

# 505

## E. SANTA CLARA STREET



**±1,530 SF OF RESTAURANT/RETAIL SPACE**  
FOR SUBLEASE IN DOWNTOWN SAN JOSE

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## HIGHLIGHTS

- Suite 10 | ±1,530 SF
- Restaurant/Retail Space with Outdoor Patio
- New Construction Building
- Extremely Convenient Downtown San Jose Location – Corner of E. Santa Clara St. & S. 11th St.
- ±16' High Ceiling
- ±1,500 Gallon Grease Interceptor in Place
- Some Parking Located On-site + Street Parking
- Steps Away from SJSU
- Downtstairs Space in SPARTA Student Housing Complex Above It (with nearly 300 Students)
- LED: November 30, 2035
- Asking Price: \$2.50/SF NNN + estimated NNN's: \$1.00/SF
- Contact Broker To Tour

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	51,386	282,590	672,642
MEDIAN HHI	\$105,908	\$117,959	\$133,262
AVERAGE HHI	\$166,717	\$171,541	\$185,089

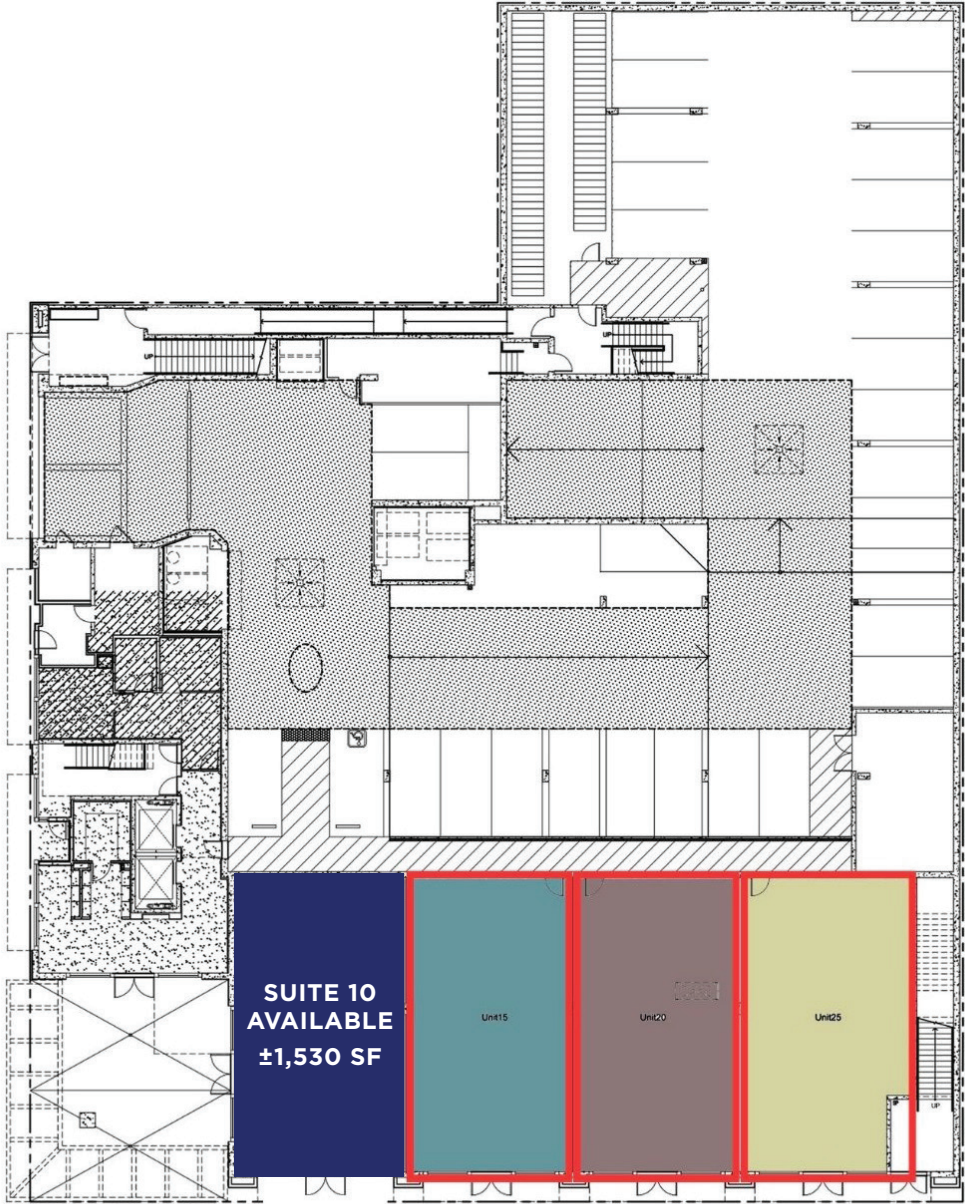
## TRAFFIC COUNTS

E. Santa Clara Street & S. 11th St.

22,000 ADT

# SITE PLAN

S. 11TH STREET



E. SANTA CLARA STREET



# SPARTA - SUITE 10





# 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

