

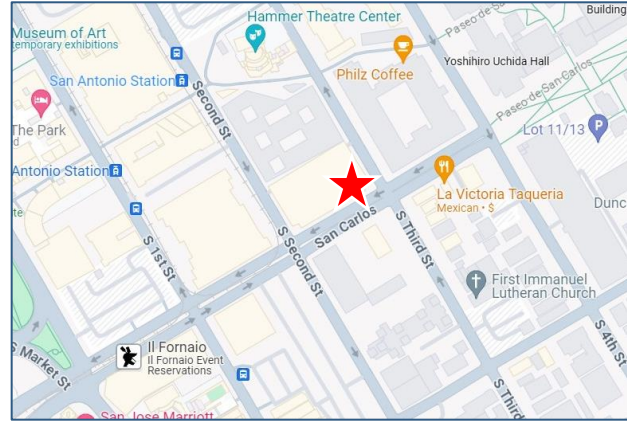
RETAIL SPACE FOR LEASE: 93 E San Carlos Street

San José, CA 95112

±4,310 SF Space Available

PROPERTY HIGHLIGHTS:

- Prime corner location with large, open retail area and corner building signage possibility
- Includes enclosed office, break room, two restrooms, and additional storage area
- New HVAC system installed in 2023
- 506 parking spaces located directly above; 90-minutes free for customers; discount program available for qualified monthly parkers



Property is owned and listed by the City of San José.
Final lease agreement is subject to approval by the San José City Council.

CONTACT: YEN BUI | 408-250-5109 (text or call) | yen.bui@sanjoseca.gov

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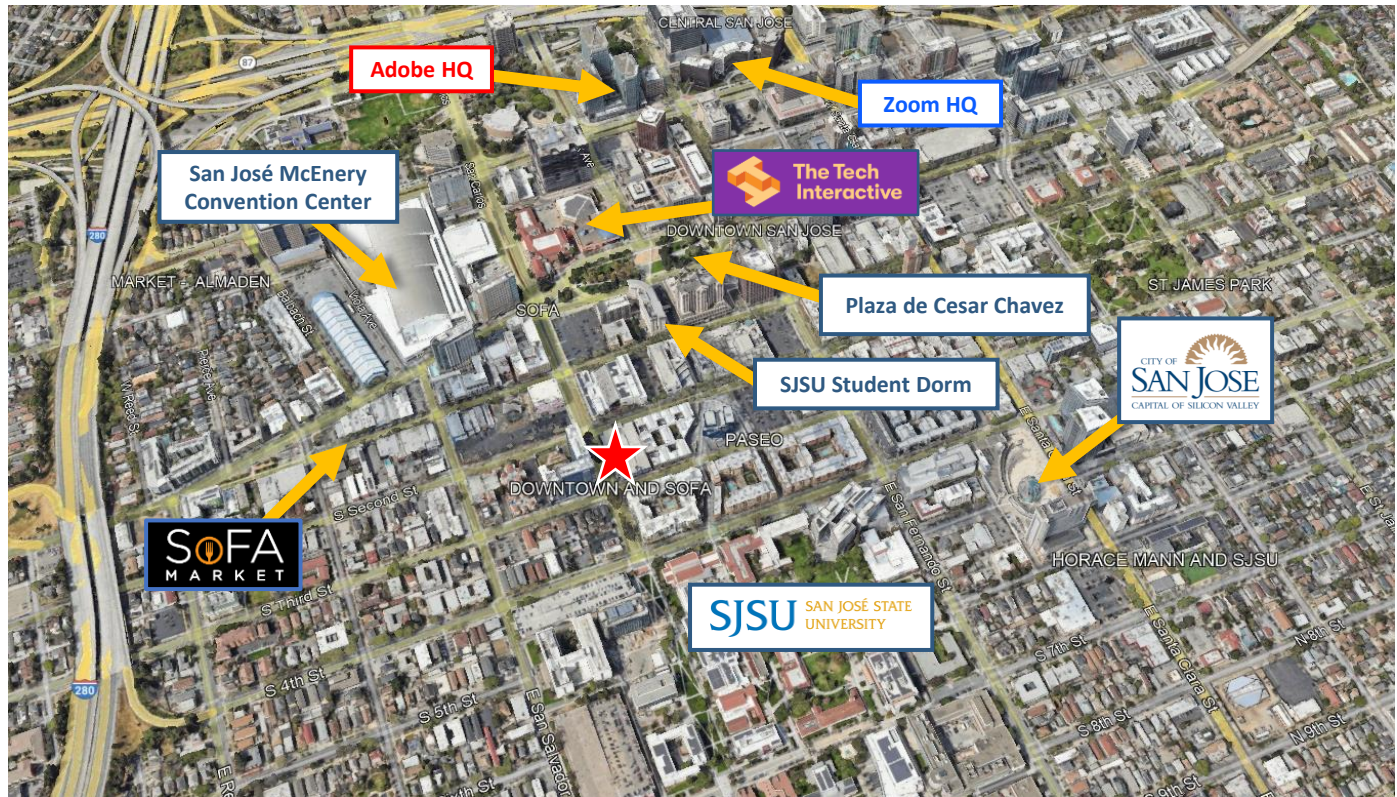
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CENTRALLY LOCATED IN DOWNTOWN SAN JOSÉ:

- Blocks away from:
 - San José City Hall (~1,500 employees and daily visitors)
 - San José State University (~36,000 students and ~4,300 employees)
 - Dr. Martin Luther King Jr. Library (~531,000 annual visitors)
 - San José Convention Center
 - 2,215 hotel rooms
 - Plaza de Cesar Chavez
 - Federal and state courts
 - U.S. Patent and Trademark Office
 - New housing: 2,000 new units in the past 4 years
 - The Grad (1,000 beds, across the street)
 - New SJSU student dorm (700 beds) in Fall 2024
 - Corporate HQs and offices: Adobe, Zoom, EY, Deloitte
 - South First Area (SoFA) arts hubs with galleries, nightlife, events
 - VTA light rail for easy commuting



AERIAL VIEW



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