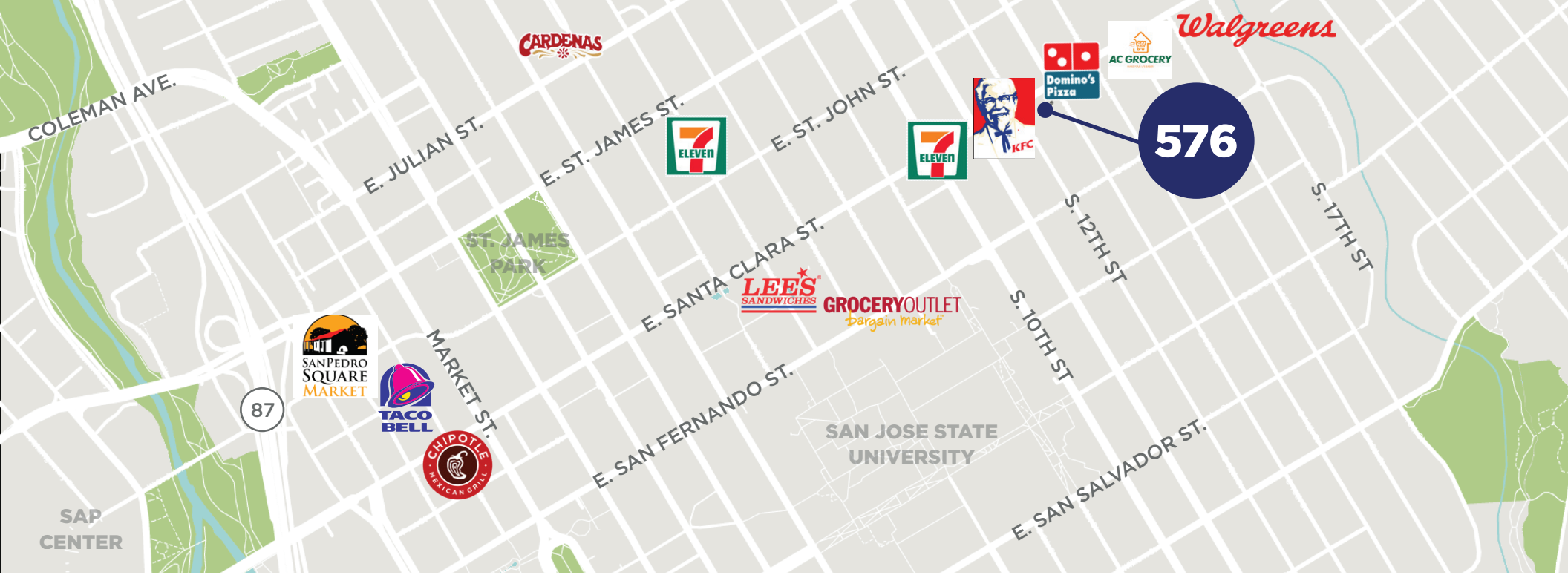


576

E. SANTA CLARA STREET



±3,000 SF OF RETAIL FOR LEASE IN SAN JOSE
LOCATED IN CHARMING & HISTORIC NAGLEE PARK NEIGHBORHOOD



HIGHLIGHTS

- ±3,000 SF of Retail For Lease
- Extremely Convenient Downtown San Jose Location - Corner of E. Santa Clara St. & S. 12th St.
- Free Parking Located On-site
- Join Flourishing Neighboring Businesses Domino's Pizza & KFC
- \$2.00/SF NNN
- Contact Broker To Tour

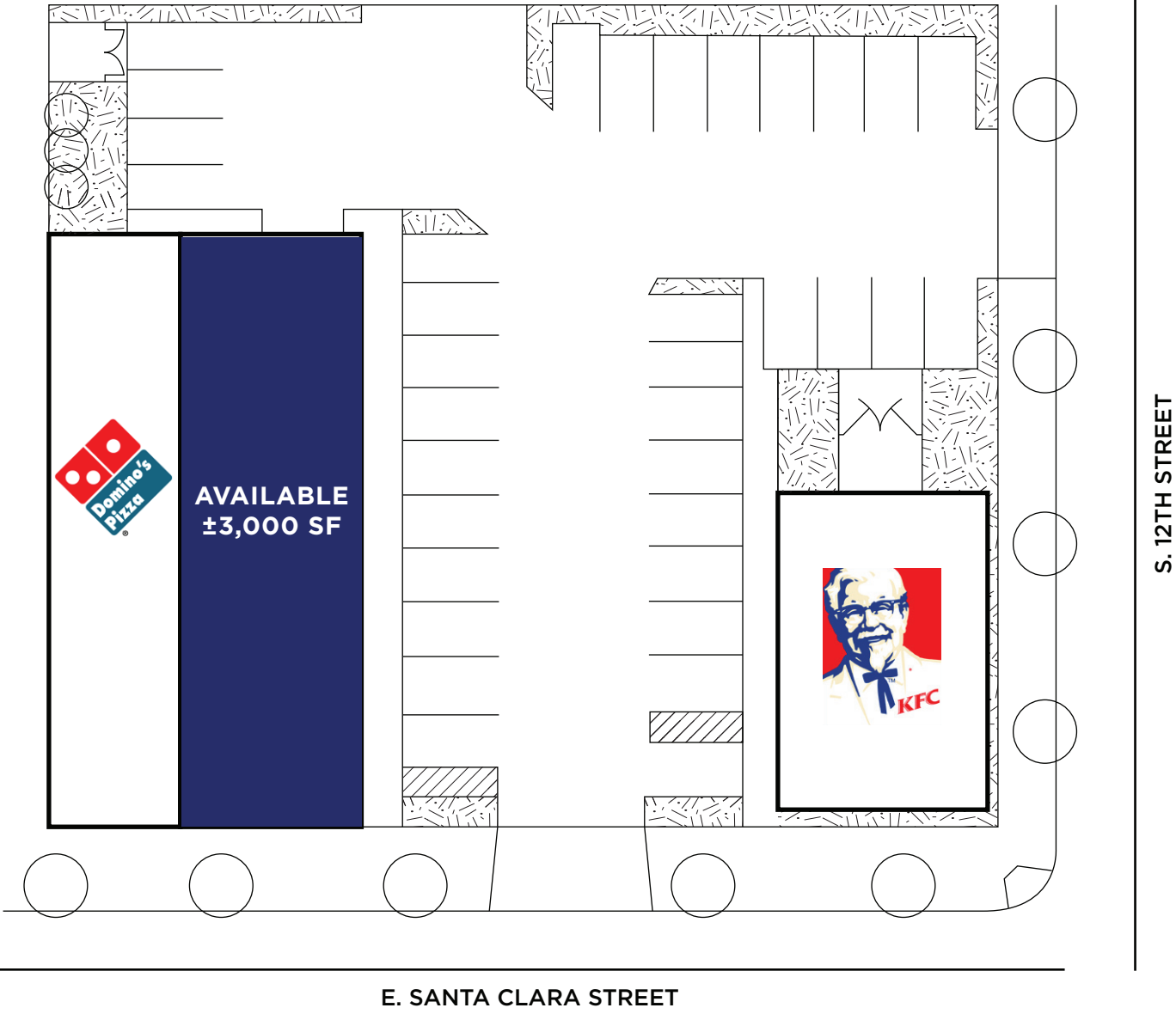
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	50,180	285,907	673,185
DAYTIME POPULATION	56,699	292,540	682,203
MEDIAN HHI	\$84,701	\$103,196	\$115,408

TRAFFIC COUNTS

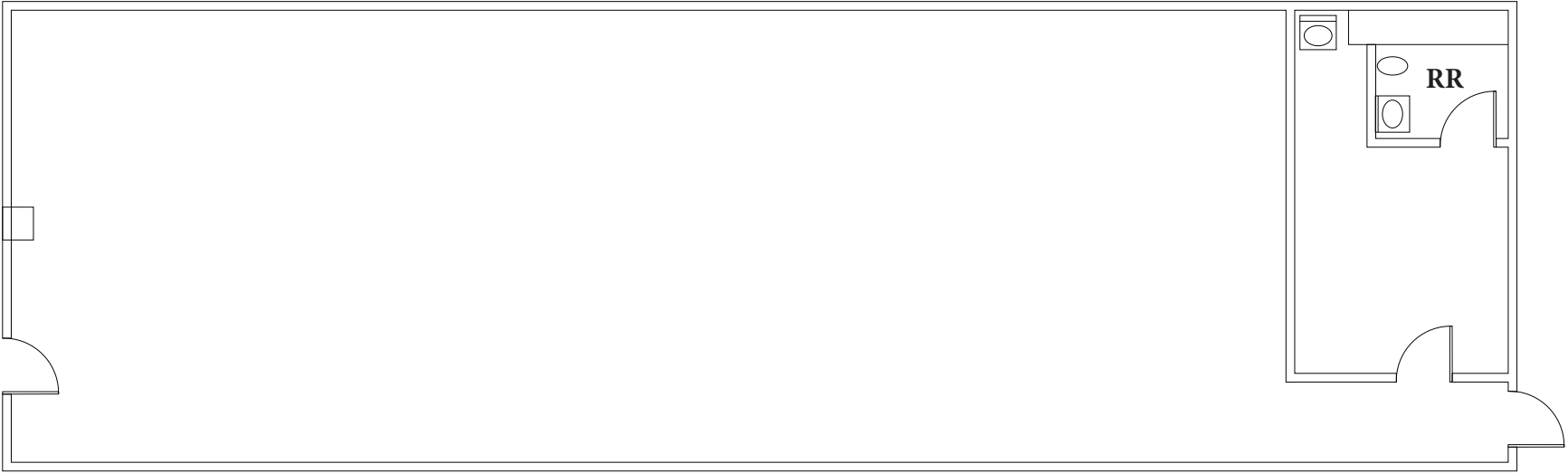
E. Santa Clara Street & S. 13th St. 16,540 ADT

SITE PLAN

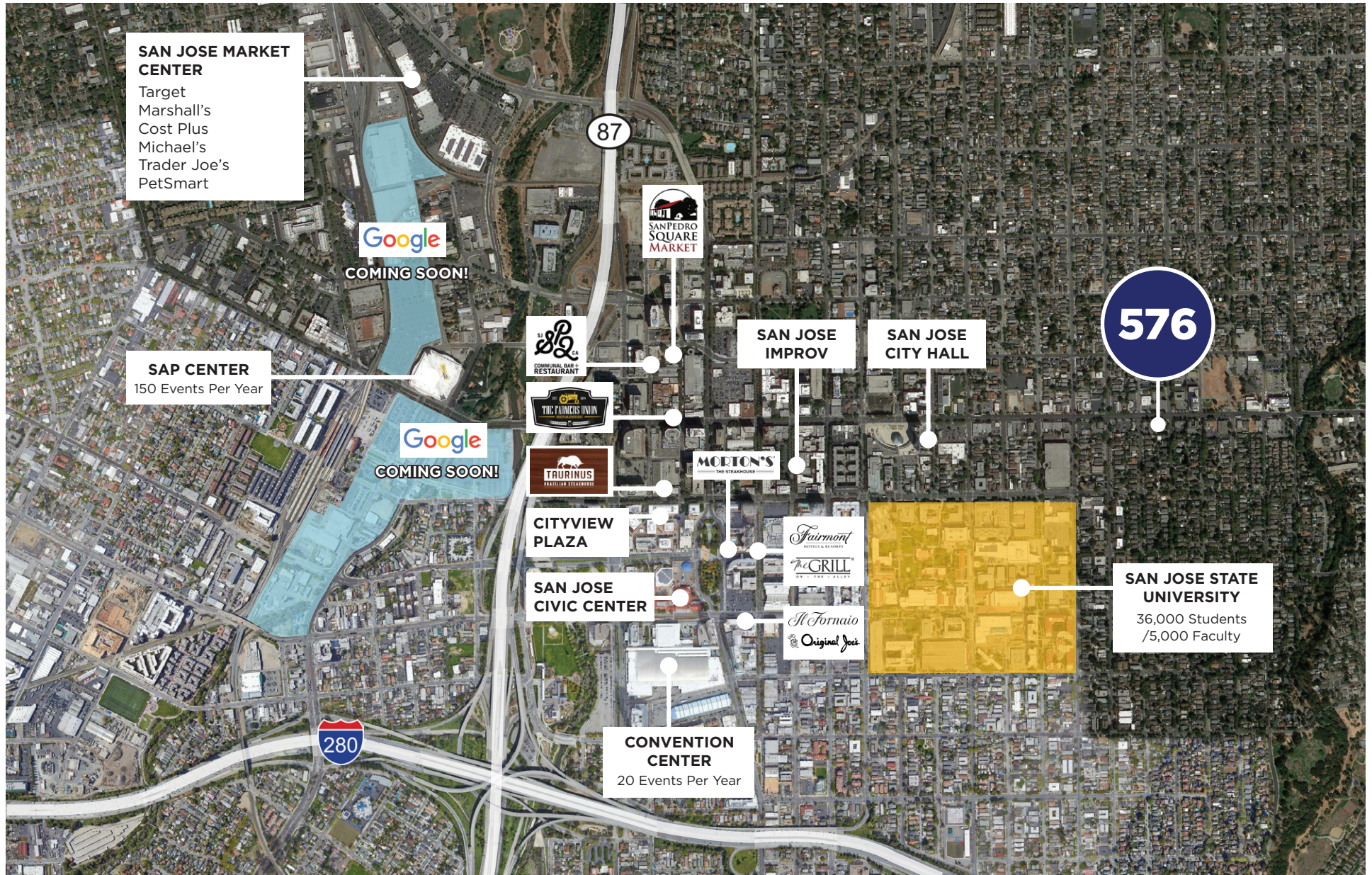


FLOOR PLAN

E. SANTA CLARA ST.



NEARBY AMENITIES



DOWNTOWN DEVELOPMENTS

- 1 188 W. ST. JAMES**
640 Condos, ±20,000 SF Retail
- 2 CENTERRA**
347 Units, ±7,000 SF Retail
- 3 ONE SOUTH MARKET**
312 Units, ±6,500 SF Retail
- 4 101 SAN FERNANDO ST**
323 Residential Units
- 5 150 S 2ND ST**
399 Units, Retail TBD
- 6 360 RESIDENCE**
213 Units
- 7 THE PIERCE**
230 Units, ±3,505 SF Retail
- 8 THE JAMES**
190 Units
- 9 27 NORTH**
119 Units
- 10 SAN PEDRO TOWER 3**
- 11 SAN PEDRO SQUARE RESI**
381 Units
- 12 SP78**
78 Condos
- 13 AXIS**
329 Units/Condos
- 14 THE 88**
197 Condos
- 15 MODERA**
214 Units
- 16 THE GRADUATE**
260 Units/1,040 Beds
- 17 SPARTA STUDENT HOUSING**
271 Residents



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E. SANTA CLARA STREET

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