421

E SANTA CLARA ST.
SAN JOSE, CA

±1,160 SF
RETAIL FOR LEASE

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PROPERTY
HIGHLIGHTS

- Street-front retail on the E Santa Clara St corridor between Downtown San Jose and SJSU (±35,000 students)
- Dense residential trade area: 360 Residences, The 88, Centerra, One South Market, Axis, The Pierce, and more
- Hwy 280 (±204,500 ADT) and CA-87 (±126,600 ADT); planned Downtown West campus (±7.3M SF office, ±4,000 housing units) just west
- Ideal for MedSpa, boutique fitness, personal services, financial services, and pet services





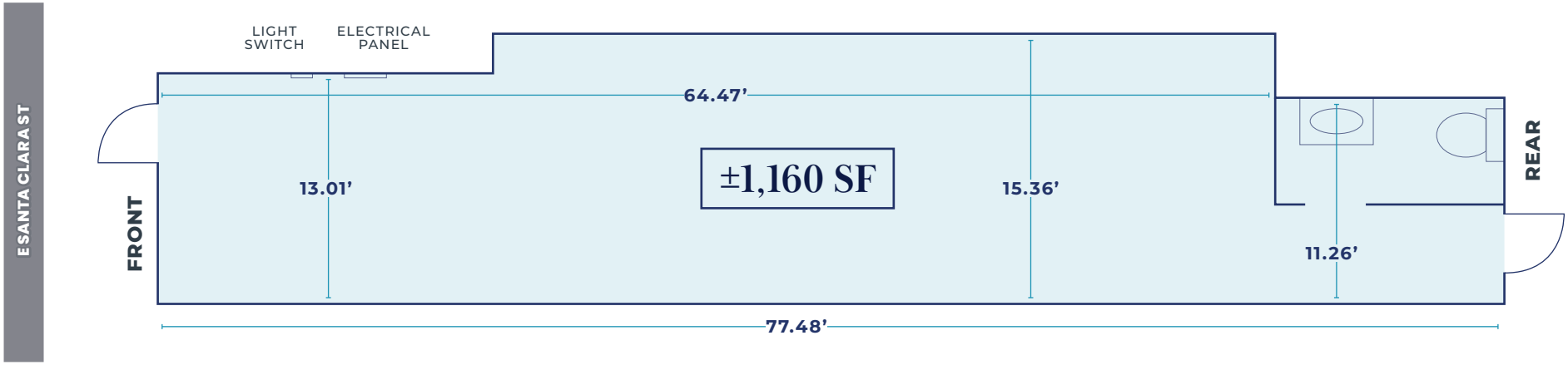


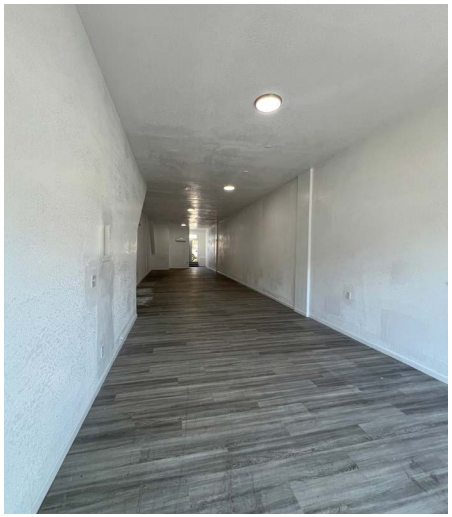
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	49,141	272,121	671,804
Daytime Population	$158,458	$172,811	$196,664
Avg. Household Income	67,681	298,317	725,236

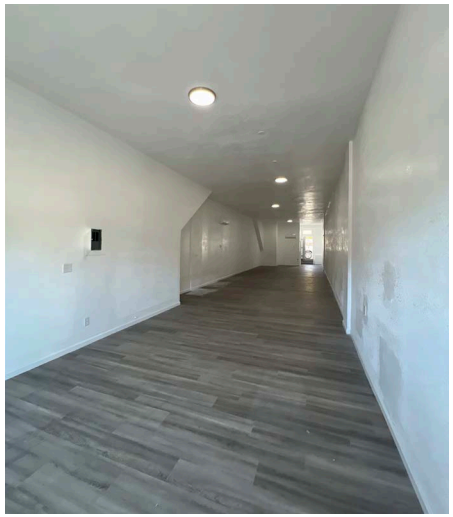
TRAFFIC COUNTS *Source: Esri 2026*

E Santa Clara St	15,670 ADT
S 10th St	18,622 ADT
Highway CA 87	126,600 ADT

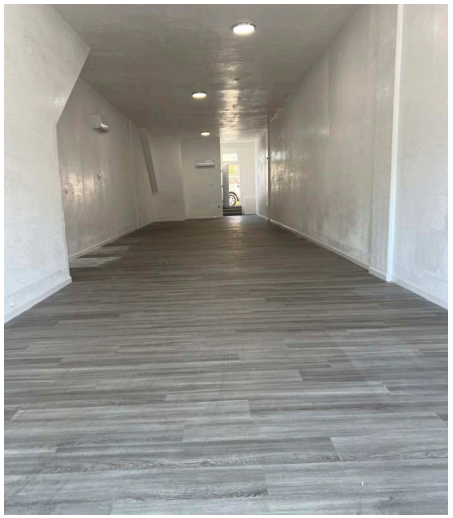
PROPERTY
FLOOR PLAN

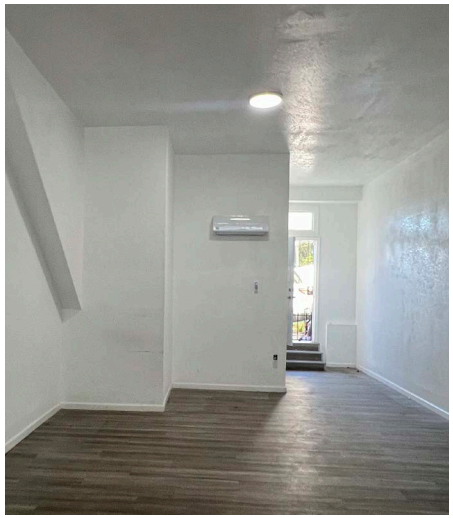






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CLICK TO VIEW SPACE WALKTHROUGH


SAFEWAY
CVS pharmacy
COSTCO WHOLESALE
BERRYESSA
NORTH SAN JOSE
101
880
375 N CAPITOL AVE
CROCH
GROCERY OUTLET Bargain Market
DOLLAR TREE
SPROUTS FARMERS MARKET
Burlington
five BELOW
DOLLAR TREE
dd's DISCOUNTS
680
ALUM ROCK
Mineta San Jose International Airport
87
101
CAPITOL SQUARE MALL
TARGET
Walgreens
CARDENAS
Marshalls
ROSS DRESS FOR LESS
CARDENAS
dd's DISCOUNTS
DOLLAR TREE
O'Reilly AUTO PARTS
COSTCO WHOLESALE
DOWNTOWN SAN JOSE
421
880
280
PLAZA DE SAN JOSE
TARGET
Smart & Final
CVS pharmacy
Walgreens
THE HOME DEPOT
food maxx
Lake Cunningham
SAN JOSE MARKET CENTER
TARGET
TRADER JOE'S
Marshalls
Michaels
SPROUTS FARMERS MARKET
PETSMART
COST PLUS WORLD MARKET
EASTRIDGE CENTER MALL
JCPenney
macy's
amc THEATRES
24 HOUR FITNESS
metro by T-Mobile
H&M
verizon

AERIAL



PENDING

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

COMPLETED & UNDER CONSTRUCTION

MAJOR RESIDENTIAL PROJECTS

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