602 E SANTA CLARA ST

Two-Buildings Totaling ±6,945 SF For Sale on 0.41 Acre Lot in San Jose, CA











Two medical / office buildings with 5,736 SF 2-story, multi-tenant, elevator served office building and a 1,209 SF 1-story, 1-3 tenant office building with frontage on E Santa Clara St totaling 6,945 SF.

Fully secured lot with private parking

Hard-corner location at the intersection of 13th St & E Santa Clara St

Prominent building façade signage

Extensive glass-line providing natural light throughout

Multiple entrances

Single tenant or divisible into 5+ separate suites

Extensive office build-out

Gym included

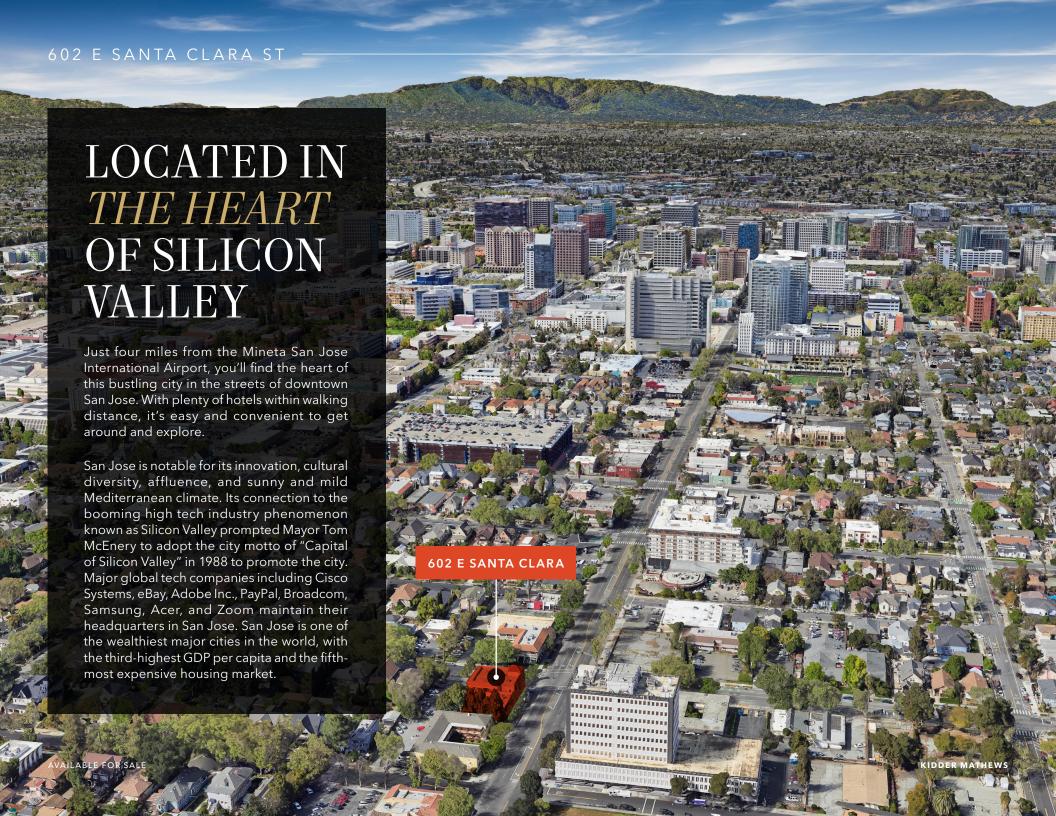
Built in 1990

27 parking spaces on site

APN# 467-27-094

CG Zoning- read more at link below

ightarrow SANJOSECA.GOV



FLOOR PLAN



 $\pm 6,945\,SF$

TOTAL AVAILABLE

\$3.925 M

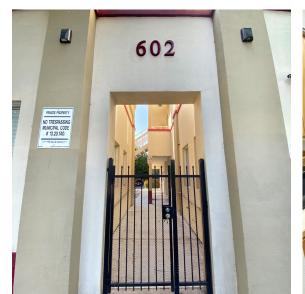
SALE PRICE

Zoning C-G Year Built 1990 27 Parking Spaces APN 467-27-094











HIGHLY-ACCESSIBLE LOCATION

Walkable to Downtown San Jose

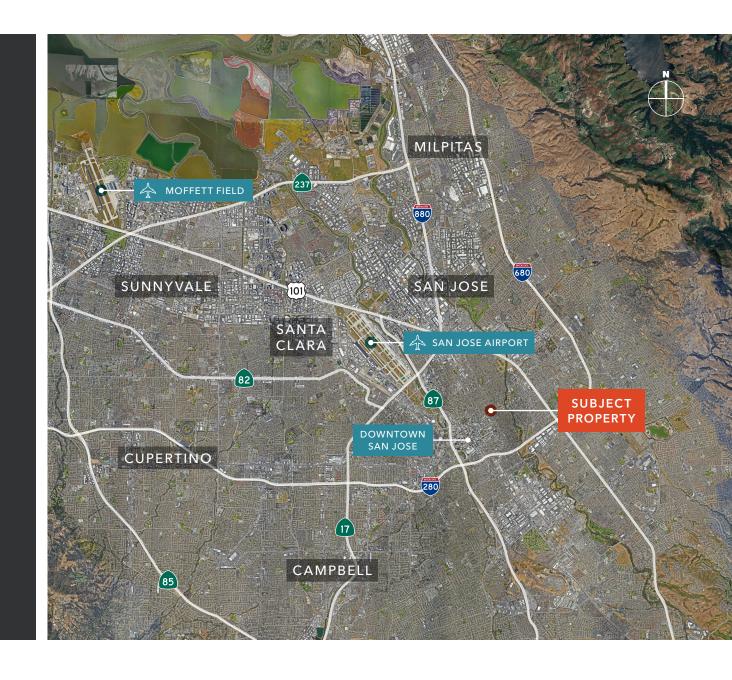
Plenty of nearby retail and food amenities

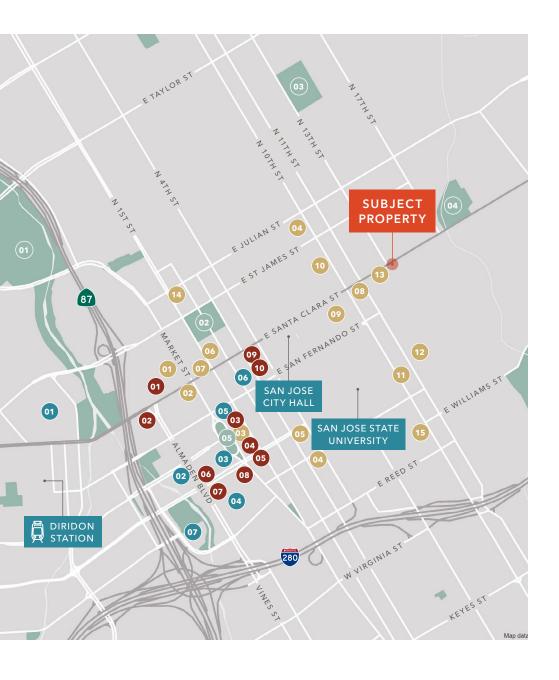
Convenient to several bus routes

Easy access to many highways, including 87 & US-101

DOWTOWN SAN JOSE

5 MIN 55 MIN SAN FRANCISCO CBD





NEARBY AMENITIES

| RESTAURANTS & BARS | | EN | ENTERTAINMENT | |
|--------------------|------------------------------|----|-----------------------------|--|
| 01 | San Pedro Square | 01 | SAP Center | |
| 02 | Chipotle | 02 | Center for Performing Arts | |
| 03 | Morton's The Steakhouse | 03 | San Jose Civic | |
| 04 | La Victoria | 04 | McEnery Convention Center | |
| 05 | Philz | 05 | San Jose Art Museum | |
| 06 | Paper Planes | 06 | San Jose Improv | |
| 07 | Mezcal | 07 | Children's Discovery Museum | |
| 08 | Toastadas | | | |
| 09 | Lee's Sandwiches | НС | HOTELS | |
| 10 | Freshly Baked eatery | 01 | Hotel De Anza | |
| 11 | Sammy G's Pizzeria | 02 | AC Hotel by Marriott | |
| 12 | House of Bagels | 03 | Signia by Hilton | |
| 13 | Domino's Pizza | 04 | Four Points | |
| 14 | Teske's Germania | 05 | The Westin | |
| 15 | Cali Spartan Mexican Kitchen | 06 | Hyatt Place | |
| RECREATION & PARKS | | 07 | Hilton San Jose | |
| | | 08 | San Jose Marriott | |
| 01 | Guadalupe River Park | 09 | Hotel Clariana | |
| 02 | St James Park | 10 | Kasa Downtown San Jose | |
| 03 | Backesto Park | | | |
| 04 | Roosevelt Park | | | |

AVAILABLE FOR SALE

KIDDER MATHEWS

os Plaza De Ceasar Chavez

