

±1,265 SF & ±4,150 SF Available For Lease

438-448 E Santa Clara St

San Jose, CA

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the econic company®

Highlights

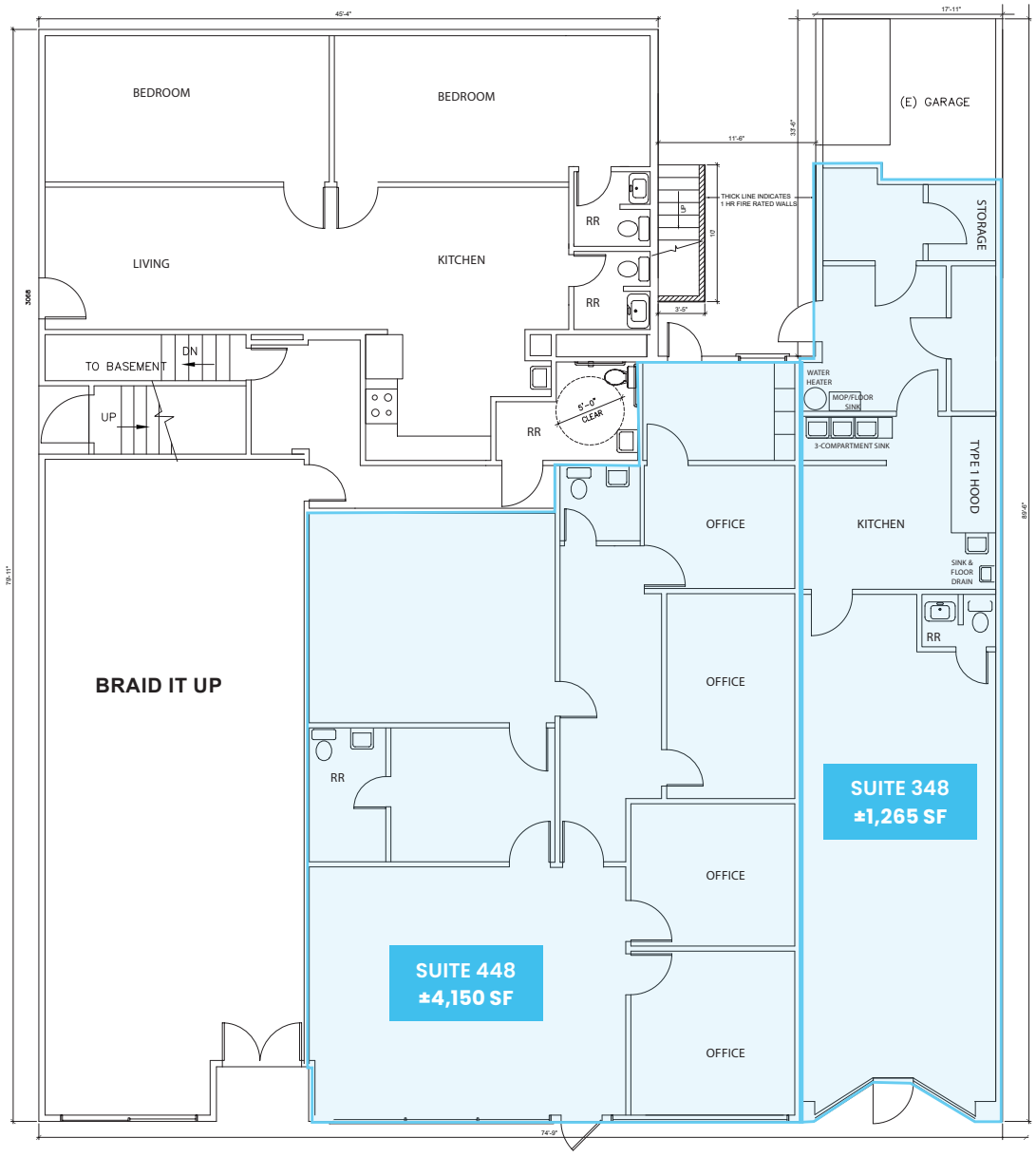
- Street-front retail on the E Santa Clara St corridor between Downtown San Jose and SJSU (±35,000 students)
- Dense residential trade area: 360 Residences, The 88, Centerra, Axis, One South Market, The Pierce and more
- Hwy 280 (±204,500 ADT) and CA-87 (±126,600 ADT);planned Downtown West campus (±7.3M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

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	49,410	274,364	671,780
Average HH Income	$158,505	$172,939	$196,570
Daytime Population	63,333	299,522	724,242

TRAFFIC COUNTS	*Source: 2026 Esri.*
E Santa Clara Street	15,670 ADT
S 10th Street	15,000 ADT

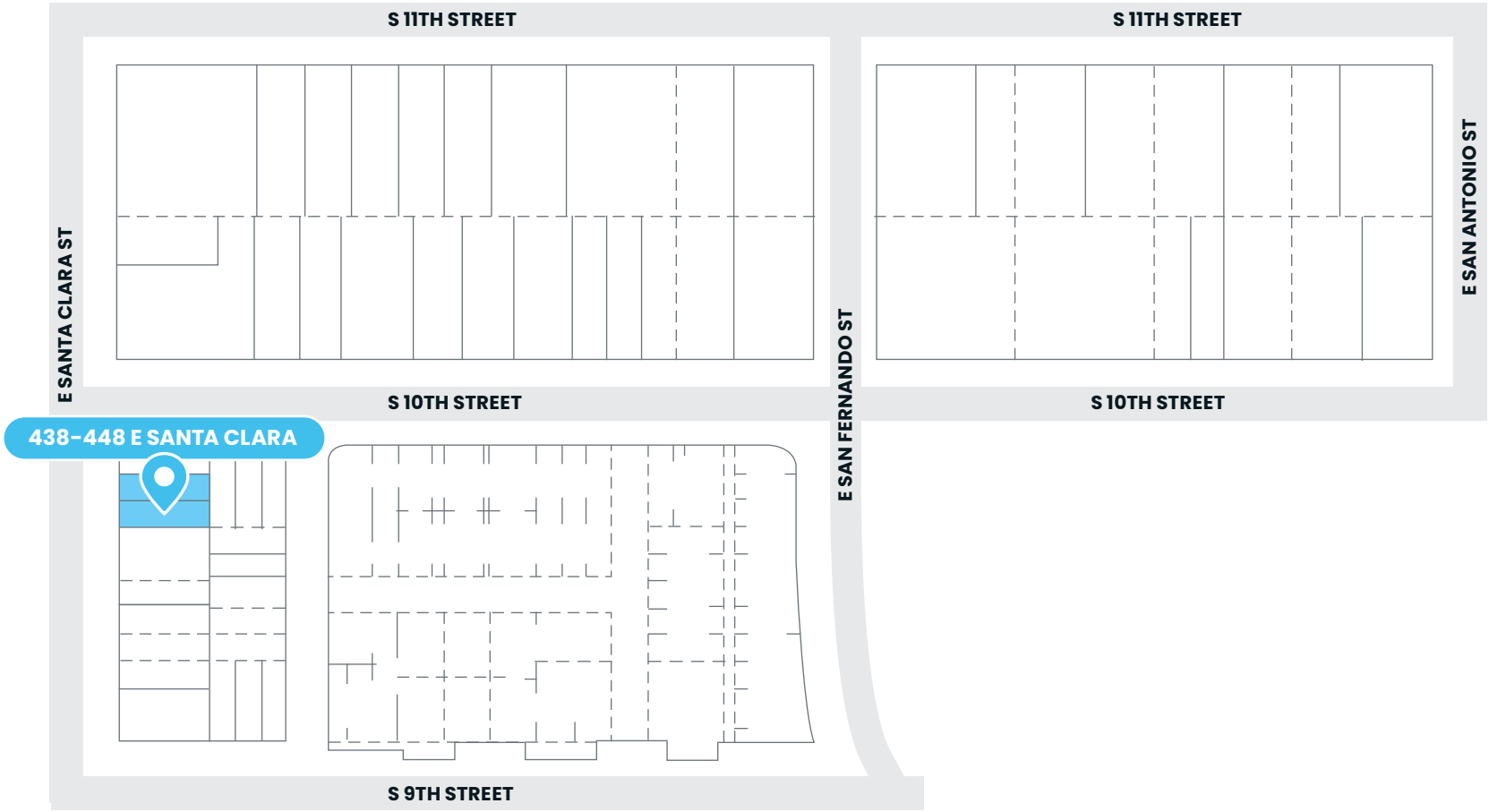


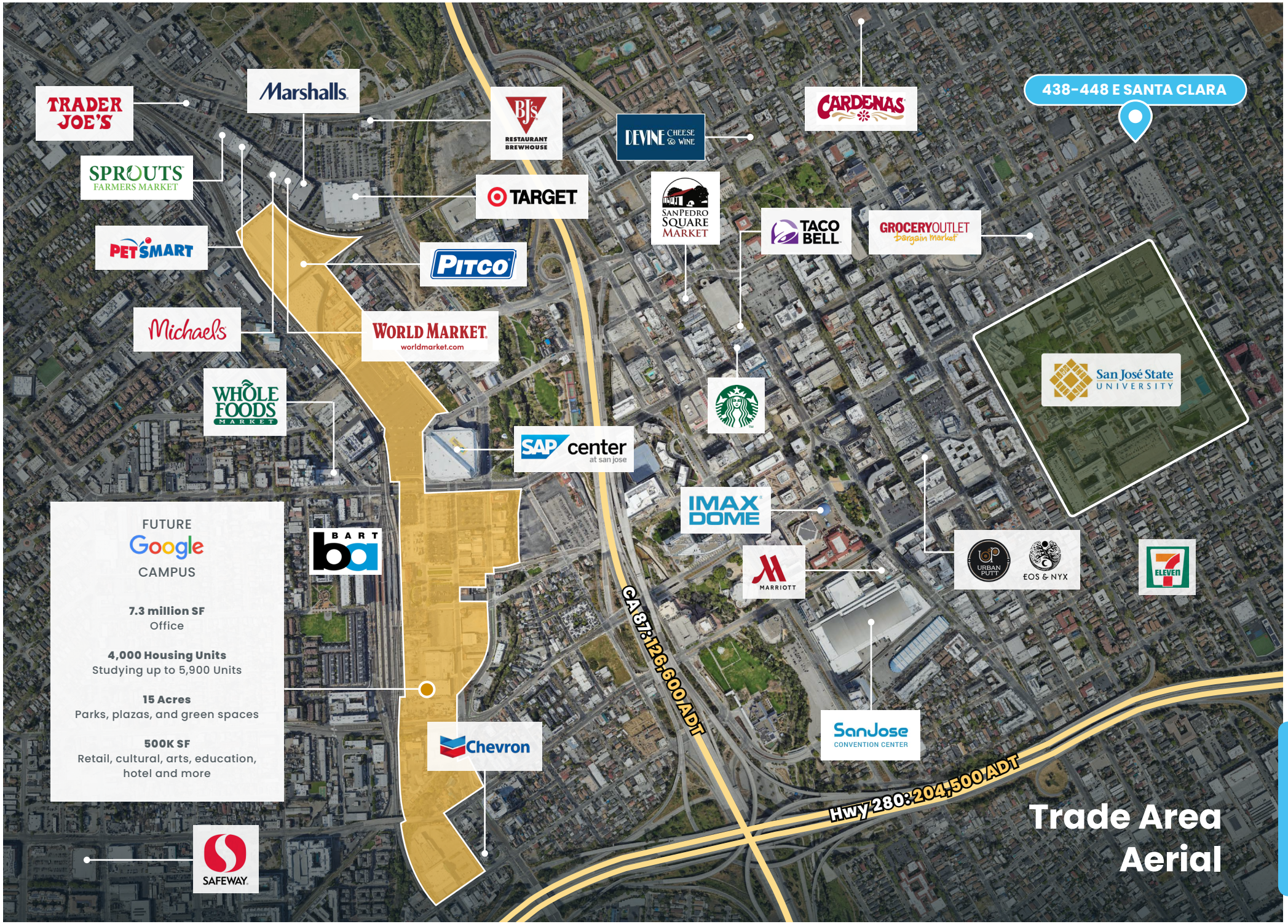
Floor Plan



Note: *Floor plan not to scale.*

Parcel Map

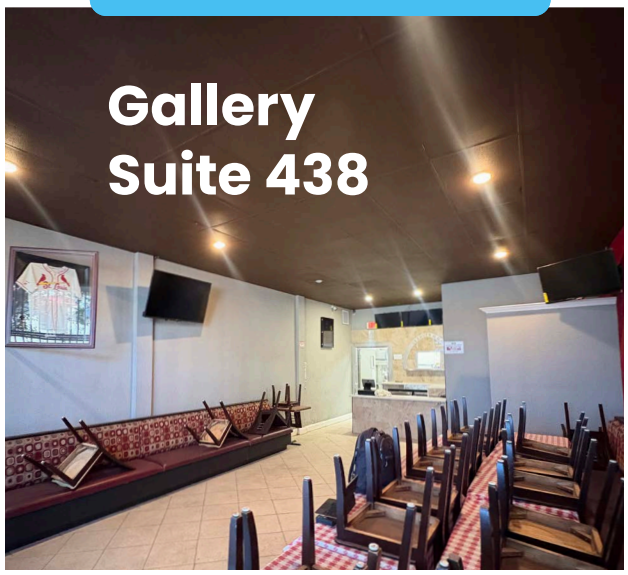

S 11TH STREET
S 11TH STREET
E SANTA CLARA ST
E SAN ANTONIO ST
E SAN FERNANDO ST
S 10TH STREET
S 10TH STREET
438-448 E SANTA CLARA
S 9TH STREET
N

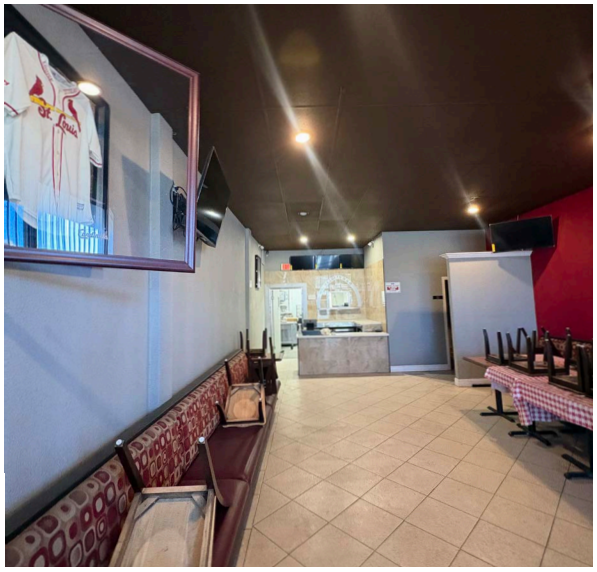

438-448 E SANTA CLARA
TRADER JOE'S
Marshalls
BJ's RESTAURANT BREWHOUSE
DEVINE CHEESE & WINE
CARDENAS
SPROUTS FARMERS MARKET
TARGET
SAN PEDRO SQUARE MARKET
TACO BELL
GROCERY OUTLET Bargain Market
PETSMART
PITCO
Michaels
WORLD MARKET worldmarket.com
San José State UNIVERSITY
WHOLE FOODS MARKET
SAP center at san jose
IMAX DOME
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
BART
MARRIOTT
URBAN PUTT
EOS & NYX
7-ELEVEN
CA 87: 126,600 ADT
SanJose CONVENTION CENTER
Chevron
Hwy 280: 204,500 ADT
SAFEWAY
Trade Area Aerial

Aerial


SAFEWAY
CVS pharmacy
COSTCO WHOLESALE
BERRYESSA
NORTH SAN JOSE
375 N CAPITOL AVE
CRUNCH
GROCERY OUTLET Bargain Market
DOLLAR TREE
SPROUTS FARMERS MARKET
Burlington
five BELOW
DOLLAR TREE
dd's DISCOUNTS
ALUM ROCK
101
880
Norman Mineta San Jose International Airport
CAPITOL SQUARE MALL
TARGET
Walgreens
CARDENAS
Marshalls
ROSS DRESS FOR LESS
CARDENAS
dd's DISCOUNTS
DOLLAR TREE
STARBUCKS
O'Reilly AUTO PARTS
87
COSTCO WHOLESALE
DOWNTOWN SAN JOSE
438-448 E SANTA CLARA
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
verizon
H&M
metro by T-Mobile

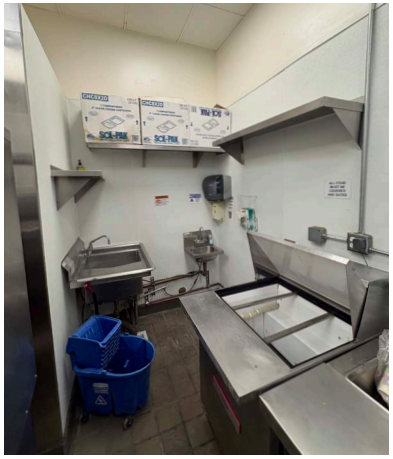
Gallery
Suite 438

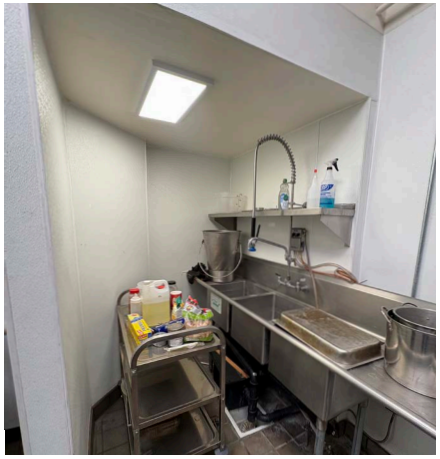


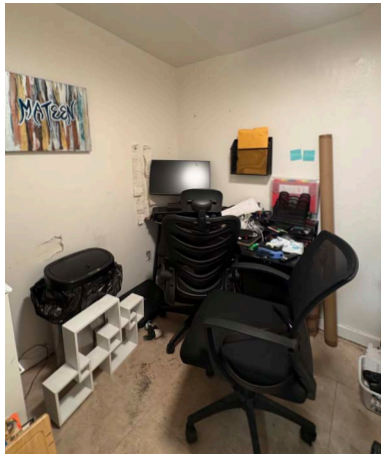




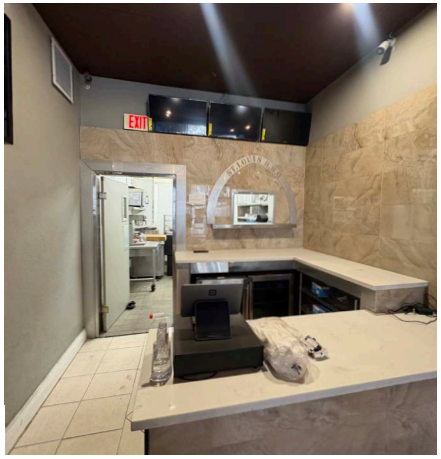




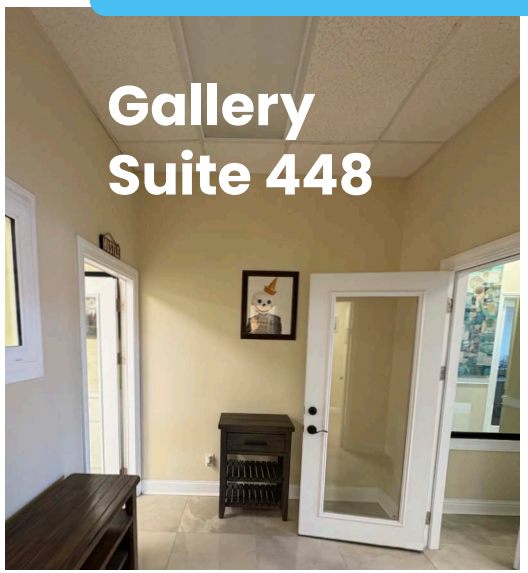


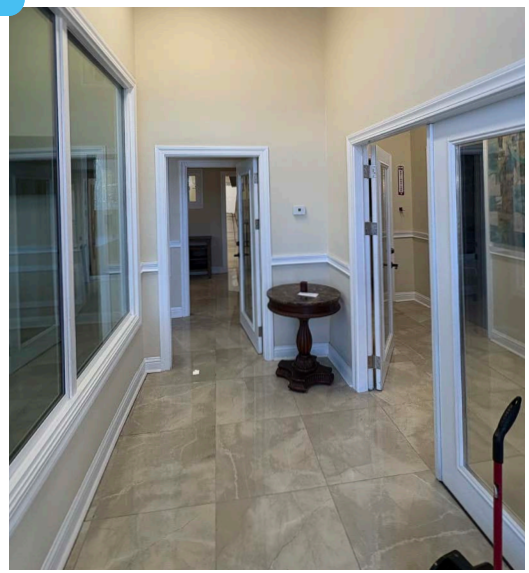


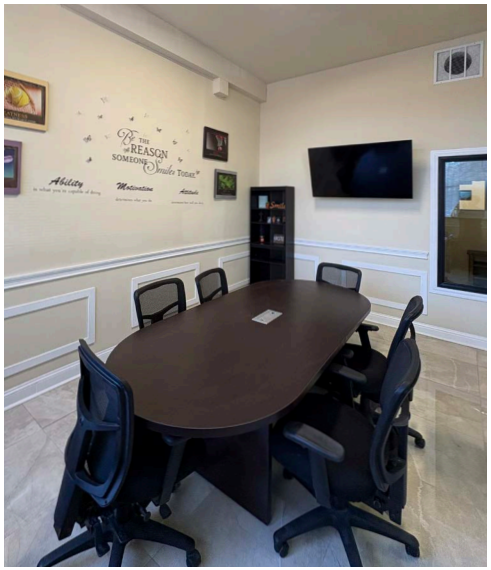


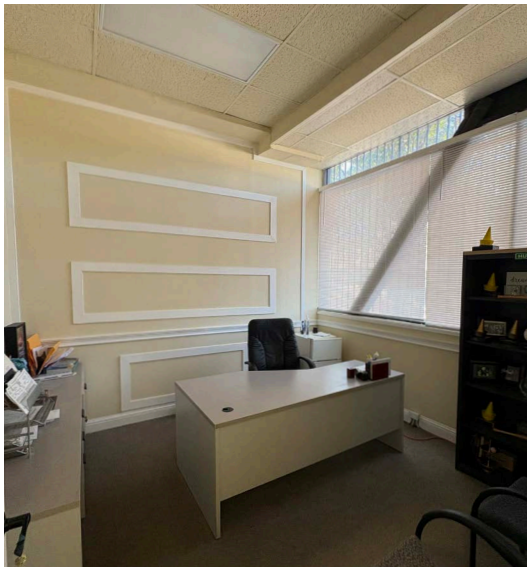


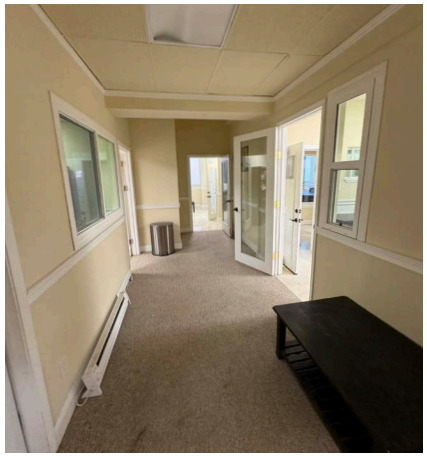
Gallery
Suite 448

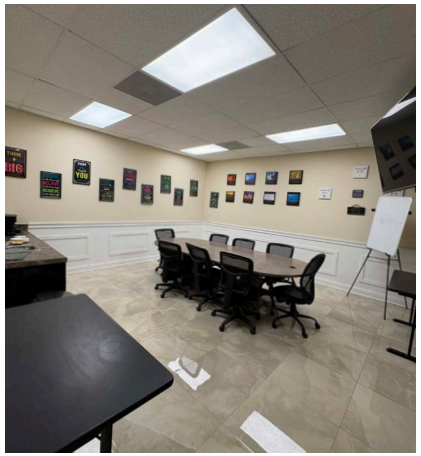


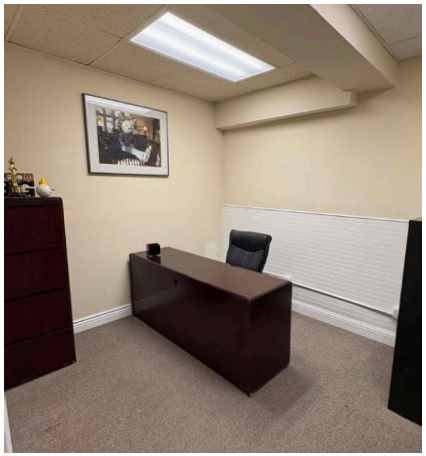




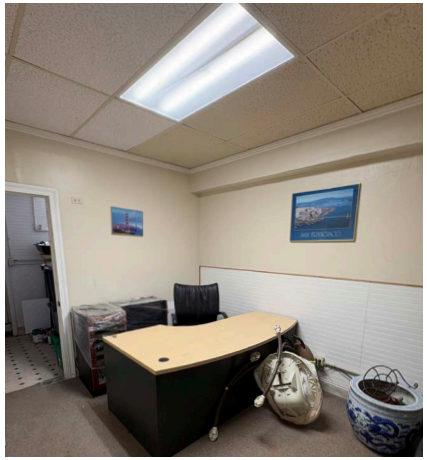




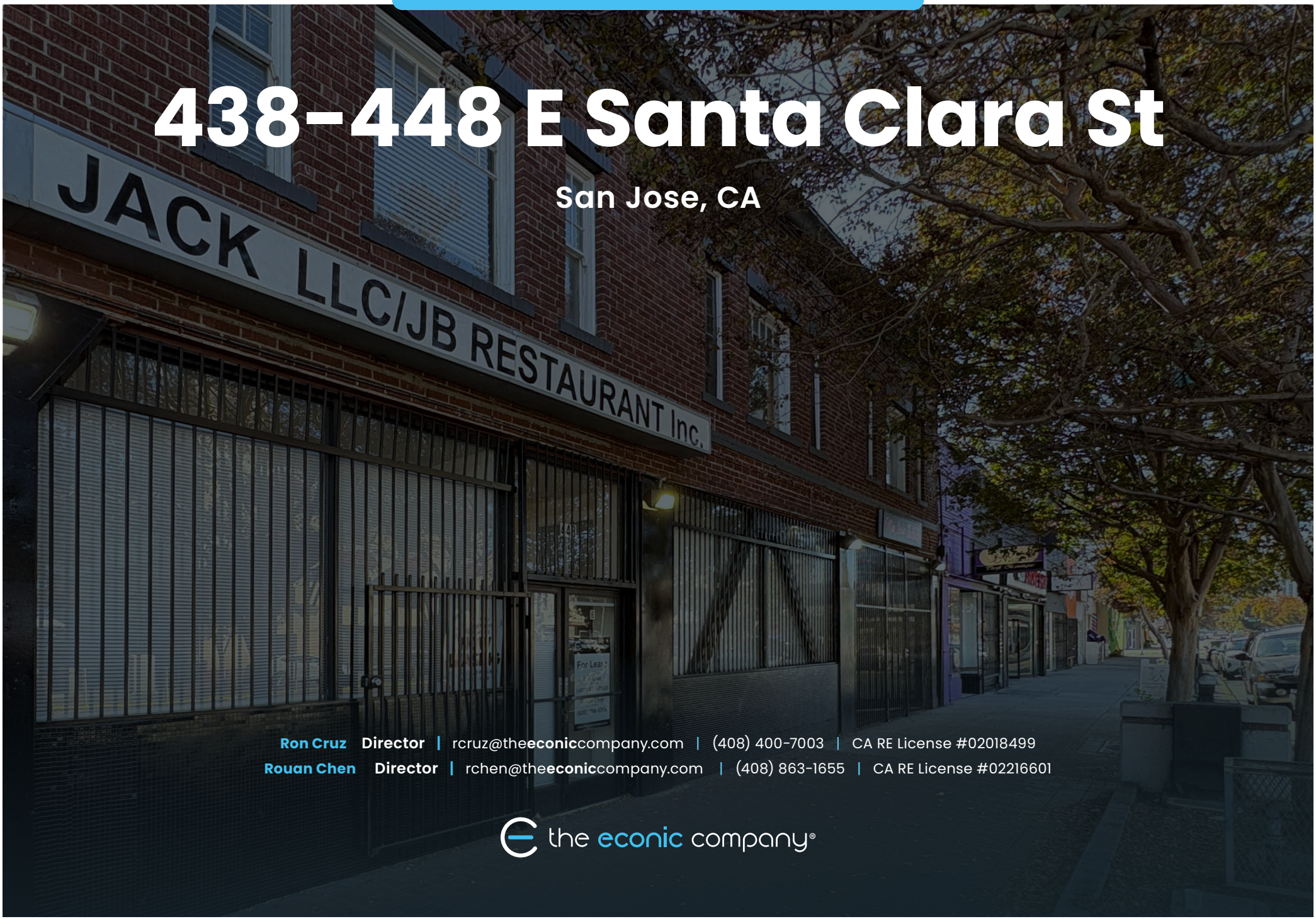












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