



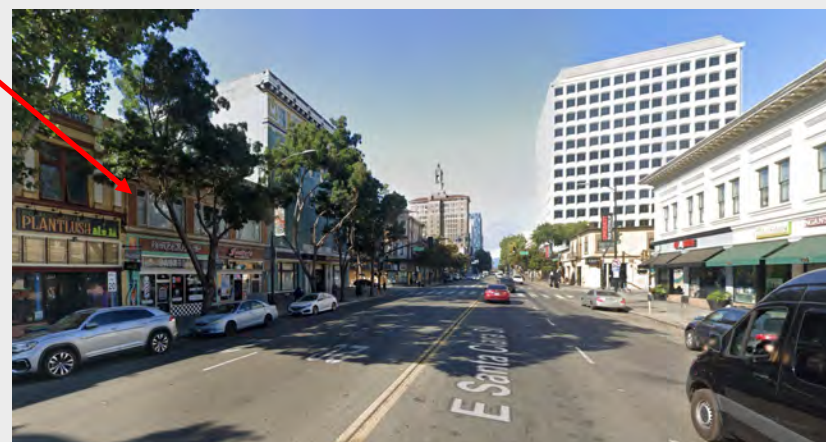
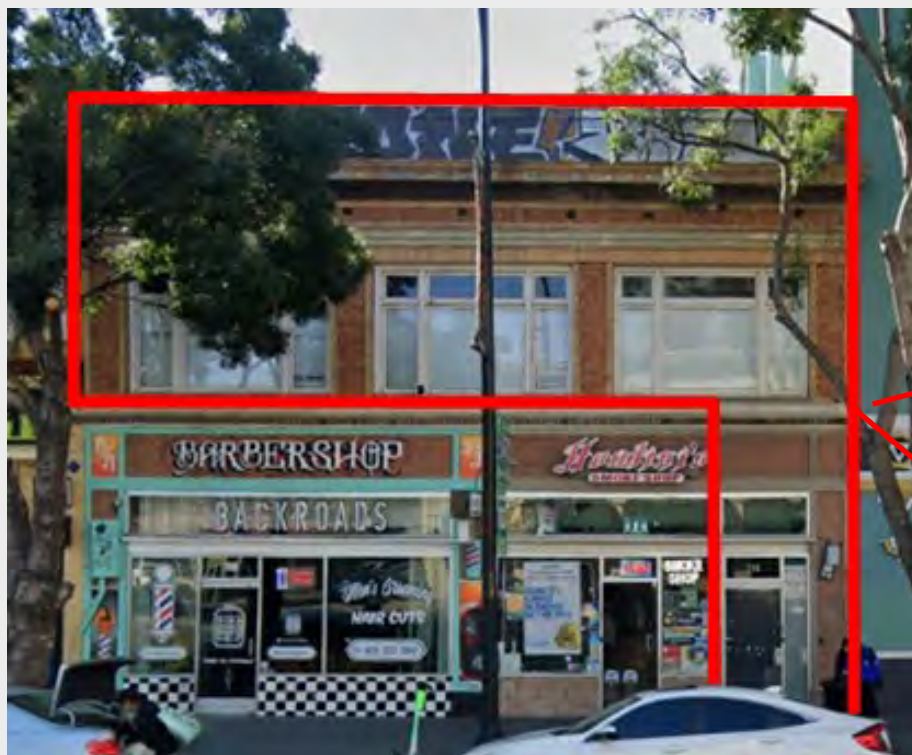
Downtown Office/Retail Space Available

114 E Santa Clara St, San Jose, California

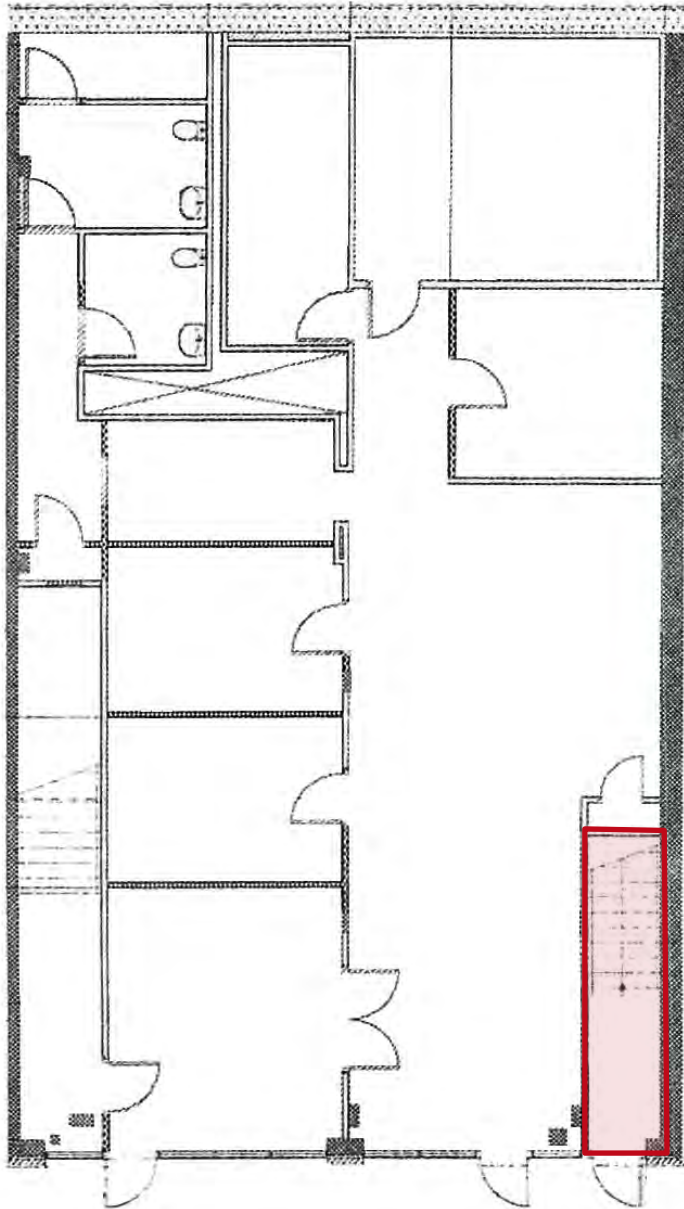


PROPERTY HIGHLIGHTS

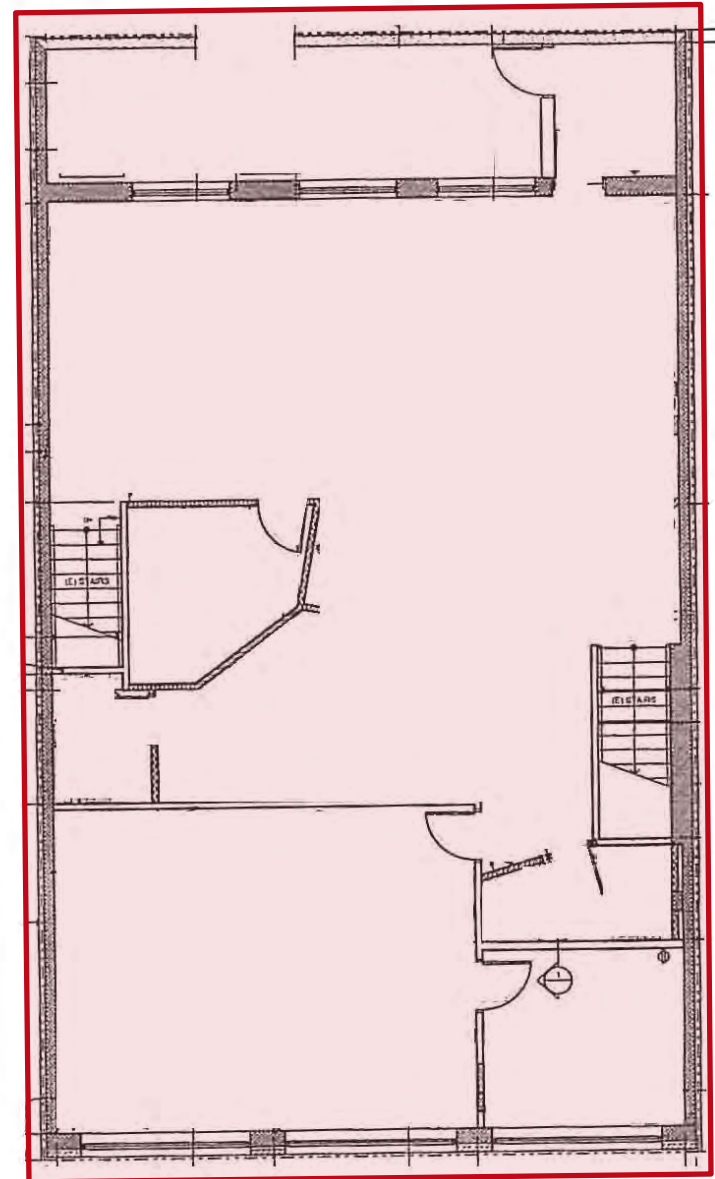
- 2,584± SF Second Floor Retail/Office
- Rent: \$1.75 PSF, plus NNN (\$0.54)
- Prime Downtown San Jose Location
- Perfect for a Live-Work Office with Five Separate Rooms
- Adjacent to San Jose City Hall
- Directly Across from Bayview Development Group's 630-Unit Miro Apartment Towers, and Urban Catalyst Redevelopment Project, Icon Echo Towers
- Nearby Tenants Include Deloitte, HSBC, Fremont Bank, Wells Fargo, City National Bank, Starbucks, Chipotle, and WeWork
- Quick Accessibility to Hwy 87, Hwy 101, and Hwy 280

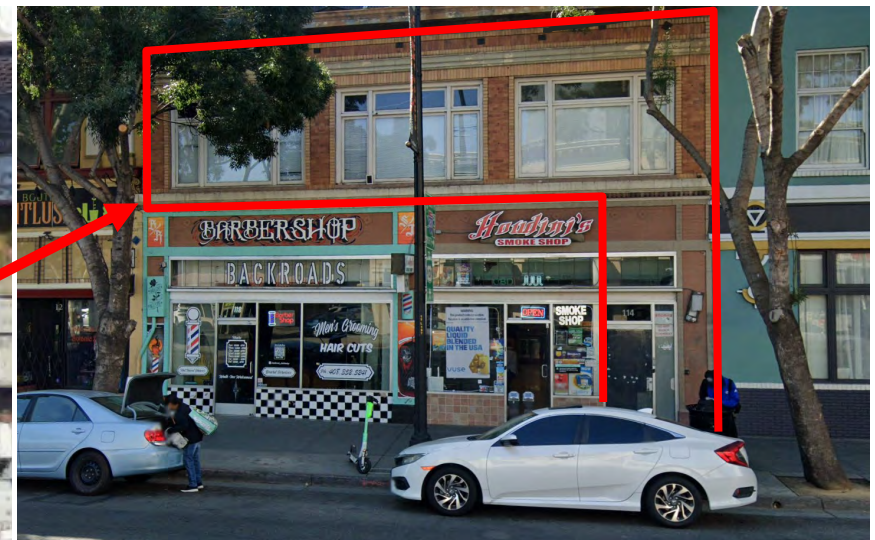
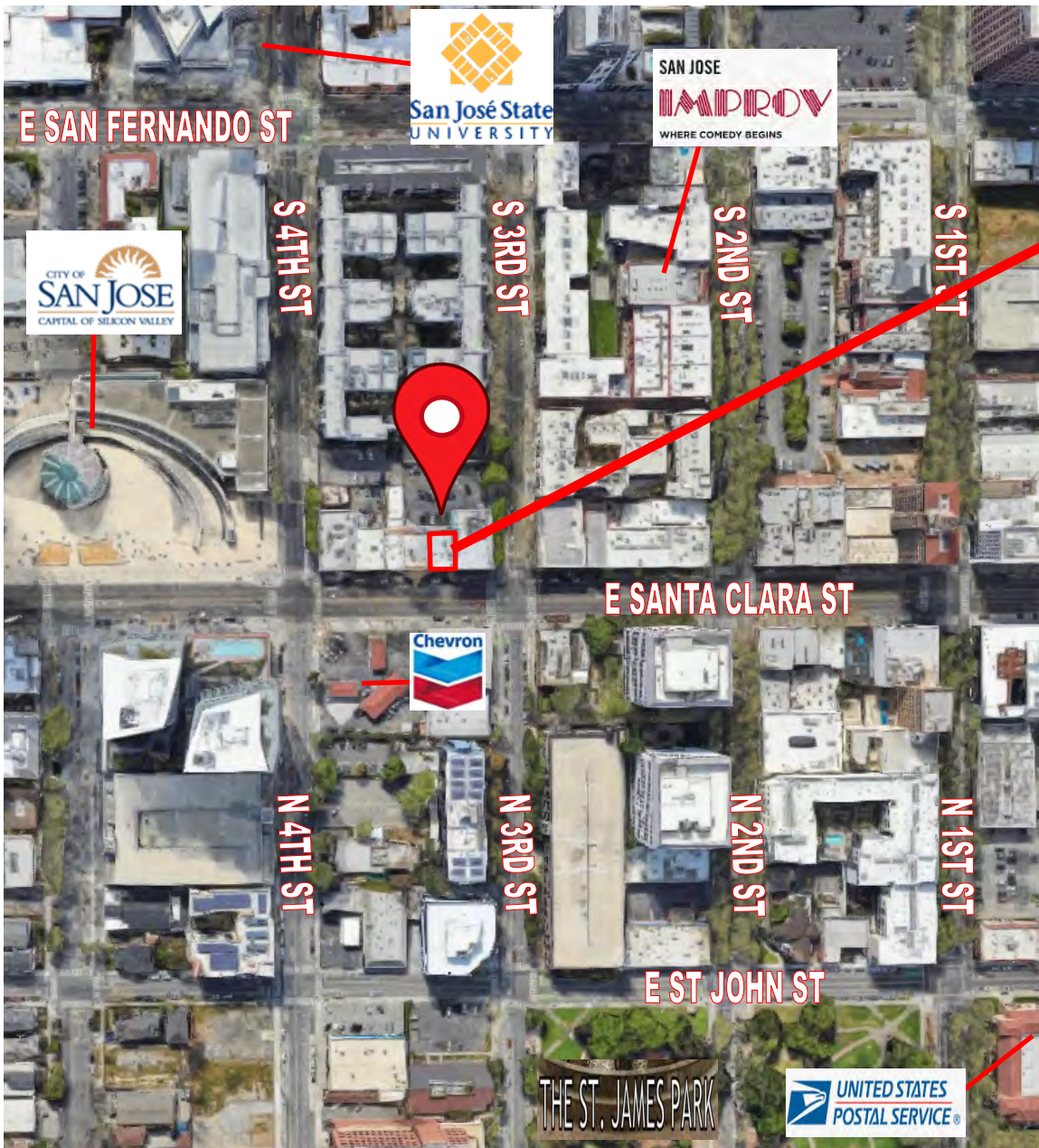


Entrance - Ground Floor (Red)



Second Floor 2,584± SF Available (Red)





**2023
ESTIMATED DEMOGRAPHICS**

	1 MILE	3 MILE	5 MILE
POPULATION	43,681	258,137	697,319
AVG. HH INCOME	\$154,169	\$154,038	\$161,839

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