



FOR SALE: 29-31 E. SANTA CLARA ST.

PROPERTY SUMMARY

Ground Floor Retail, Second Floor Office, Bonus Mezzanine in between.

Investment with Sale-Leaseback or Owner/User with Partial Leased Income Opportunity.

29-31 E. Santa Clara Street

3,162 SF Lot

6,056 SF, 2-Story Retail & Office

Building w/Mezzanine

Built in 1920

Level Improved Property

APN: 467-21-025

Currently Owner Occupied

Zoned Downtown Primary Commercial

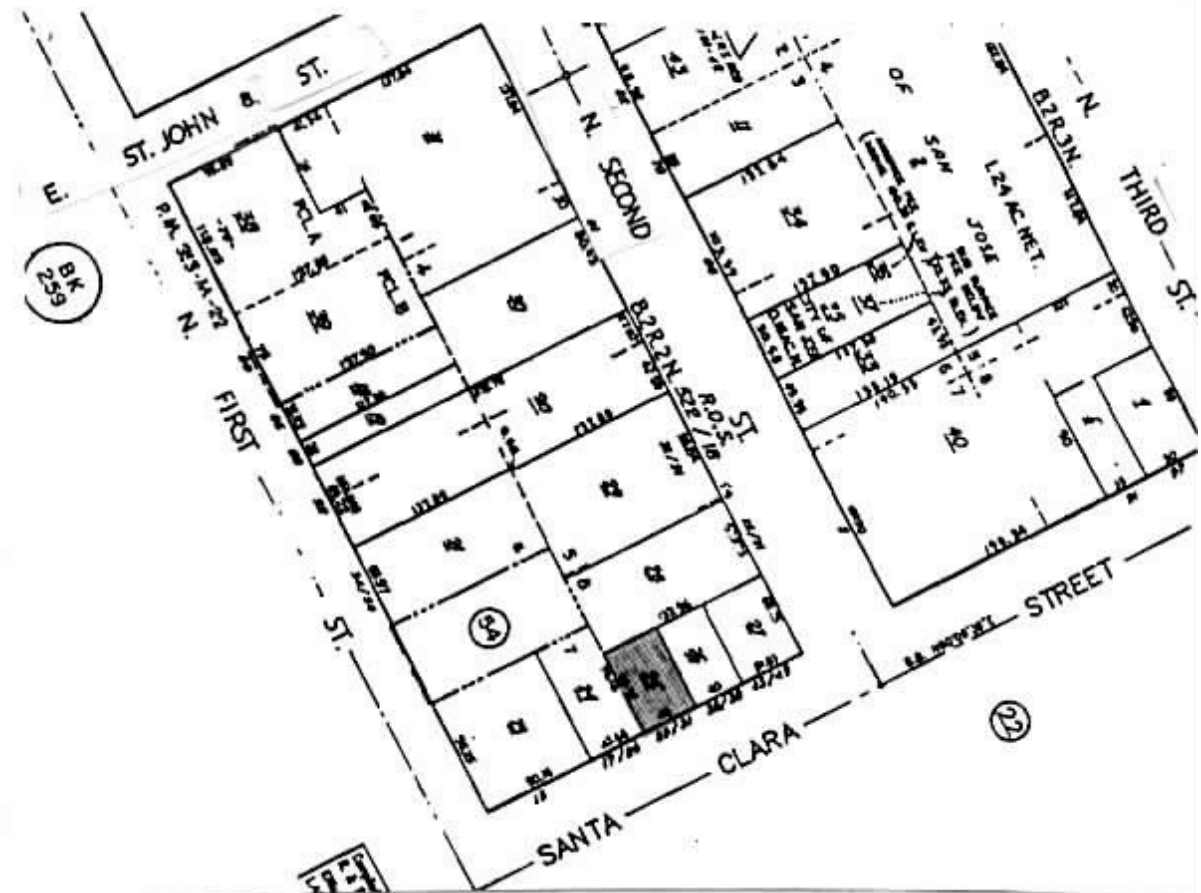
Walking Distance to Transportation

Walking Distance to SAP and Amenities

Enjoy Downtown San Jose

Do Not Disturb Occupant

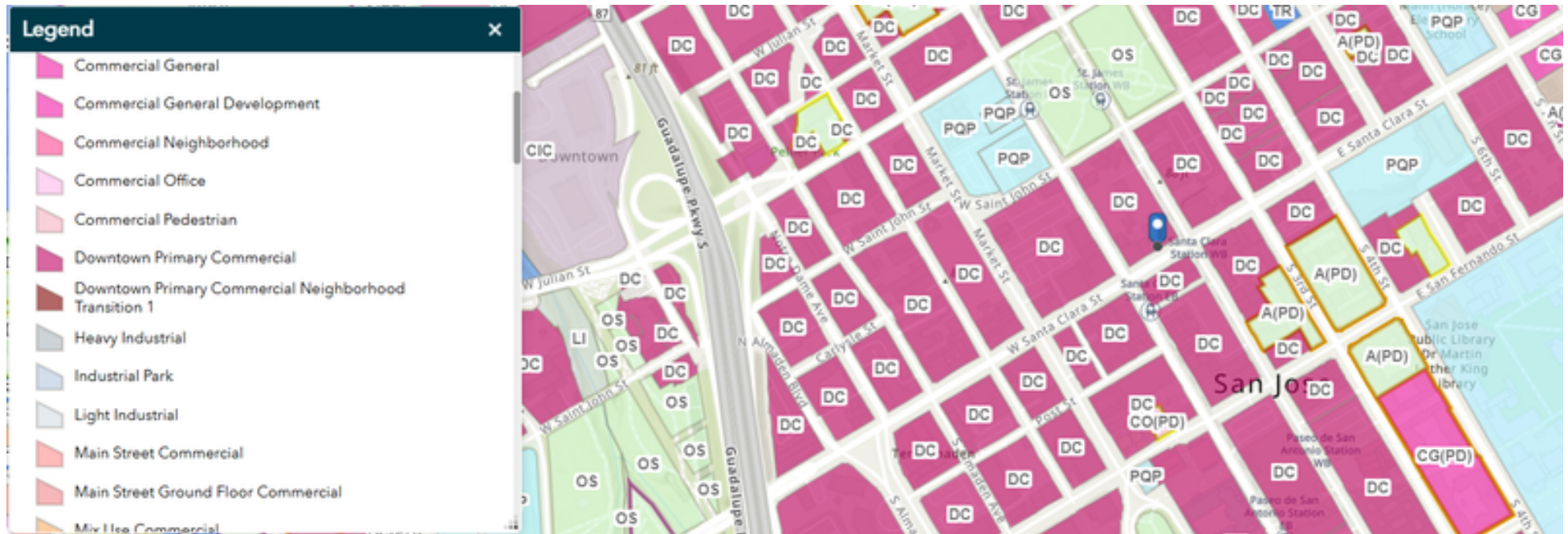
Call Broker for Pricing & Details



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ZONING: DOWNTOWN PRIMARY COMMERCIAL

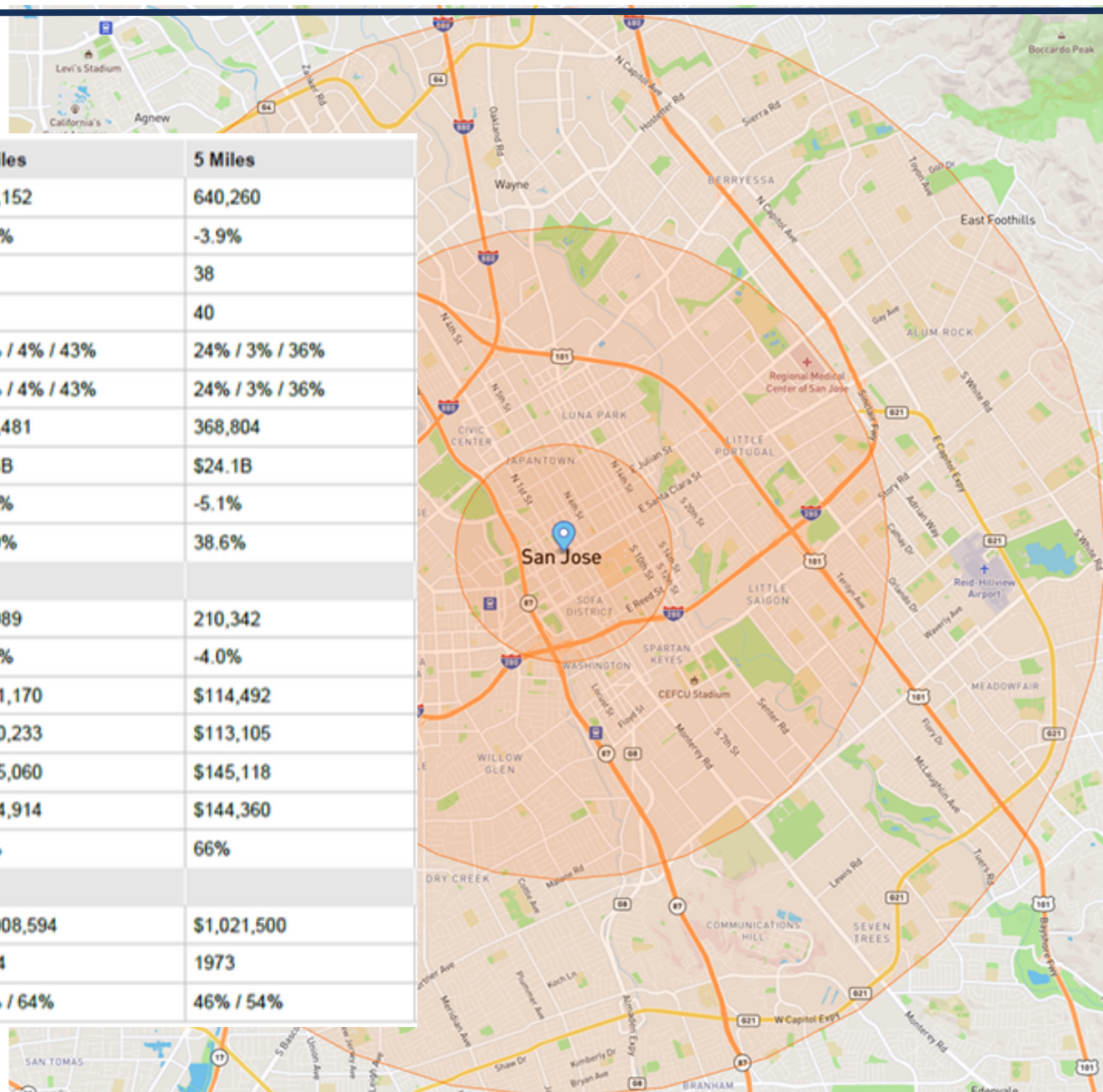
General Plan: Downtown (DT)



"Active Use Area Overlay" (AUA) - ground-floor, street frontage, building space. The overlay requires "active uses," store front style façade design, and window transparency. Permitted uses include general retail, education and training, entertainment and recreation, food service, personal services but not financial services, medical and veterinary services, other general services, public, quasi-public and assembly.

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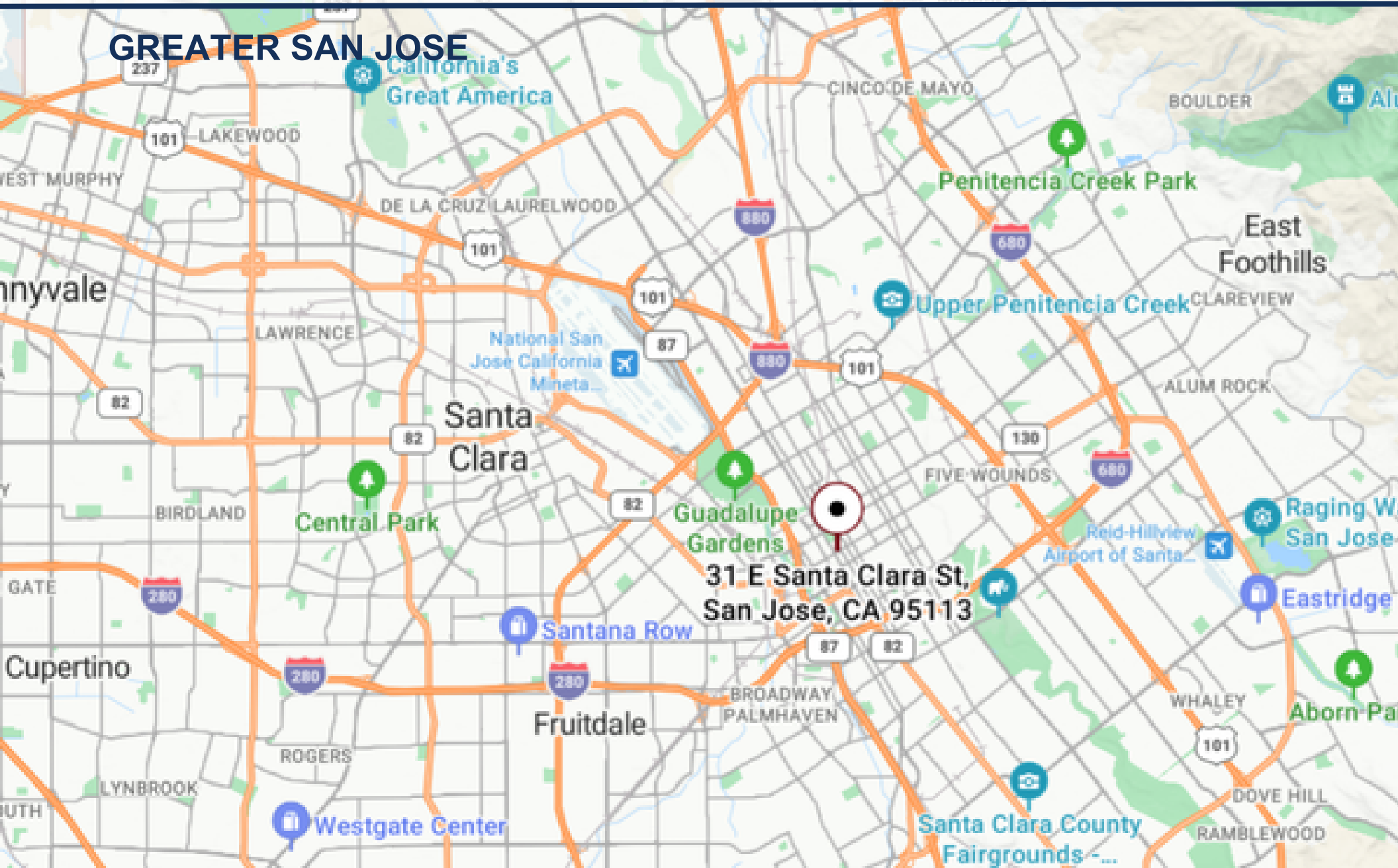
DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Population	43,697	242,152	640,260
5 Yr Growth	-1.8%	-3.5%	-3.9%
Median Age	33	36	38
5 Yr Forecast	36	39	40
White / Black / Hispanic	33% / 6% / 38%	26% / 4% / 43%	24% / 3% / 36%
5 Yr Forecast	33% / 6% / 38%	26% / 4% / 43%	24% / 3% / 36%
Employment	47,589	160,481	368,804
Buying Power	\$1.6B	\$8.4B	\$24.1B
5 Yr Growth	-1.2%	-4.4%	-5.1%
College Graduates	42.8%	37.9%	38.6%
Household			
Households	17,048	82,989	210,342
5 Yr Growth	-1.5%	-3.5%	-4.0%
Median Household Income	\$92,323	\$101,170	\$114,492
5 Yr Forecast	\$92,634	\$100,233	\$113,105
Average Household Income	\$127,485	\$135,060	\$145,118
5 Yr Forecast	\$128,182	\$134,914	\$144,360
% High Income (>\$75K)	57%	62%	66%
Housing			
Median Home Value	\$1,002,954	\$1,008,594	\$1,021,500
Median Year Built	1982	1974	1973
Owner / Renter Occupied	21% / 79%	36% / 64%	46% / 54%

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GREATER SAN JOSE



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Offered by Global Commercial



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THANK YOU!

PLEASE CALL FOR PROPERTY TOUR

