

24,082 SF
AVAILABLE

THE 88

GROUND FLOOR ANCHOR SPACE

100 S 2ND STREET | SAN JOSE, CA


the eonic company®

PROJECT HIGHLIGHTS



Former Safeway in Downtown San Jose



Exceptional Street Presence and Sightlines



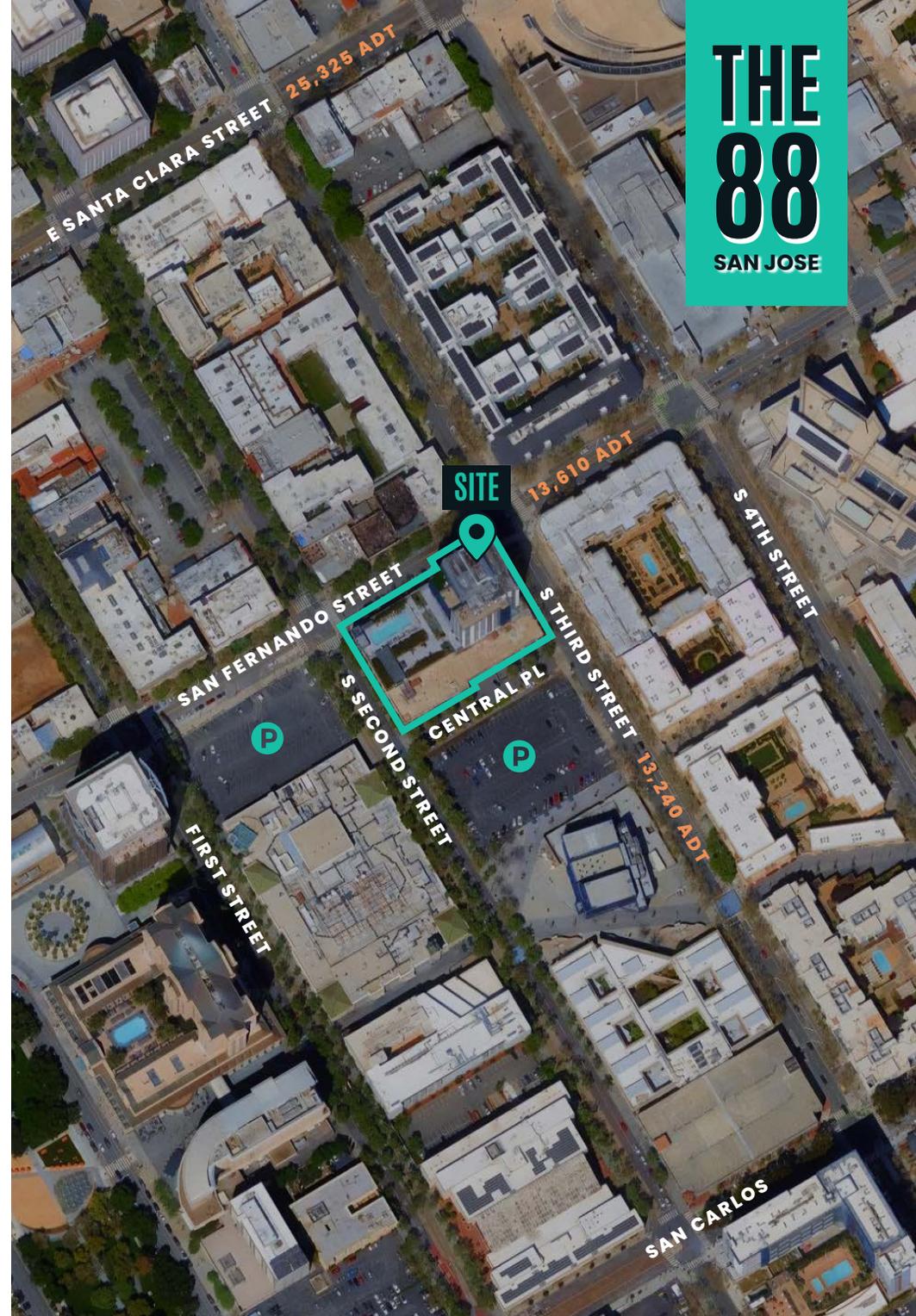
Downtown Core (DC) Zoning
[Link to Downtown Zoning Regulations »](#)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	46,791	269,683	683,714
Avg. Household Income	\$148,421	\$163,777	\$181,766
Daytime Population	69,507	305,849	740,056

TRAFFIC COUNTS

Source: 2025 Esri.

San Fernando Street	13,610 ADT
S Third Street	13,240 ADT
E Santa Clara Street	25,325 ADT



DOWNTOWN SAN JOSE PARKING

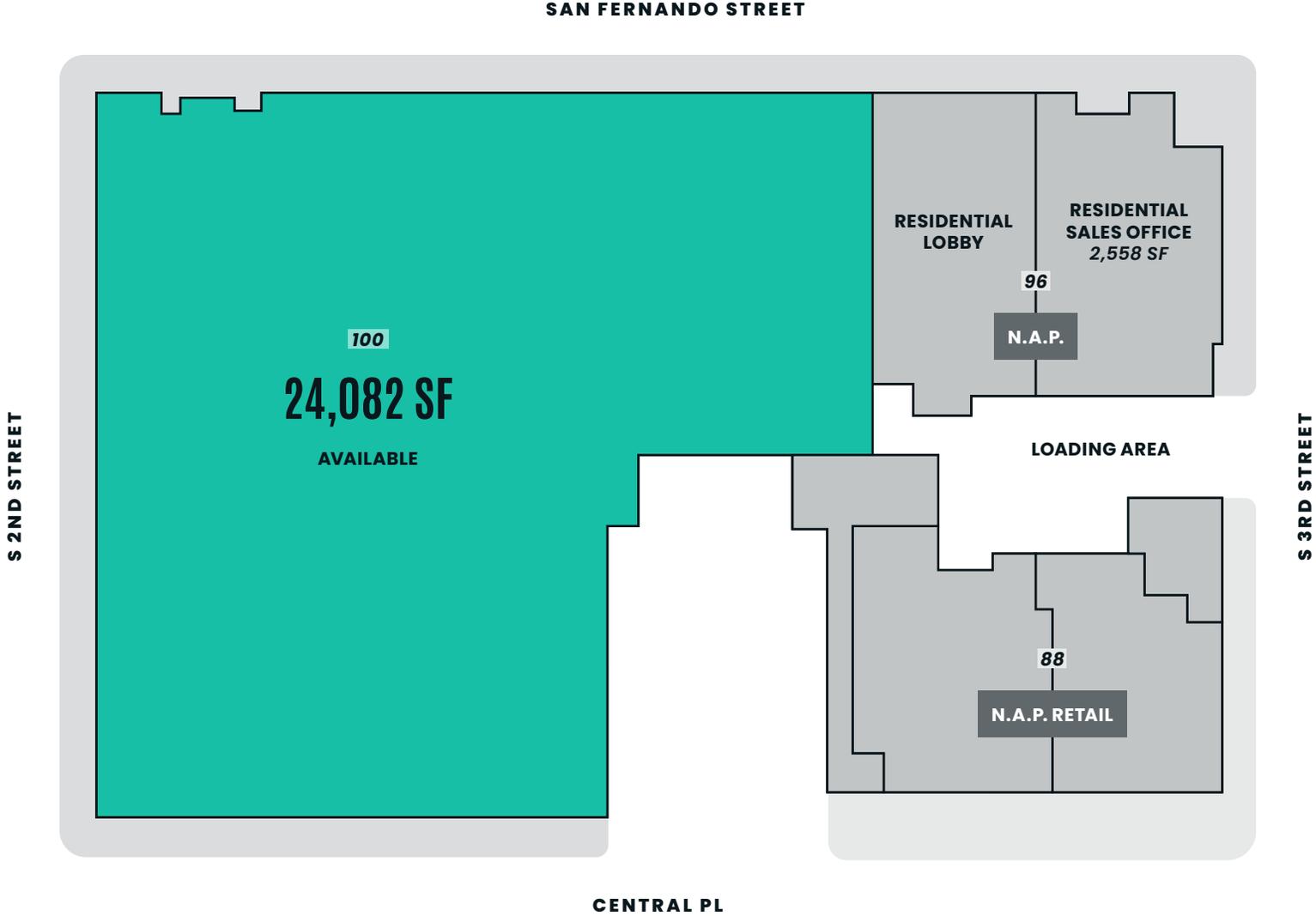


- LEGEND**
- 1 Market & San Pedro Square Garage**
45 N. Market St. San Jose, CA
1,393 Spaces
 - 2 Convention Center Garage**
150 W. San Carlos St. San Jose, CA
699 Spaces
 - 3 Third Street Garage**
95 N. Third St. San Jose, CA
726 Spaces
 - 4 Fourth Street Garage**
44 S. 4th St. San Jose, CA
750 Spaces
 - 5 Second & San Carlos**
280 S. Second St. San Jose, CA
506 Spaces
 - 6 Fourth & St. John Garage**
50 N. Fourth St. San Jose, CA
1,112 Spaces
 - 7 City Hall Garage**
200 E. Santa Clara St. San Jose, CA
303 Spaces

[CLICK TO VISIT PARKSJ](#)



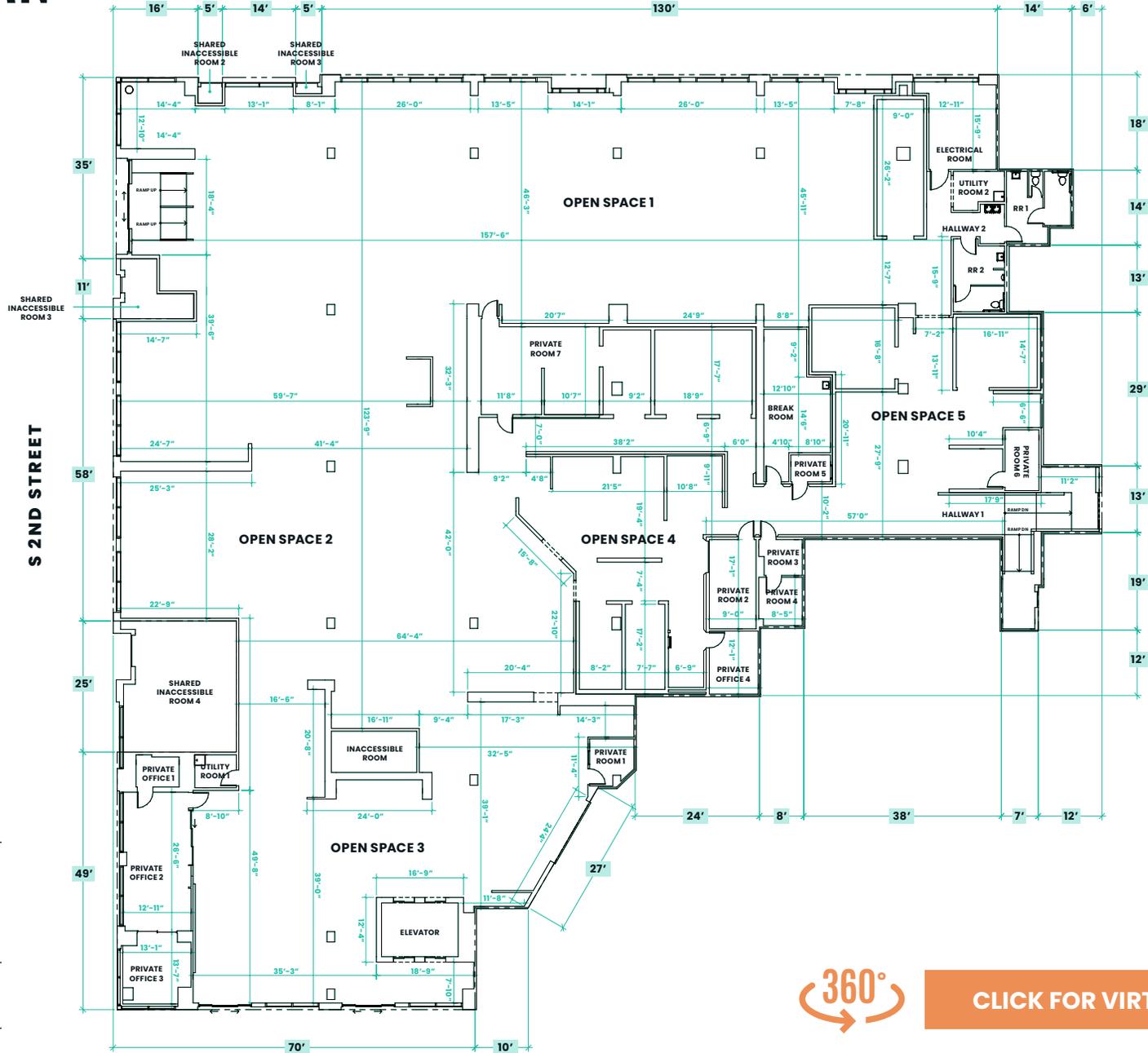
PROPERTY SITE PLAN



PROPERTY FLOOR PLAN

SAN FERNANDO STREET

THE 88
SAN JOSE



CEILING INFORMATION

Height from Floor to Bottom of Deck:

Front: 17'3"

Back: 14'7"

Clear Ceiling Height:

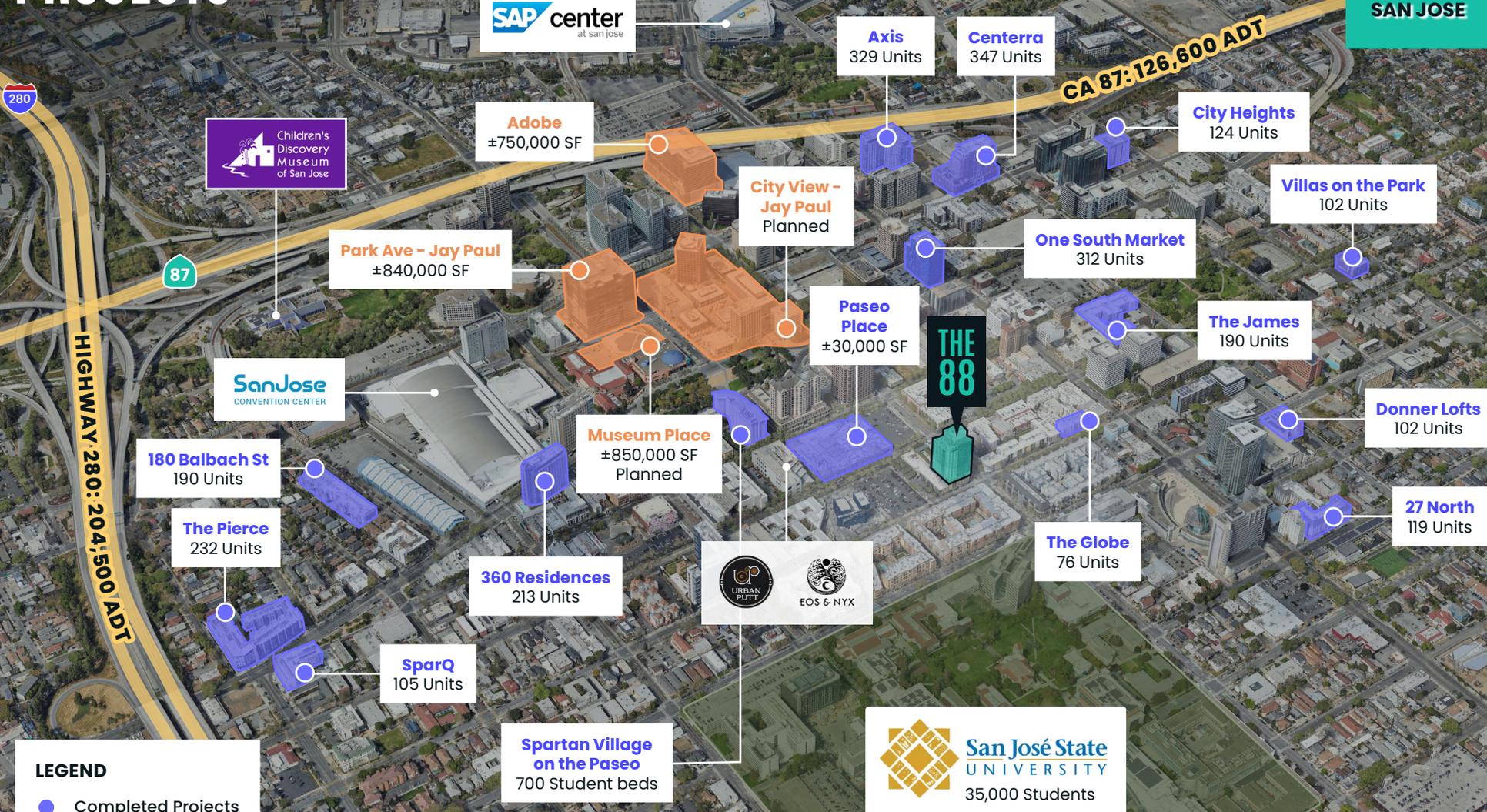
8'10"



[CLICK FOR VIRTUAL TOUR](#)

COMPLETED & UNDER CONSTRUCTION

MAJOR RESIDENTIAL PROJECTS



LEGEND

- Completed Projects
- Planned / Under Construction

THE 88 SAN JOSE

TRADER JOE'S

SPROUTS FARMERS MARKET

PETSMART

Peet's COFFEE

WHOLE FOODS MARKET

Google
CAMPUS
7.3 million SF Office
4,000 Housing Units (Studying up to 5,900 Units)
15 Acres Parks, plazas, and green spaces
500K SF Retail, cultural, arts, education, hotel and more

Marshall's

BJ's RESTAURANT BREWHOUSE

DEVINE CHEESE & WINE

CARDENAS

TARGET

SAN PEDRO SQUARE MARKET

TACO BELL

GROCERY OUTLET Bargain Market

PITCO

World Market. worldmarket.com

Starbucks

THE 88

San José State UNIVERSITY

SAP center at san jose

IMAX DOME

MARRIOTT

URBAN PUTT

EOS & NYX

7 ELEVEN

SanJose CONVENTION CENTER

Chevron

SAFeway

BART

Caltrain DIRIDON STATION

W Santa Clara Street

W San Fernando St

First Street

Second Street

Third Street

San Carlos Ave

CA 87: 126,600 ADT

HIGHWAY 280: 204,500 ADT

CLOSE-UP
AERIAL

THE 88

GROUND FLOOR ANCHOR SPACE

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