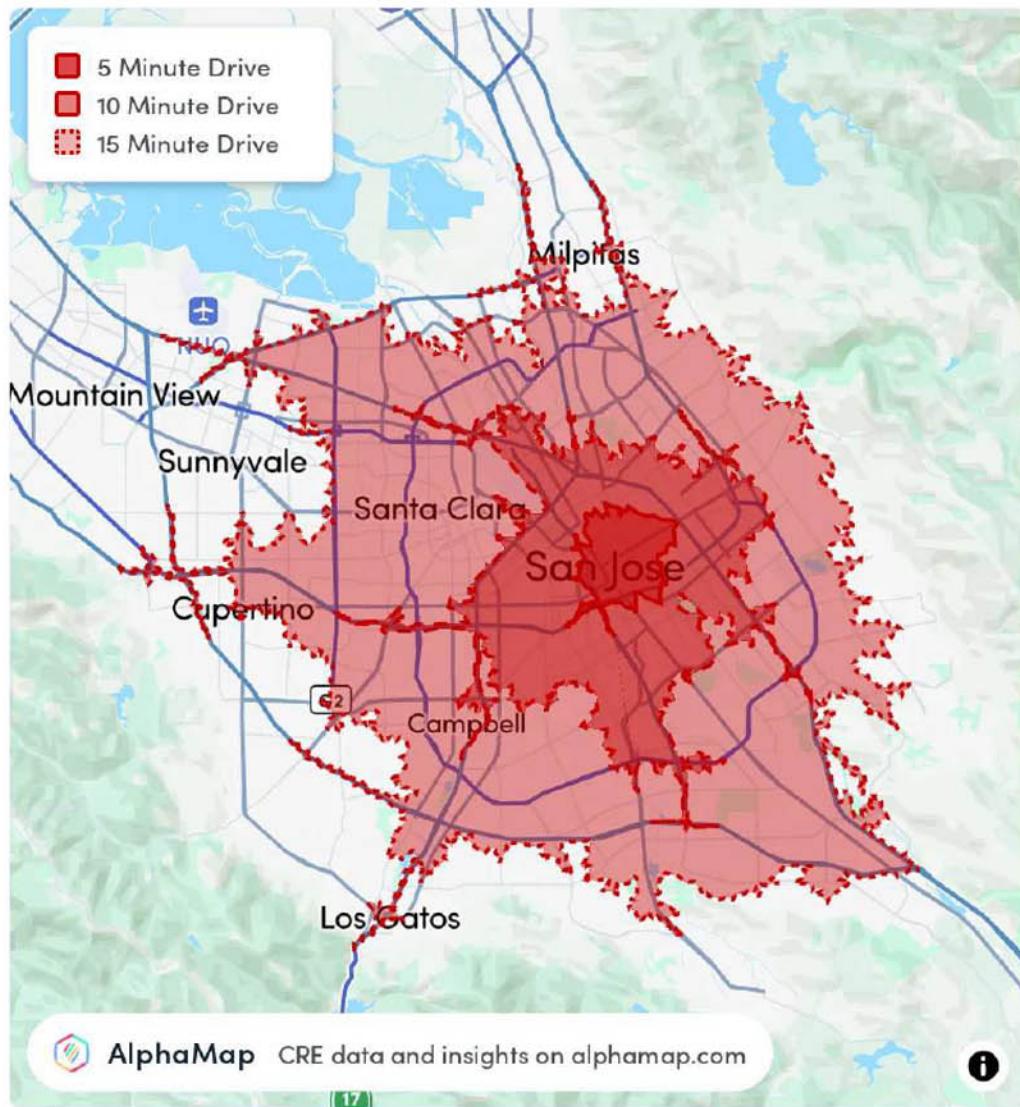


## 9,800 SF - Floor Plan



## DEMOGRAPHICS

Demographics	5 Mins	10 Mins	15 Mins
Total Population	48,269	260,561	1,034,054
Average Age	36	38	39
Average Age (Male)	36	37	38
Average Age (Female)	37	39	40
Total Households	18,273	89,794	344,213
Persons per HH	2.6	2.9	3
Average HH Income	\$145,104	\$155,622	\$192,021
Average House Value	\$1,248,620	\$1,112,834	\$1,264,584
Per Capita Income	\$55,809	\$53,662	\$64,007
Population White	15,885	68,000	251,288
Population Black	2,676	10,695	30,154
Population American Indian	944	5,810	15,056
Population Asian	9,704	63,589	424,295
Population Pacific Islander	160	992	4,038
Population Other	12,486	76,436	193,609



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