

**FOR SALE**

# Downtown Commercial Condos

**96 E SANTA CLARA ST  
(2ND & 3RD FLOORS)**

San Jose, CA 95113

**PRESENTED BY:**

**ROBIN SANTIAGO, SIOR, CCIM**

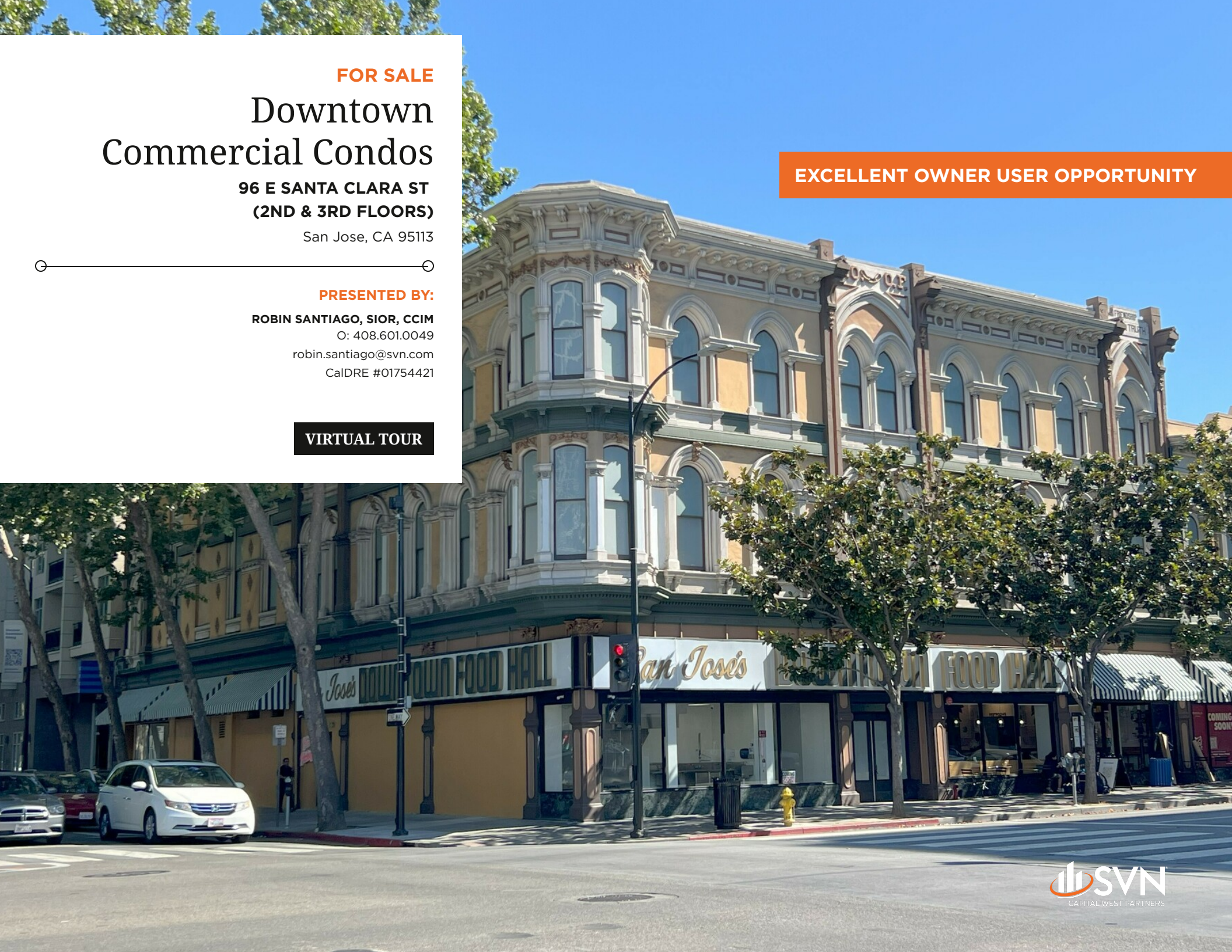
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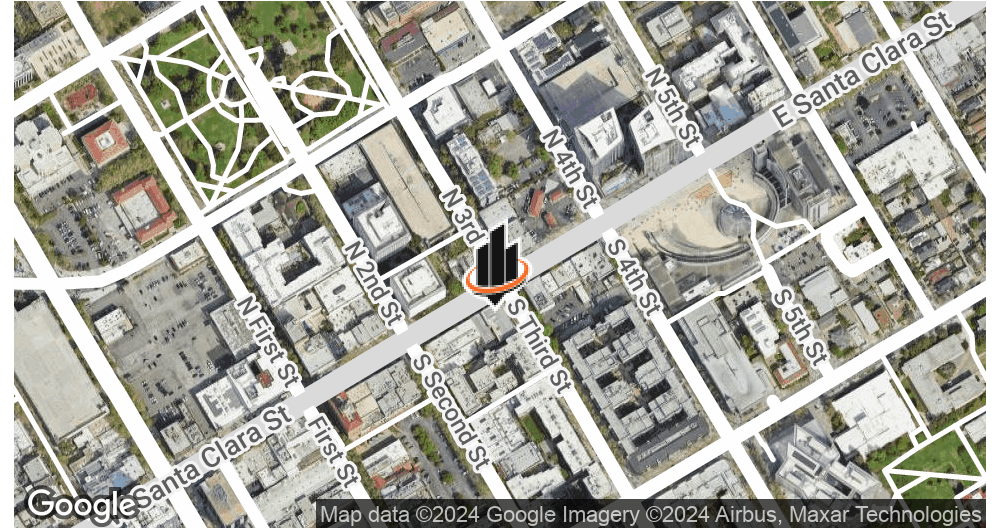
CalDRE #01754421

**VIRTUAL TOUR**

**EXCELLENT OWNER USER OPPORTUNITY**



# PROPERTY SUMMARY



<b>TOTAL SALE PRICE</b>	<b>\$2,534,700</b>
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## OFFERING SUMMARY

<b>SIZE:</b>	2nd Floor: ±10,740 SF 3rd Floor: ±4,170 SF
<b>CONDITION:</b>	Cold Shell Condition
<b>ZONING:</b>	DC - Downtown Primary Commercial
<b>PRICE PER SF:</b>	\$170 Per SF

## PROPERTY OVERVIEW

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.

## PROPERTY HIGHLIGHTS

- Two units available for sale (2nd and 3rd floors can be sold together or separately by floor)
- Located directly above the newly opened Downtown Food Hall
- Iconic and historic Downtown San Jose building
- Walking distance to restaurants, bars, and the future BART station

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# PROPERTY HIGHLIGHTS



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## BUILDING INFORMATION

<b>TOTAL SIZE</b>	±14,910 SF (2nd and 3rd combined)
<b>YEAR BUILT</b>	1883
<b>ELEVATOR SERVED</b>	Yes
<b>SPRINKLERED</b>	Yes
<b>CONDITION</b>	Delivered in cold shell condition (HVAC systems, electrical, and plumbing will need to be installed by the buyer)
<b>CONDO MAP</b>	Will be delivered at closing with a condo map dividing each floor
<b>MAIN ENTRY</b>	Facing E. Santa Clara Street
<b>HISTORIC DESIGNATION</b>	-City of San Jose Historic Landmark -National Register of Historic Places
<b>ZONING</b>	DC - Downtown Primary Commercial
<b>PERMITTED USES</b>	-Office -Medical -Retail -Fitness/Gym -Housing -Hospitality -Entertainment -School -Veterinary -and more

# HISTORICAL SIGNIFICANCE



Originally built in 1883 by the Italianate International Order Of Odd Fellows



Listed as City of San Jose Historic Landmark No. 80 in 1980 and was listed in the National Register of Historic Places in 1983 as a contributor to the San Jose Downtown Commercial District. The subject property is significant as a district contributor for representing downtown commercial architecture of the 1870s and 1880s in San Jose, and as a representative example of materials and methods of construction no longer in common use, including brick and cast iron.

Source: *Historic Resource Assessment Phase 1 Report*



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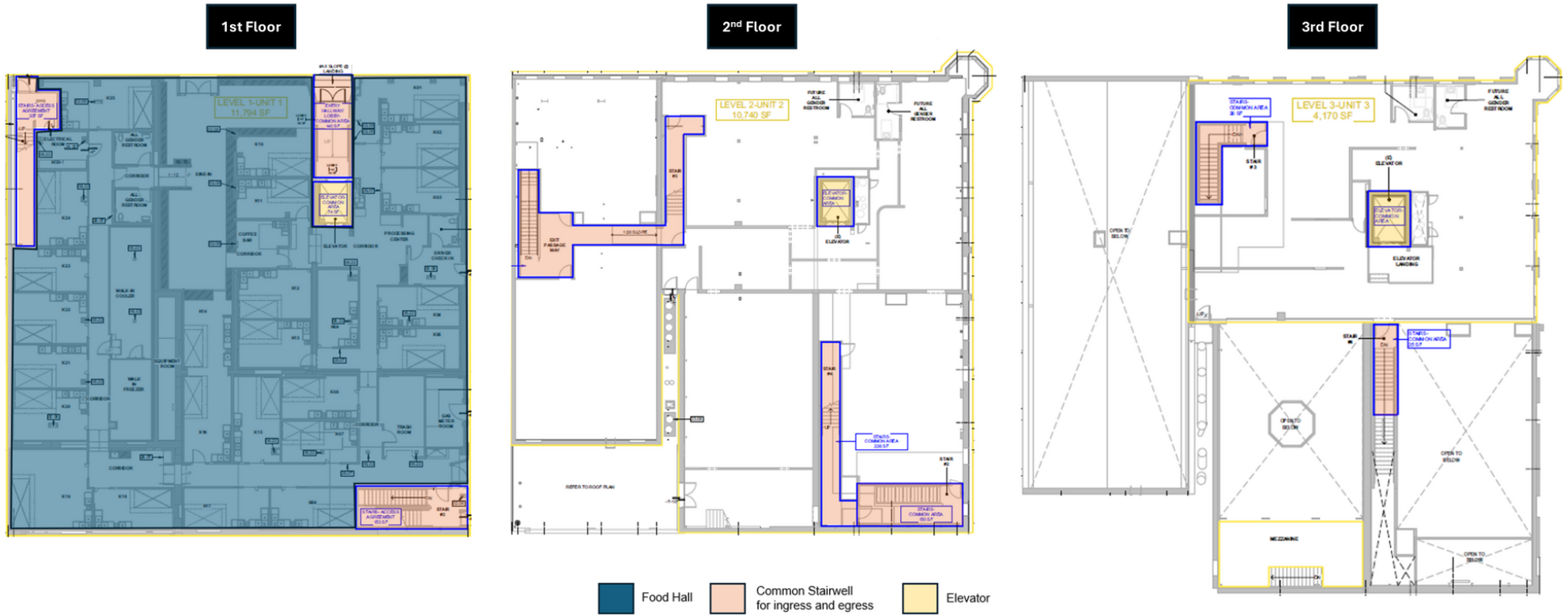
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# FLOOR PLAN



**Ground Floor:** Food Hall (100% leased and operational)  
**2nd Floor:** ±10,740 SF  
**3rd Floor:** ±4,170 SF

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## ADDITIONAL PHOTOS



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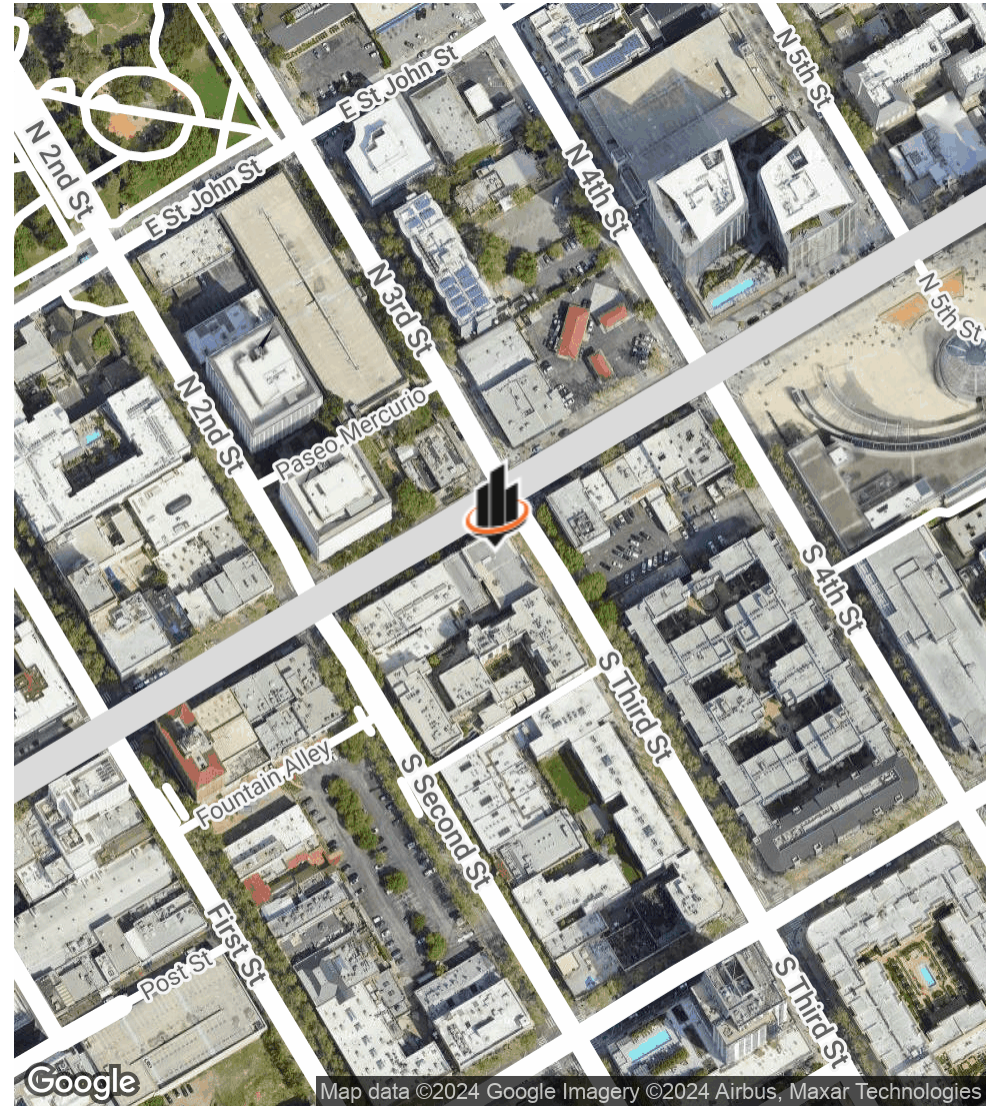
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# LOCATION MAP



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# AREA MAP



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# DEMOGRAPHICS MAP & REPORT

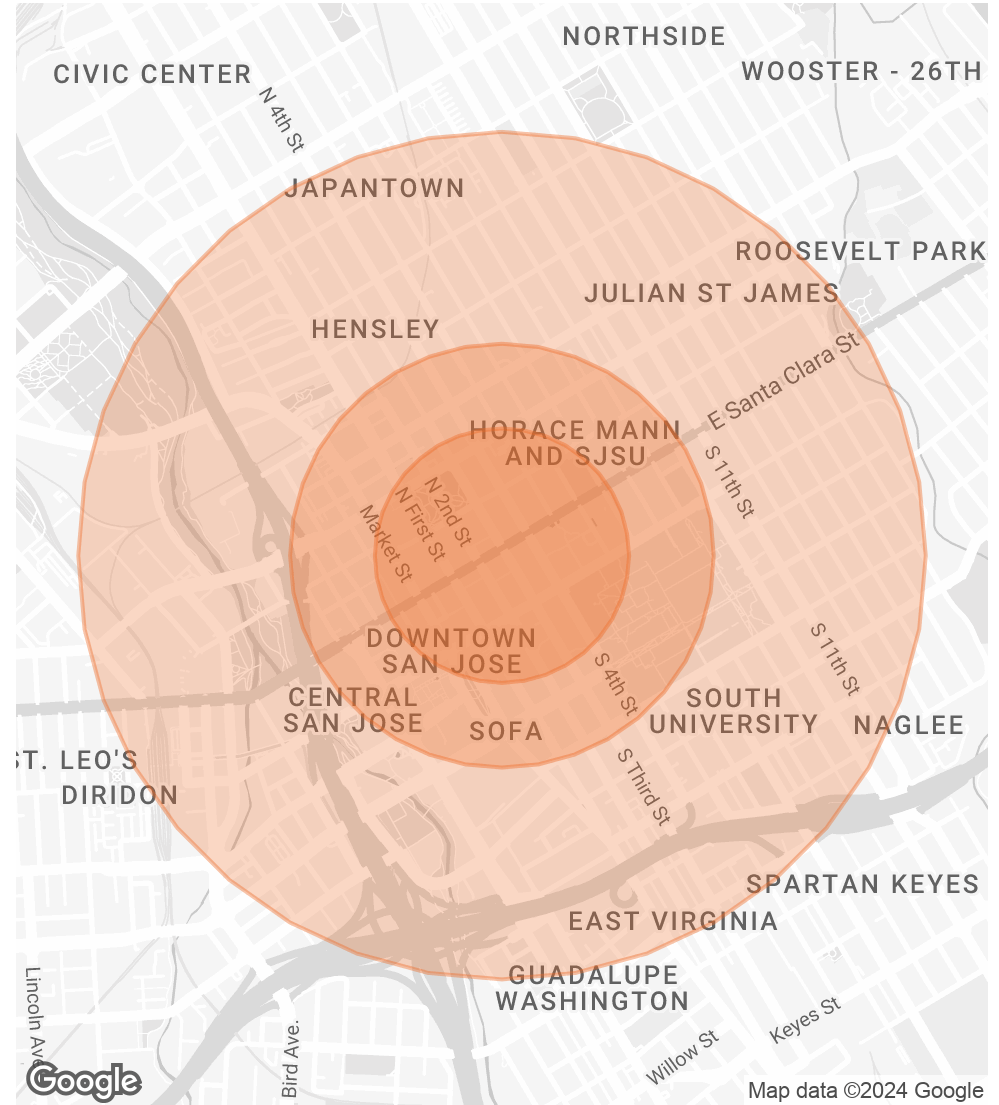
## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	4,844	13,069	41,552
AVERAGE AGE	41	39	36
AVERAGE AGE (MALE)	41	39	36
AVERAGE AGE (FEMALE)	41	39	36

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	2,589	6,395	16,263
# OF PERSONS PER HH	1.9	2	2.6
AVERAGE HH INCOME	\$139,623	\$152,919	\$146,202
AVERAGE HOUSE VALUE	\$1,173,000	\$1,190,074	\$1,260,937

Demographics data derived from AlphaMap



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## DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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