

For Sale

602 E SANTA CLARA ST

*Two-Buildings Totaling $\pm 6,945$ SF For
Sale on 0.41 Acre Lot in San Jose, CA*



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Two medical / office buildings with 5,736 SF 2-story, multi-tenant, elevator served office building and a 1,209 SF 1-story, 1-3 tenant office building with frontage on E Santa Clara St totaling 6,945 SF.

Fully secured lot with private parking

Hard-corner location at the intersection of 13th St & E Santa Clara St

Prominent building façade signage

Extensive glass-line providing natural light throughout

Multiple entrances

Single tenant or divisible into 5+ separate suites

Extensive office build-out

Gym included

Built in 1990

27 parking spaces on site

APN# 467-27-094

CG Zoning- read more at link below

→ [SANJOSECA.GOV](https://sanjoseca.gov)

602 E SANTA CLARA ST

LOCATED IN *THE HEART* OF SILICON VALLEY

Just four miles from the Mineta San Jose International Airport, you'll find the heart of this bustling city in the streets of downtown San Jose. With plenty of hotels within walking distance, it's easy and convenient to get around and explore.

San Jose is notable for its innovation, cultural diversity, affluence, and sunny and mild Mediterranean climate. Its connection to the booming high tech industry phenomenon known as Silicon Valley prompted Mayor Tom McEnery to adopt the city motto of "Capital of Silicon Valley" in 1988 to promote the city. Major global tech companies including Cisco Systems, eBay, Adobe Inc., PayPal, Broadcom, Samsung, Acer, and Zoom maintain their headquarters in San Jose. San Jose is one of the wealthiest major cities in the world, with the third-highest GDP per capita and the fifth-most expensive housing market.

602 E SANTA CLARA

AVAILABLE FOR SALE

KIDDER MATHEWS

FLOOR PLAN



±6,945 SF

TOTAL AVAILABLE

\$3,600,000

SALE PRICE

Zoning C-G
Year Built 1990
27 Parking Spaces
APN 467-27-094



HIGHLY- ACCESSIBLE LOCATION

Walkable to Downtown San Jose

Plenty of nearby retail and food amenities

Convenient to several bus routes

Easy access to many highways, including 87 & US-101

5 MIN

DOWNTOWN SAN JOSE

55 MIN

SAN FRANCISCO CBD





NEARBY AMENITIES

RESTAURANTS & BARS

- 01 San Pedro Square
- 02 Chipotle
- 03 Morton's The Steakhouse
- 04 La Victoria
- 05 Philz
- 06 Paper Planes
- 07 Mezcal
- 08 Toastadas
- 09 Lee's Sandwiches
- 10 Freshly Baked eatery
- 11 Sammy G's Pizzeria
- 12 House of Bagels
- 13 Domino's Pizza
- 14 Teske's Germania
- 15 Cali Spartan Mexican Kitchen

RECREATION & PARKS

- 01 Guadalupe River Park
- 02 St James Park
- 03 Backesto Park
- 04 Roosevelt Park
- 05 Plaza De Ceasar Chavez

ENTERTAINMENT

- 01 SAP Center
- 02 Center for Performing Arts
- 03 San Jose Civic
- 04 McEnery Convention Center
- 05 San Jose Art Museum
- 06 San Jose Improv
- 07 Children's Discovery Museum

HOTELS

- 01 Hotel De Anza
- 02 AC Hotel by Marriott
- 03 Signia by Hilton
- 04 Four Points
- 05 The Westin
- 06 Hyatt Place
- 07 Hilton San Jose
- 08 San Jose Marriott
- 09 Hotel Clariana
- 10 Kasa Downtown San Jose

602 E SANTA CLARA ST

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