

# DOWNTOWN SAN JOSE LEASE SPACE

## 13,084 SF AVAILABLE

262-268 E SANTA CLARA ST, SAN JOSE, CA 95116

**JEFF HELM**

Broker

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# 262-268 E Santa Clara St, San Jose, CA



## PROPERTY OVERVIEW

Available 13,084 SF



 **Rental Rate:**  
Inquire w/broker

 **Space SF:** 13,084 SF  
can be split into smaller units

 Convenient access to  
San Jose Downtown,  
freeways 101 and 280

 **Prime Location** in  
Heart of Downtown  
San Jose (blocks away  
from SJSU & City Hall)

 Vibrant, growing  
community ideal for all  
professional and retail  
uses

 Excellent public transit  
access and strong  
neighborhood foot traffic

## Lease Opportunity – 262-268 E Santa Clara St, San Jose

Positioned in the heart of Downtown San Jose, 262 E Santa Clara Ave offers exceptional visibility and accessibility along one of the city's most traveled corridors. The property supports a wide range of retail, office, medical, and service-oriented uses, featuring strong street presence, convenient access to major freeways and public transit, and close proximity to government offices, tech campuses, dining, and entertainment amenities that drive consistent daily foot traffic.

### Three Spaces Available | Anchor, Restaurant & Salon

This property offers three available spaces to suit a variety of commercial users. The largest suite is a 9,333 sf box, ideal for retail, fitness, medical, or specialty uses. A 4,335 sf utee sf former restaurant space includes existing equipment, providing a strong foundation for food and beverage operators. Additionally, a 496 SF salon space is available, perfect for beauty, wellness, or boutique service businesses.

### Zoning:

DC—Downtown Primary Commercial



Zoning Uses

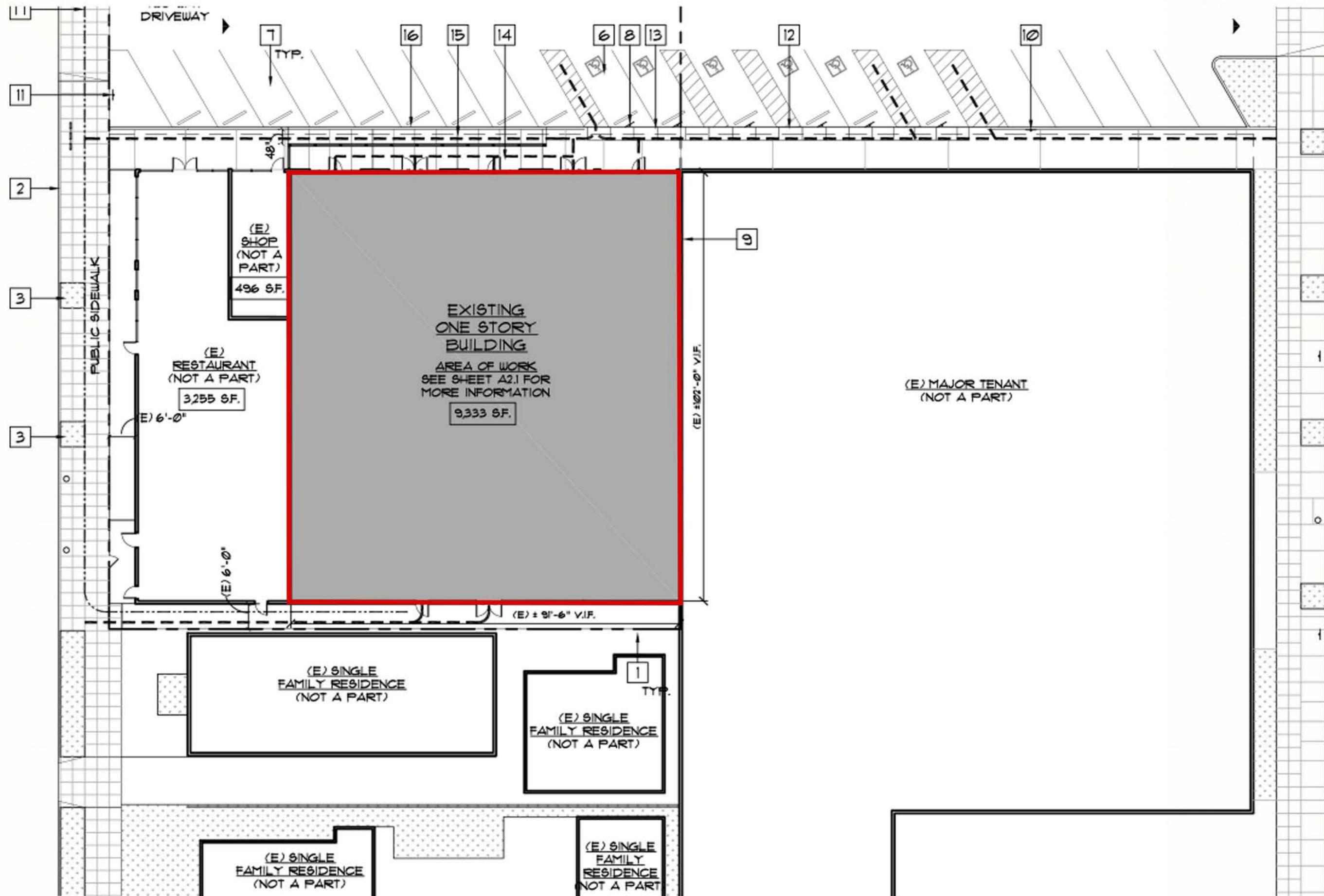
# GROCERY ANCHORED

## COMMERCIAL PLAZA

- GROCERY OUTLET ANCHORED
- HIGH TRAFFIC LOCATION
- STABLE ANCHOR TENANT



# 9,333 SF - FLOOR PLAN



# RESTAURANT SPACE AVAILABLE

262-268 E Santa Clara St, San Jose, CA

## SPACE & PRICING

**SIZE: 4,435 sf**  
(includes mezzanine sf)

**PRICING: \$3.50 sf/mo**  
**+ nnn (\$0.74)**

## KEY FEATURES & EQUIPMENT



Walk-in freezer →



Walk-in refrigerator



Range hoods



Wash stations



Built-out kitchen  
with vented hood



Some dining area  
furniture available

## READY TO OPERATE

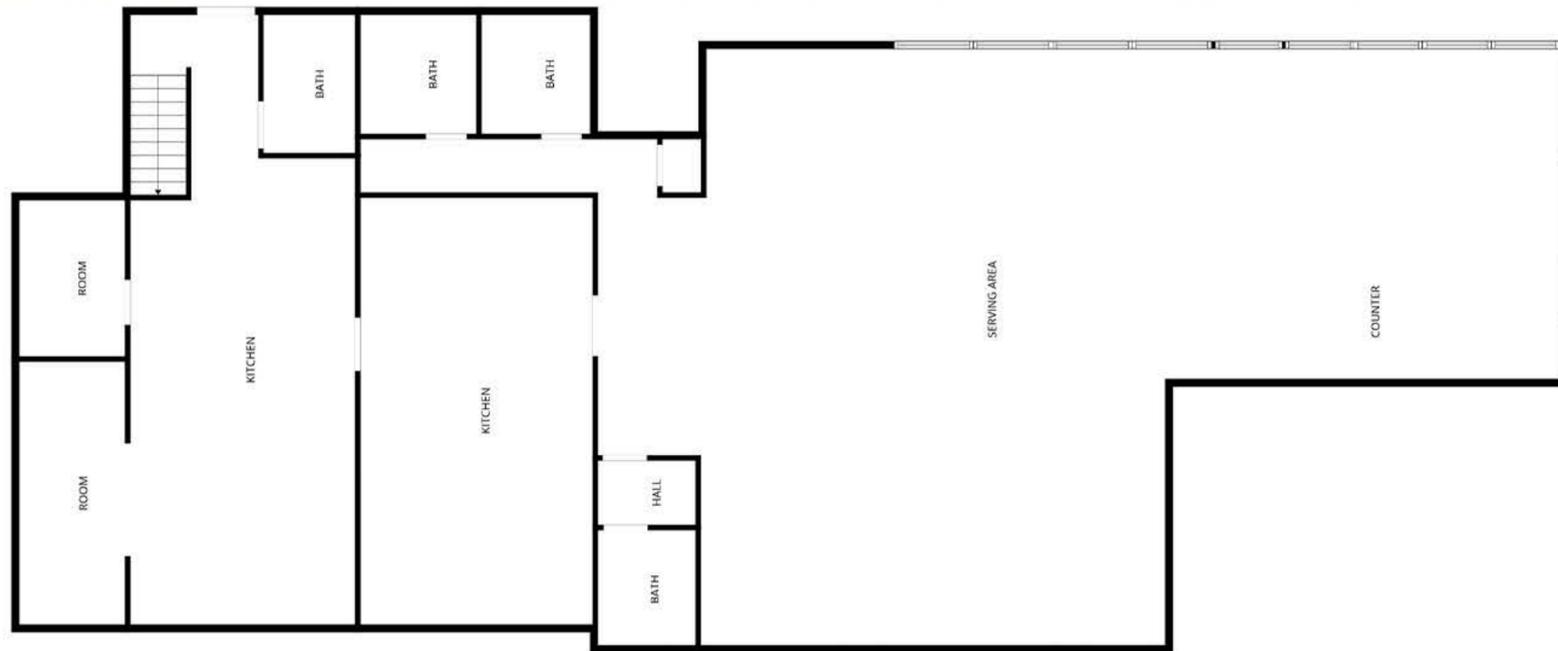
Fully built-out turnkey restaurant opportunity. Features expansive, move-in ready kitchen with high-capacity hood system, ample refrigeration, and organized wash areas. Ideal for experienced restaurant operators seeking a prime downtown San Jose location.



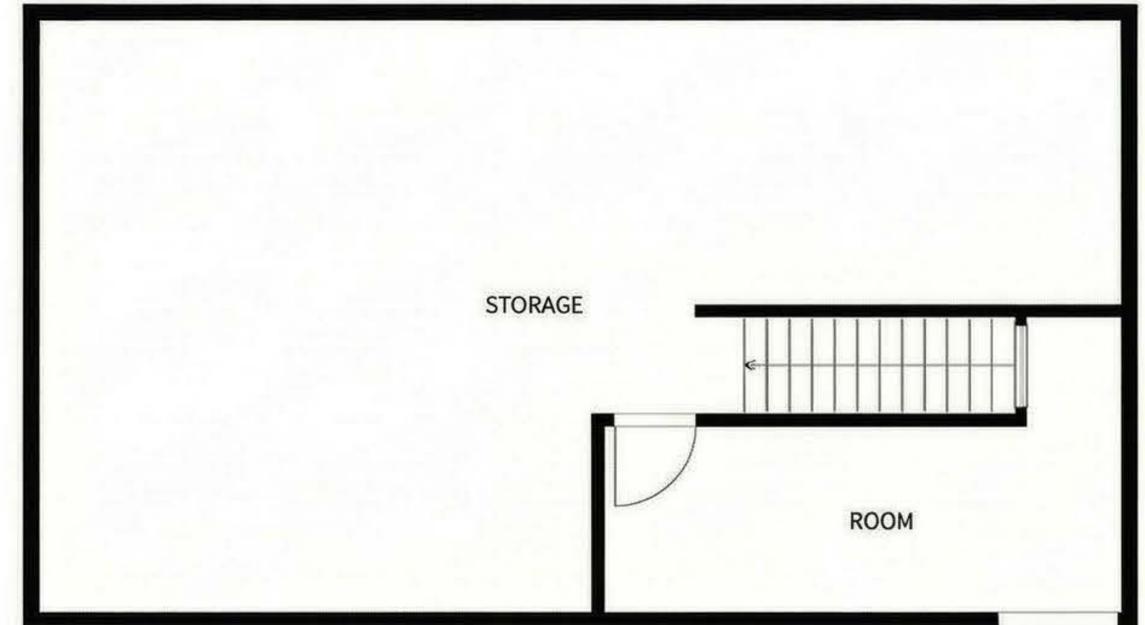
# RESTAURANT SPACE - FLOOR PLAN

262-268 E Santa Clara St, San Jose, CA

## MAIN FLOOR



## MEZZANINE UPSTAIRS



**4,435 SF Total Restaurant Space**



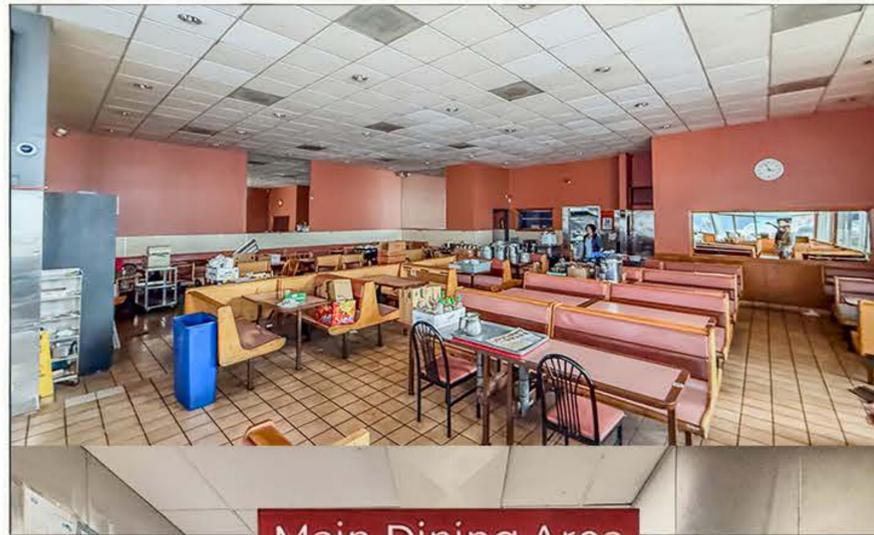
# RESTAURANT SPACE - INTERIOR VIEWS

262-268 E Santa Clara St, San Jose, CA

4,435 SF Restaurant Space



Commercial Kitchen



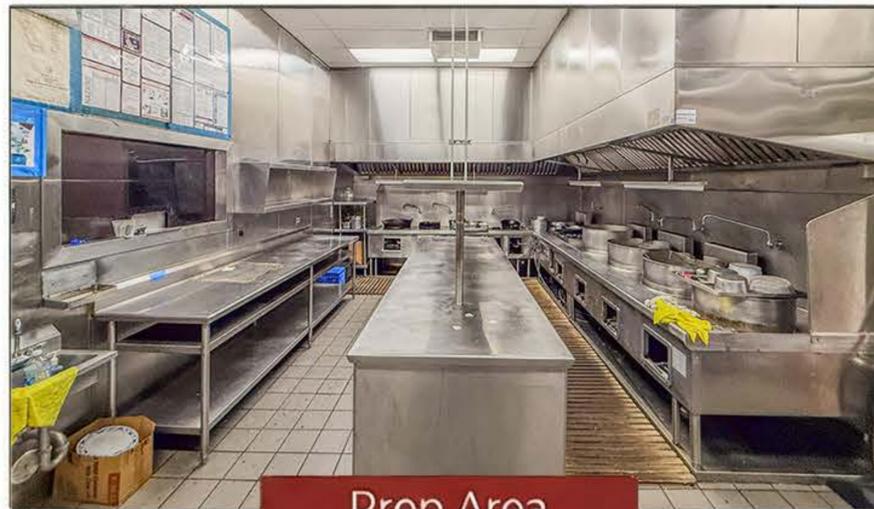
Main Dining Area



Front Counter & Service



Walk-in Cooler



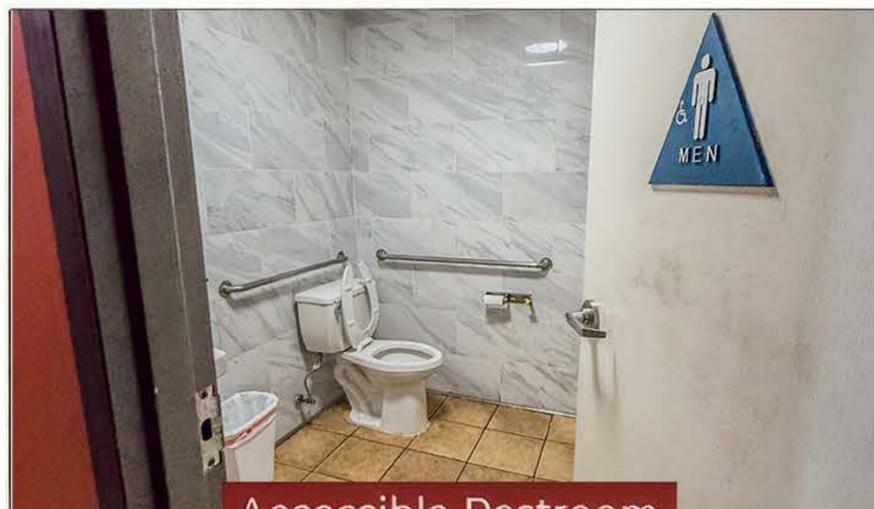
Prep Area



Stainless Steel Kitchen Prep Area & Dish Station



Front Dining Area



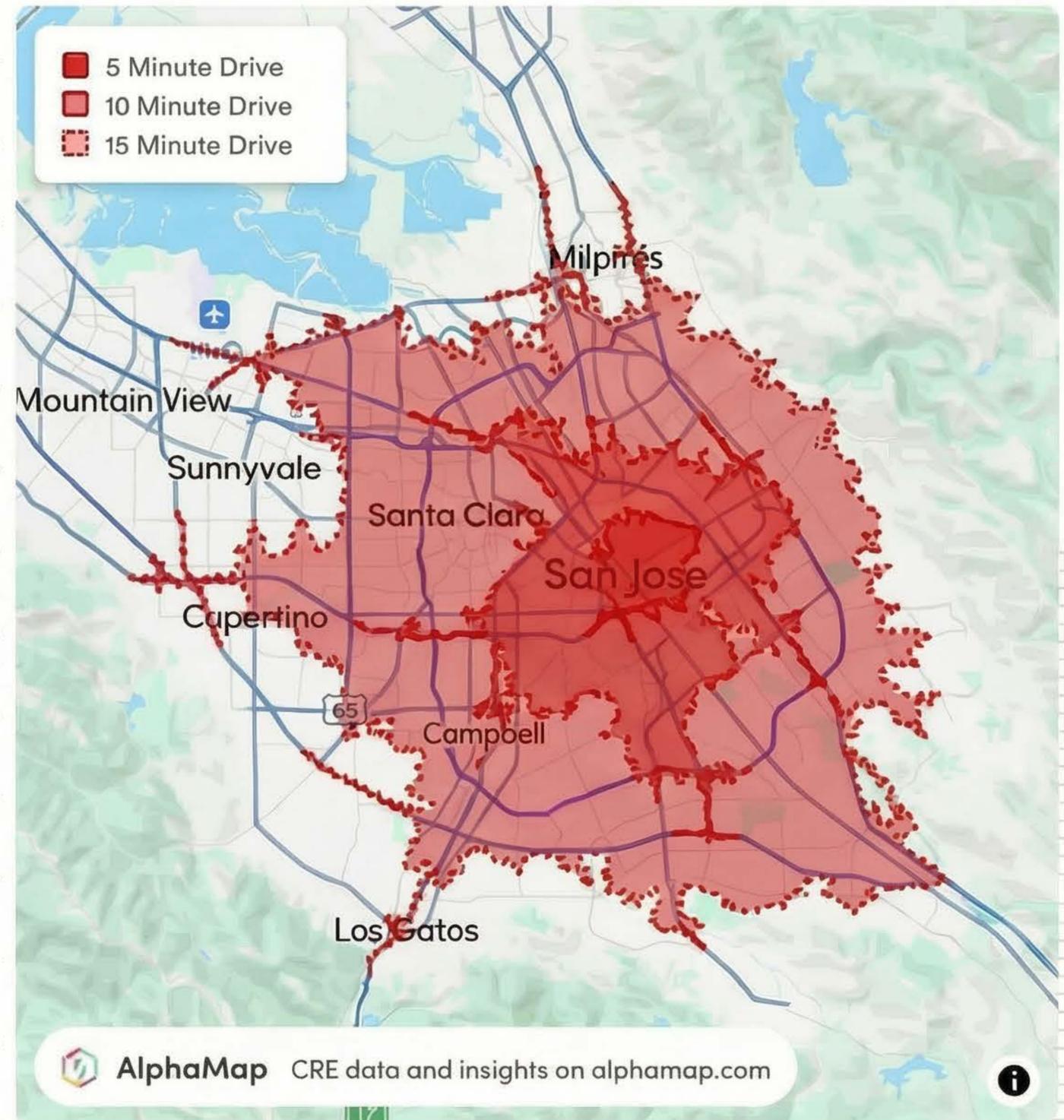
Accessible Restroom



Mezzanine Storage

# DEMOGRAPHICS

Demographics	5 Mins	10 Mins	15 Mins
Total Population	48,269	260,561	1,034,054
Average Age	36	38	39
Average Age (Male)	36	37	38
Average Age (Female)	37	39	40
Total Households	18,273	89,794	344,213
Persons per HH	2.6	2.9	3
Average HH Income	\$145,104	\$155,622	\$192,021
Average House Value	\$1,243,620	\$1,112,834	\$1,264,584
Per Capita Income	\$55,509	\$53,662	\$64,007
Population White	15,885	68,000	251,888
Population Black	2,676	10,695	30,154
Population American Indian	944	5,810	15,056
Population Asian	9,704	63,589	424,295
Population Pacific Islander	160	992	4,038
Population Other	12,486	76,436	193,609



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**HELM PROPERTIES**

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