

±768 – 2,304 SF
Available For Sale or Lease

410-412 E Santa Clara St

San Jose, CA

Ron Cruz Director | rcruz@theeoniccompany.com | (408) 400-7003 | CA RE License #02018499
Rouan Chen Director | rchen@theeoniccompany.com | (408) 863-1655 | CA RE License #022166101



410-412 E Santa Clara St

San Jose, CA

Disclaimer & Limitations

This Marketing Brochure has been prepared for discussion purposes only and does not constitute a certified appraisal, a guarantee of value, or an offer to purchase or sell. The value range expressed herein is based on information provided by the client, publicly available market data, comparable transaction analysis, and the broker's professional judgment as of April 2026. Actual market value may differ materially based on lease term remaining, physical condition, market conditions at time of sale, buyer/seller motivations, and other factors not reflected herein. This brochure should not be relied upon as the sole basis for any investment decision. Recipients are encouraged to conduct independent due diligence and consult qualified legal, tax, and financial advisors prior to any transaction.



Property Overview

Asking Price	\$1,650,000.00 (\$537.10 psf)
Lease Price	Contact Brokers
Building Size	±3,072 SF
Lot Size	±6,242 SF (Combined)
Year Built	1941
Zoning	Commercial General (CG/C3)
General Plan	Urban Village
APNs	467-25-002 & 467-25-011



Multi-unit ground floor retail available for sale or lease



Close proximity to San Jose State University and City Hall



Separate vacant lot directly behind the building with rear unit access—offering valuable functionality (loading, storage, access); can park 6-8 vehicles



Easy access to freeways 87, 101, and 280.

Demographics	1 MILE	3 MILES	5 MILES
Population	49,141	272,121	671,804
Average HH Income	\$158,458	\$172,811	\$196,664
Daytime Population	67,681	298,317	725,236

Traffic Counts	Source: 2026 Esri.
E Santa Clara St	15,670 ADT
S 10th St	18,622 ADT



Site Plan

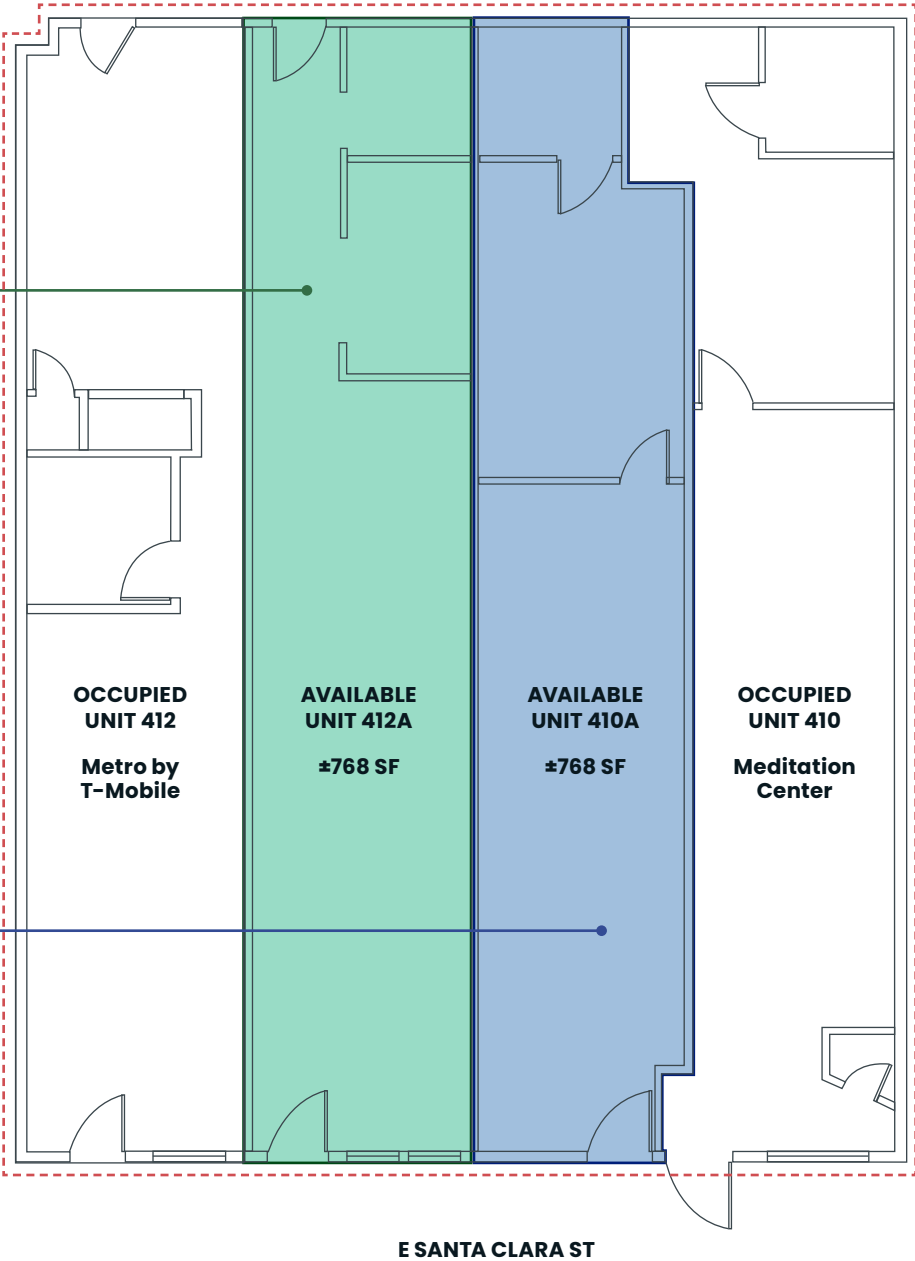
UNIT 412A

VIRTUAL TOUR

UNIT 410 A

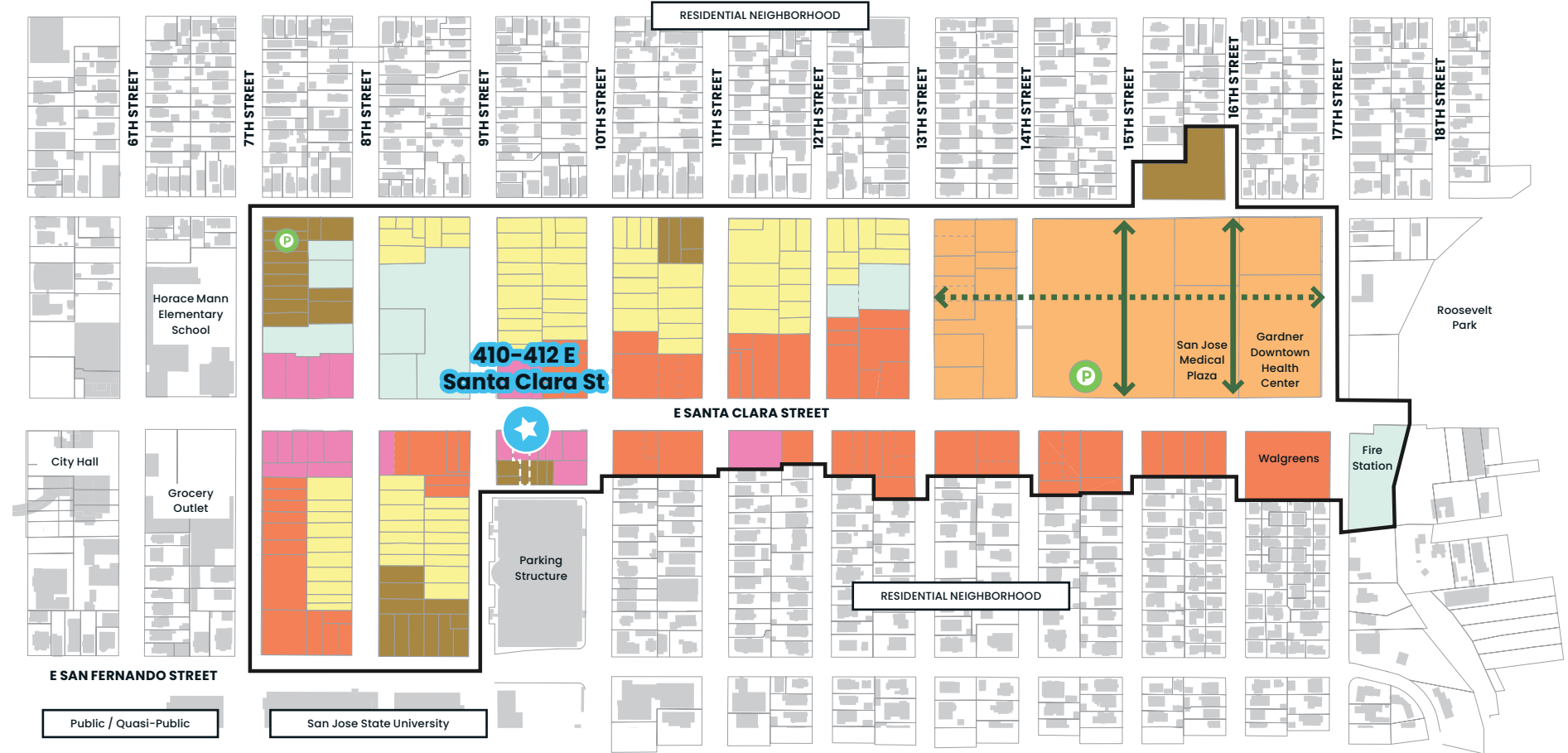
VIRTUAL TOUR

TOTAL GLA (FOR SALE): ±3,072 SF



Note: Site plan not to scale. Site plan via historic city plans may not reflect current configuration of space.

Zoning



LEGEND

Urban Village

- 55 - 175 du/ac
- Ground floor retail required along East Santa Clara Street
- Upper floors residential or office

Mixed-Use Commercial

- 30 - 250 du/ac
- 0.5 FAR minimum commercial development
- Ground floor retail required along East Santa Clara Street
- Upper floors residential or office

Neighborhood/Community Commercial

Urban Residential

- 30 - 250 du/ac

Residential Neighborhood

- 0 - 8 du/ac, or match existing neighborhood up to 16 du/ac

Public/Quasi-Public

- Allowed anywhere in the Plan Area

Urban Village Plan Area Boundary

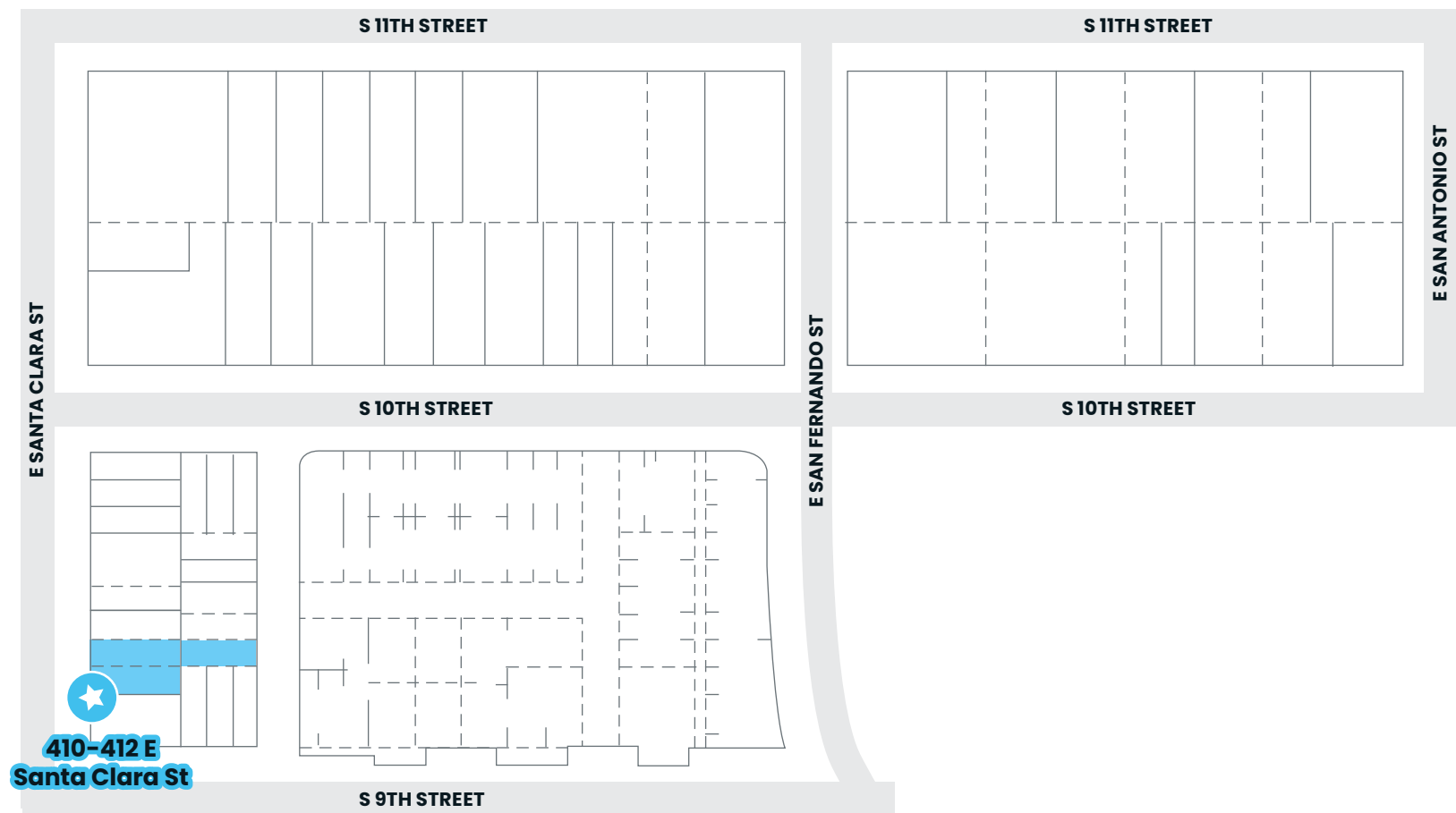
New Pedestrian/Bike Way Required

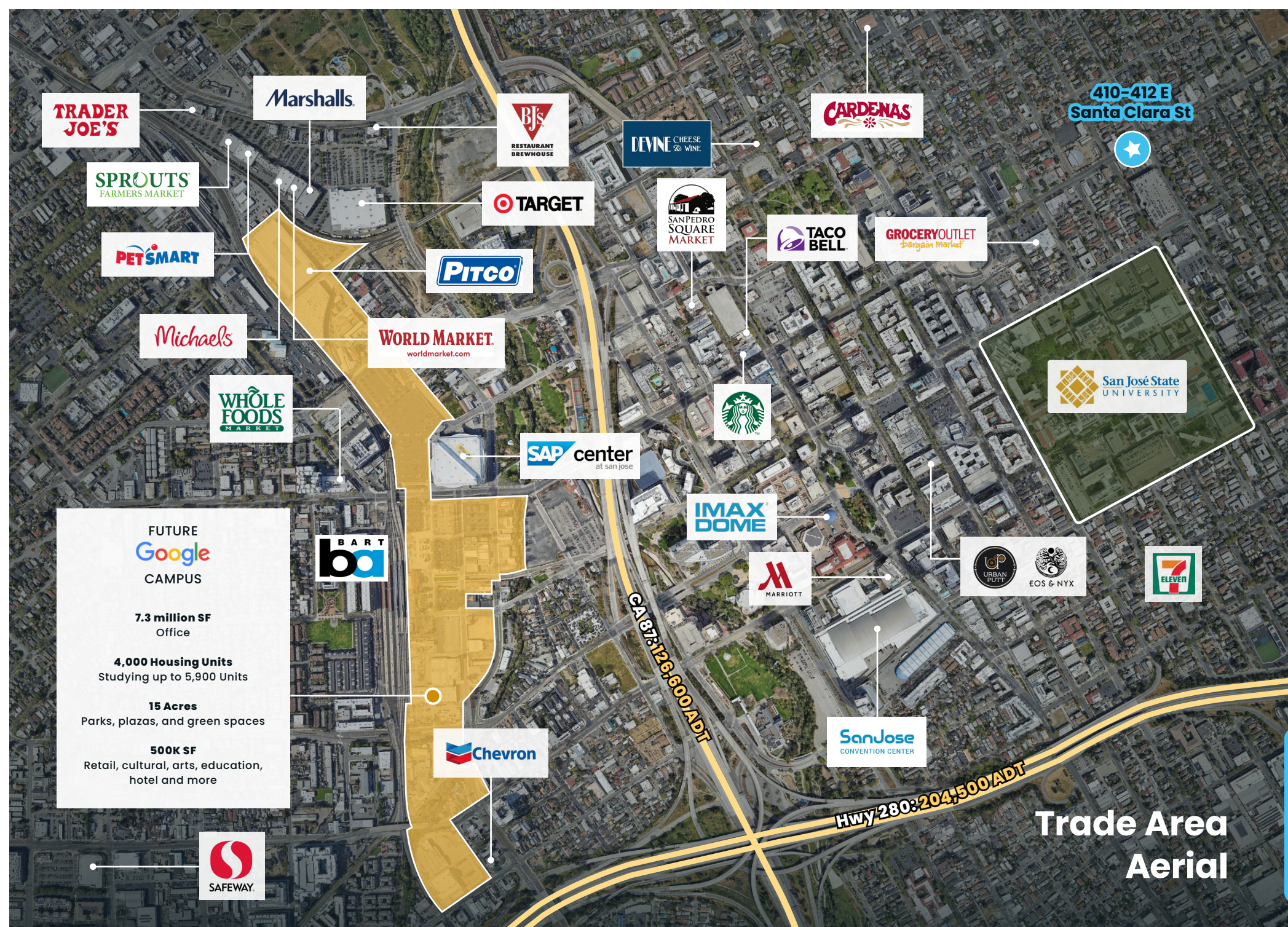
New Pedestrian Way Required

Public Open Space Required (exact location TBD)



Parcel Map





FUTURE
Google
CAMPUS

7.3 million SF
Office

4,000 Housing Units
Studying up to 5,900 Units

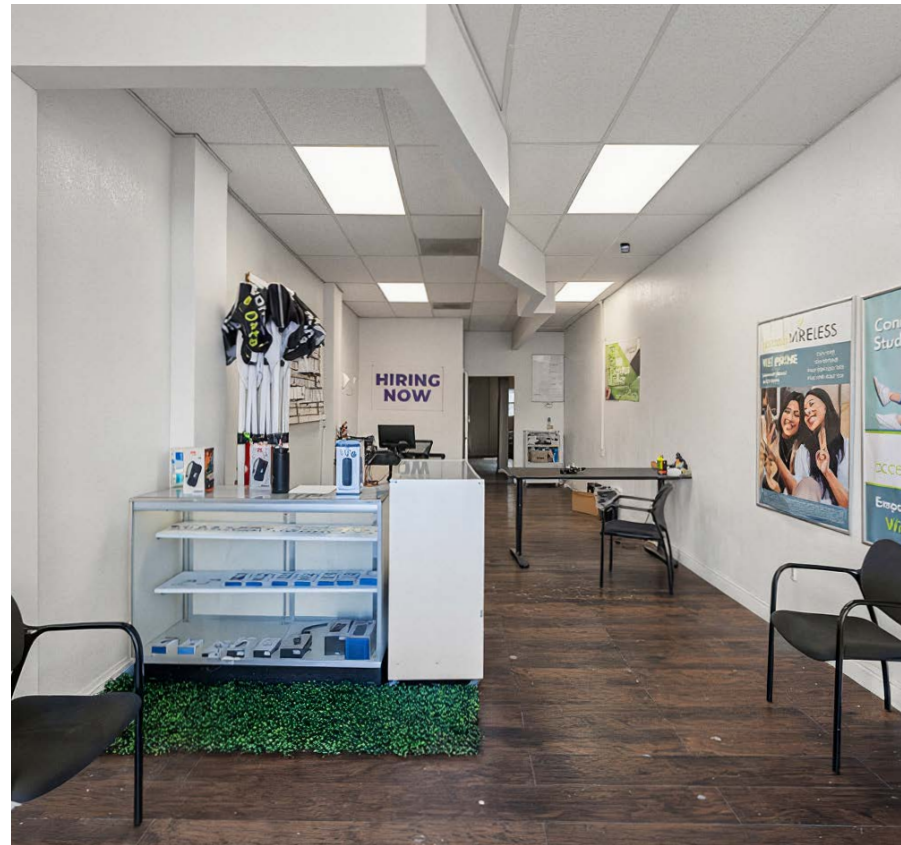
15 Acres
Parks, plazas, and green spaces

500K SF
Retail, cultural, arts, education,
hotel and more

Aerial



Gallery



410-412 E Santa Clara St

San Jose, CA

Ron Cruz Director | rcruz@theeoniccompany.com | (408) 400-7003 | CA RE License #02018499
Rouan Chen Director | rchen@theeoniccompany.com | (408) 863-1655 | CA RE License #022166101