



170 S Market St | San Jose | California

Restaurant and Retail Space Available



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Colliers

PROJECT HIGHLIGHTS



Retail That Performs in the Heart of Silicon Valley

Located on the ground floor of the 541-room *SIGNIA BY HILTON*, this premier retail opportunity anchors a world-class hotel in the heart of downtown San Jose. Surrounded by tech campuses, transit lines, shopping, entertainment, and major event venues, *MARKET 170* offers unparalleled access to an affluent, high-density consumer base.

541 guest rooms

150,000 room nights 2025

Banqueting covers for 2025

120,000 people

Largest ballroom
in Silicon Valley



Virtual tour



Market 170

WHY AT SIGNIARETAIL

***Built-in Demand:***

- 150,000 projected room nights in 2025
- 120,000 banquet guests annually
- Largest ballroom in Silicon Valley

Daily Foot Traffic That Converts:

- Over **5.3 million annual visits** to the immediate area
- **1.9 million unique visitors** per year
- Adjacent restaurants generating **\$6M+ annually each**

Affluent, Educated Demographic:

- Median household income: **\$136,100**
- Nearly **50% hold a bachelor's degree or higher**
- Surrounded by downtown residential towers and tech workforce

Momentum from Major Events:

- Positioned to benefit from **2026 FIFA World Cup, Super Bowl, and March Madness**
- Steps from **SAP Center, San Jose Convention Center, San Pedro Square, and SJSU**

Prime Visibility + Access:

- On Market and Cesar Chavez — the city's most trafficked pedestrian corridor
- Immediate access to **VTA Light Rail, Caltrain, and San Jose International Airport**

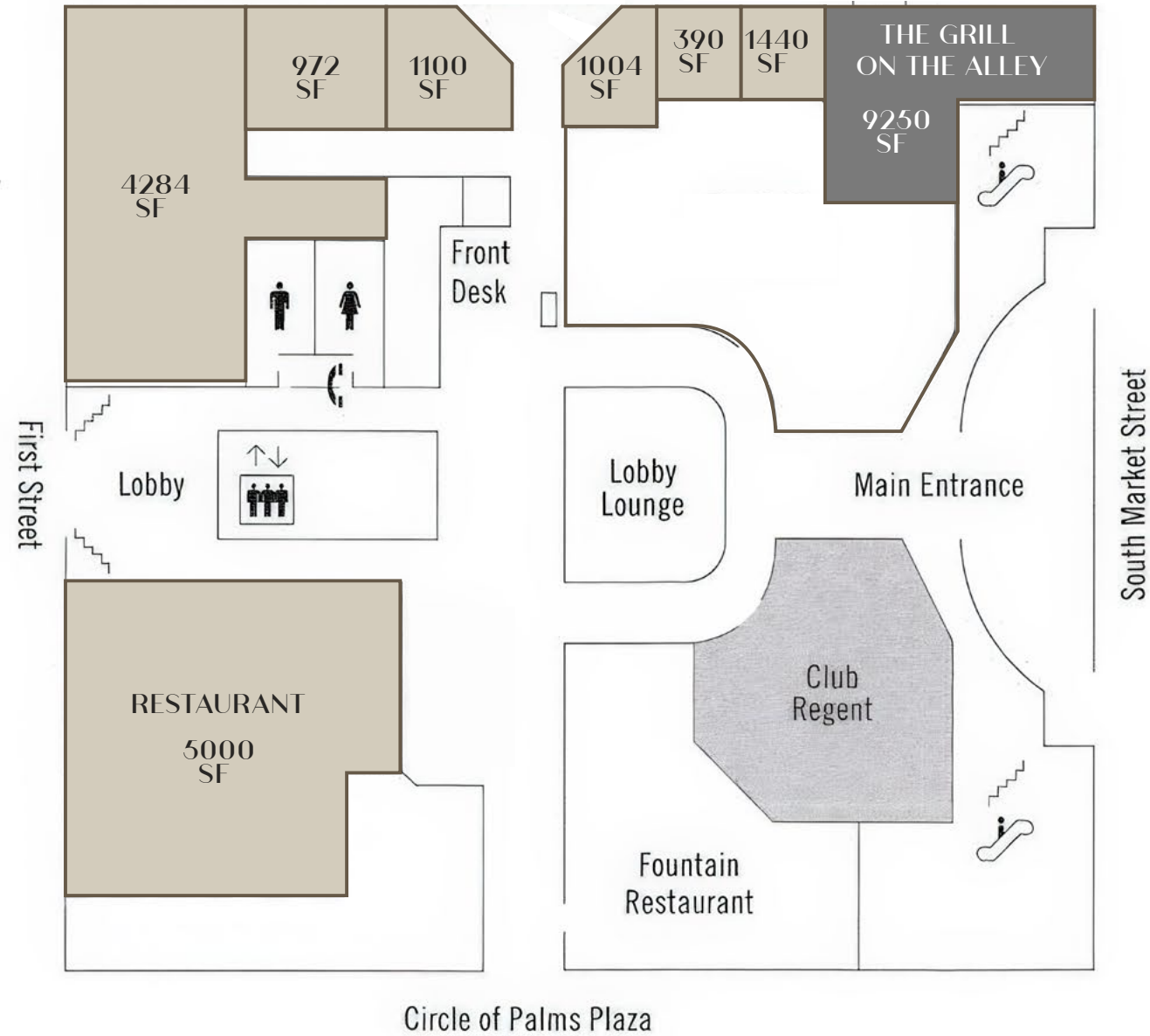
Perfect for:

- Boutique grocery, wine bar, chef-driven restaurant, upscale café, lifestyle retail, and health & wellness concepts.

FLOOR PLANS

LOBBY LEVEL

 Leasable Space



PROPERTY OVERVIEW

Visits: 5.3M | Visitors: 1.9M

Property	Median Household Income	Bachelor's Degree or Higher
Market St & Paseo De San Antonio	\$136.1K	49.6%
California	\$96.7K	36.5%

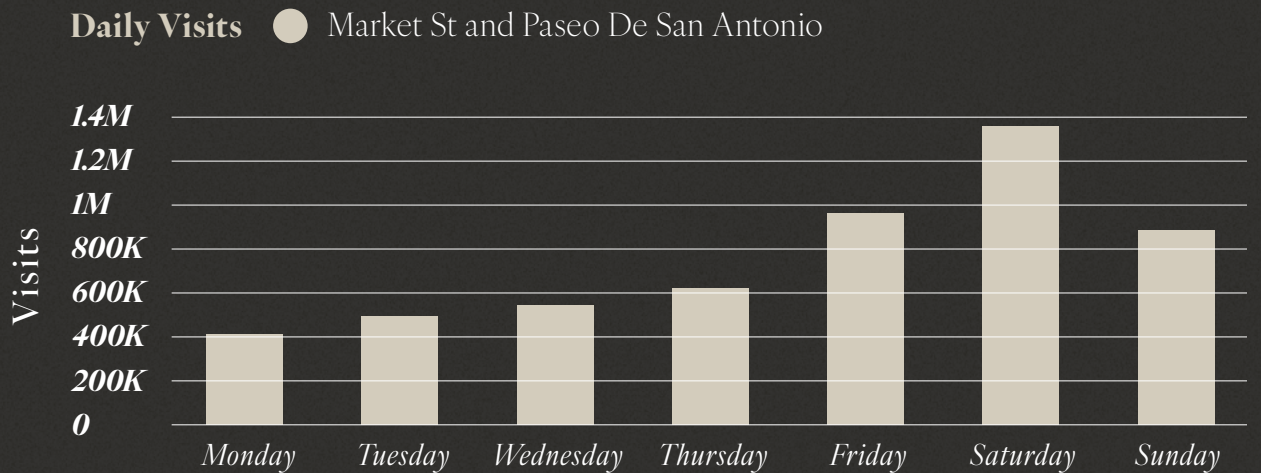
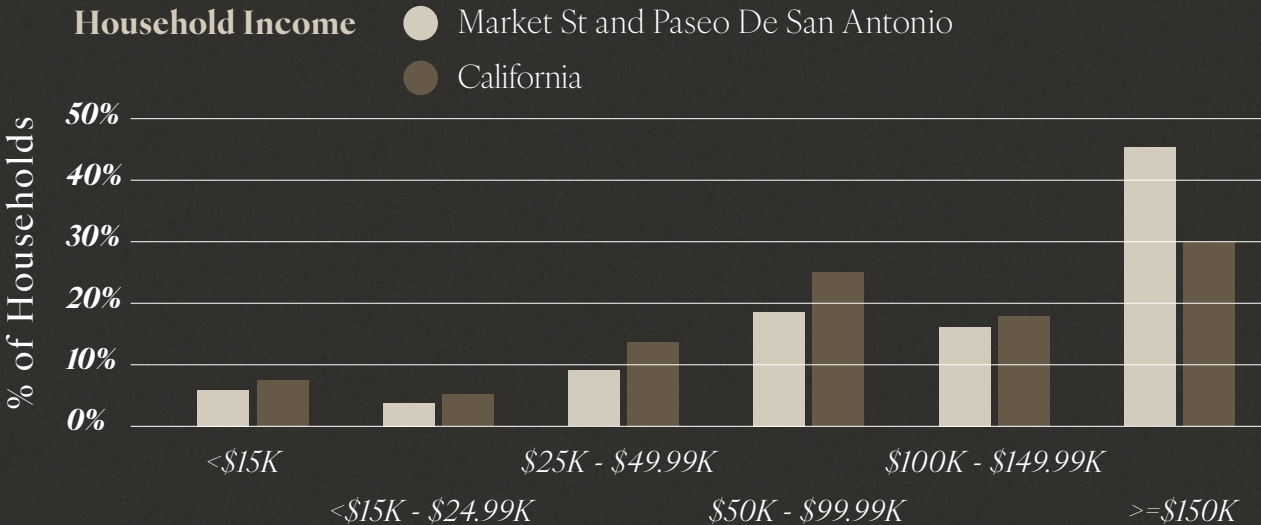
Top Visited Places

2.9M

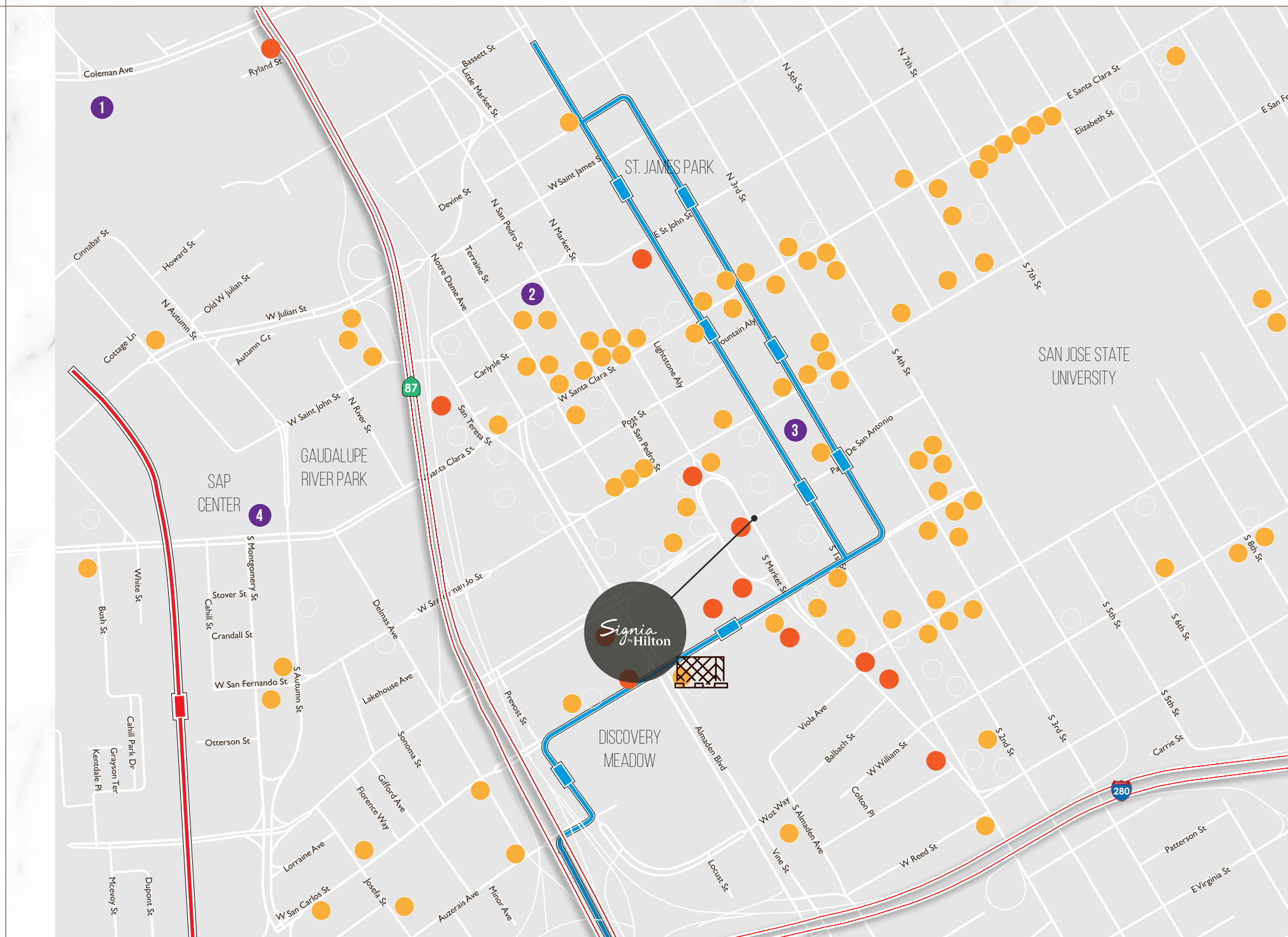
Central Place San Jose
100 S. 2nd. St - San Jose, CA 95113

2.2M

Plaza de Cesar Chavez
1 Paseo de San Antonio - San Jose, CA 95113



LOCATION



100+
Restaurants



13+
Main Hotels



Shopping Centers

1. San Jose Market Center
2. San Pedro Square Market
3. Pavilion at San Jose
4. SAP Center



San Jose McEnery
Convention Center

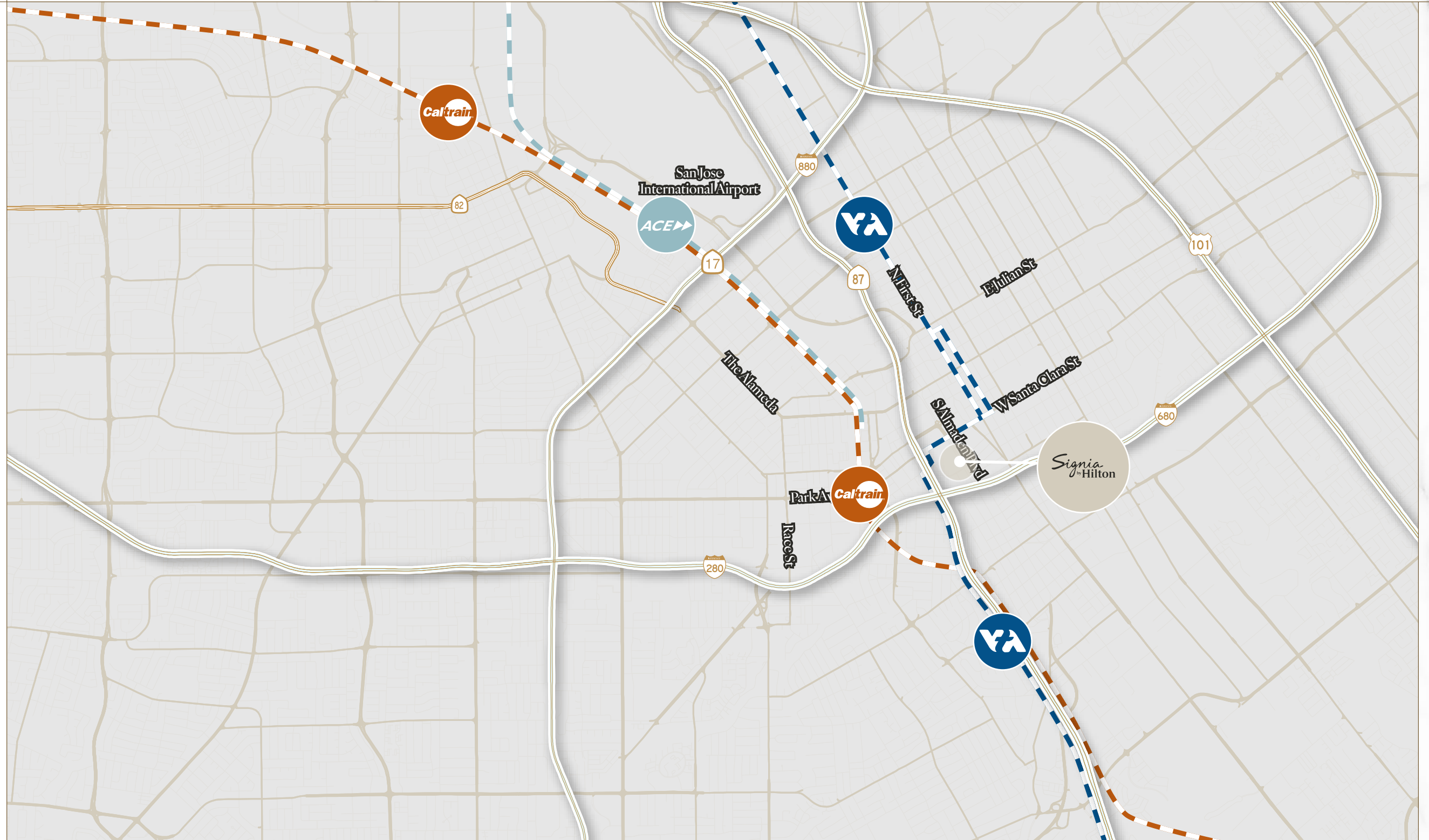


VTA Light Rail



Caltrain

ACCESSIBILITY



Signia
by Hilton



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