

**±1,172 SF 2nd Gen Tea Shop
AVAILABLE IMMEDIATELY**

**ALSO AVAILABLE
±567-3870 SF**



88 E SAN CARLOS STREET

**DELAH COFFEE &
NAZ'S HALAL FOOD**

**COMING
SOON!**

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PROJECT HIGHLIGHTS



Located one block from San Jose State University and its ±40,000 students



1,000 Students Beds in 260 Units. 100% Occupancy!



Strong signage opportunities on E San Carlos Street, S 2nd Street, and S 3rd Street



Pedestrian friendly trade area, with strong built in foot traffic



Neighboring retailers include Lee Sandwiches, Pizza My Heart, La Victoria Tacquiera, Yogurtland, and 3 Below Theaters



Available for immediate occupancy

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	42,729	128,713	265,818
Avg. HH Income	\$143,506	\$154,343	\$151,636
Daytime Population	43,889	86,505	149,515

TRAFFIC COUNTS

S Second St	7,940 ADT
S Third St	13,120 ADT
E San Carlos St	13,680 ADT

Source: 2024 Esri.

RETAIL SITE PLAN

#	TENANT	SF
A1	DELAH COFFEE	2,753
A2	GYRO NAZ	1,127
A3	AVAILABLE	1,231
A4	AVAILABLE	1,172
A5	LEE'S SANDWICHES	1,450
A6	AVAILABLE	1,269
B1	IN LOI	823
B2	IN LOI	567
C	AVAILABLE	3,870

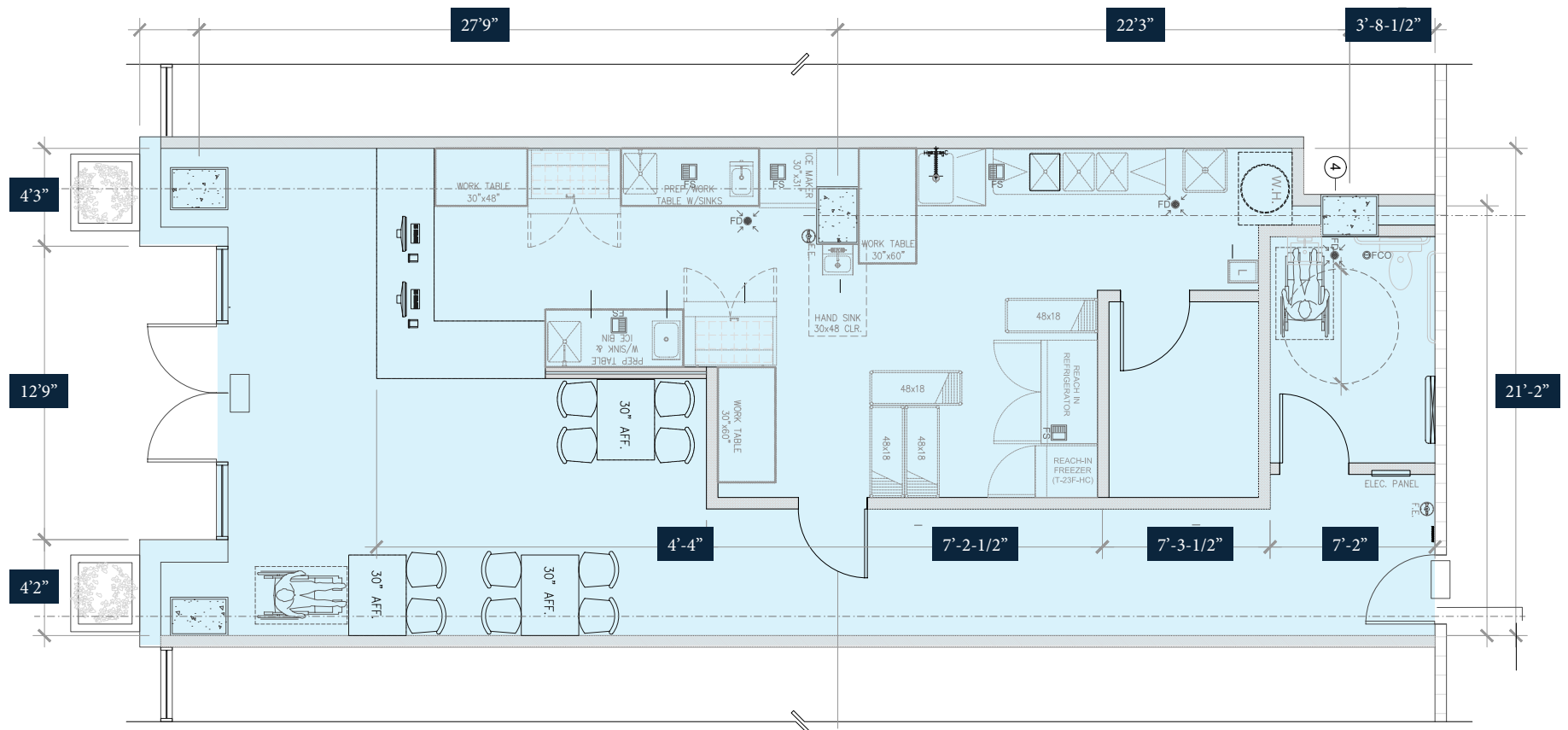
■ AVAILABLE
■ IN LOI



RETAIL A4 SPACE **FLOOR PLAN**



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Silvery Towers
640 condos
±20,000 SF Retail

One South Market
312 Units
±6,500 SF Retail

101 San Fernando St
323 Residential units

150 S 2nd
399 Units
Retail TBD

The Colonnade
Tenants: Philz Coffee, Supercuts,
Pizza My Heart,
Gongcha, Yogurtland,

Centerra
347 units
±7,000 SF Retail

The Tech
Museum of Innovation

theGrad
SAN JOSE

260 Units (over 1,000 beds)
±14,800 SF Retail

360 Residence
213 Units

SanJose
CONVENTION CENTER

The Pierce
230 Units
±3,505 SF Retail

San José State
UNIVERSITY

CLOSE-UP
AERIAL

THE GRAD
GALLERY





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SAN JOSE, CA

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