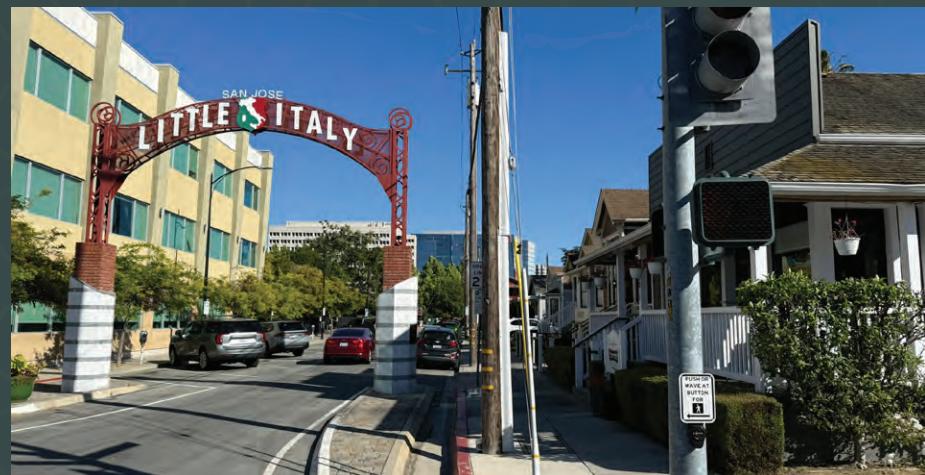


350 W. JULIAN STREET

DOWNTOWN SAN JOSE | LITTLE ITALY



±1,343 SF | ±1,542 | ±1,894 OFFICE/RETAIL/PERSONAL SERVICE FOR LEASE

MIKI CORREA | +1 408 642 0826 | miki.correa@cushwake.com | LIC #01718959

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 CUSHMAN &
WAKEFIELD

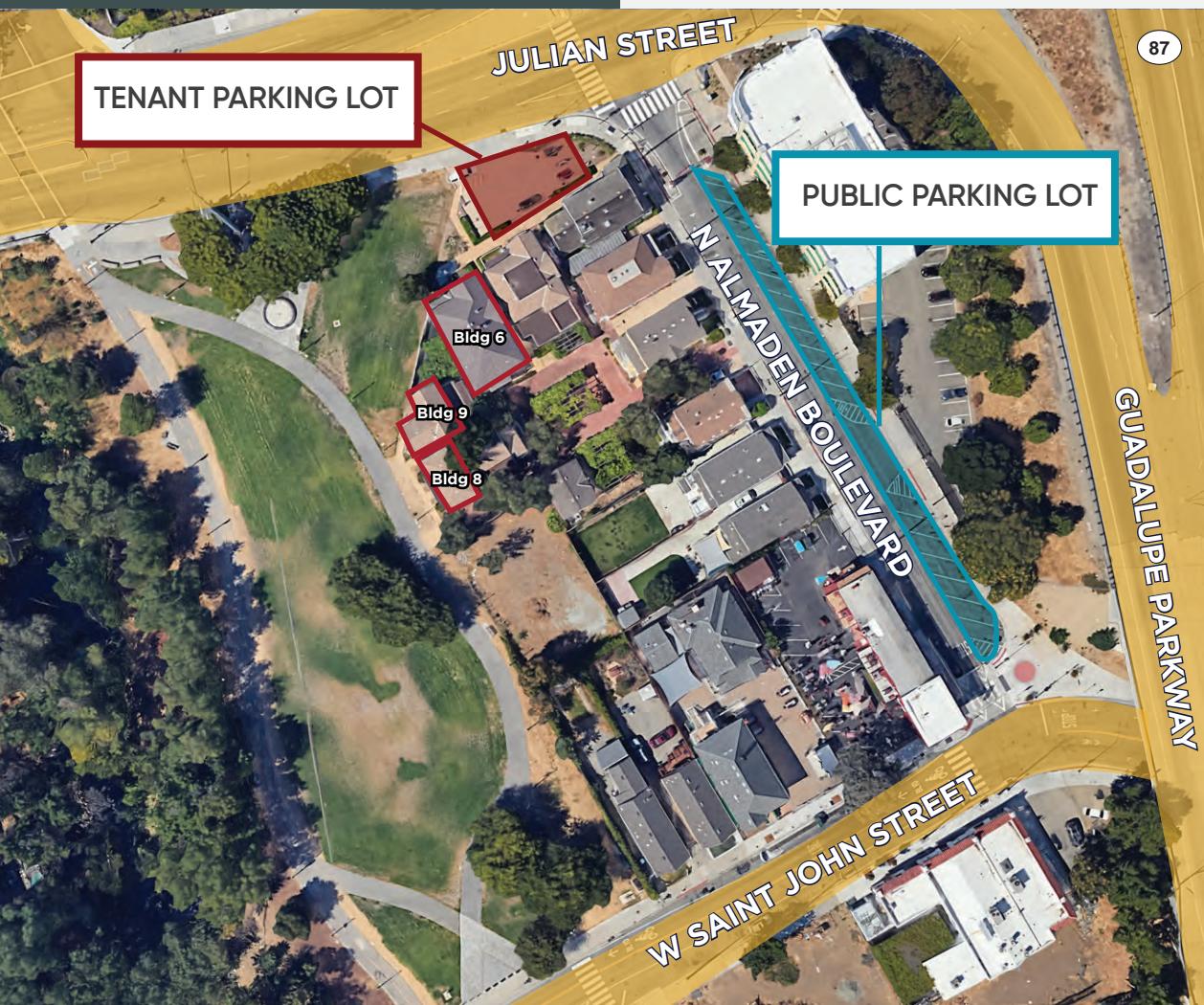
PROPERTY HIGHLIGHTS

AVAILABLE NOW FOR LEASE:

BLDG 6 SIZE: ±1,894 SF

BLDG 8 SIZE: ±1,343 SF

BLDG 9 SIZE: ±1,542 SF



- Located in Little Italy at the Northwest corner of Downtown San Jose, adjacent to the Guadalupe River Park
- Live-Work Opportunity - Perfect for professional office, retail and service commercial uses
- Conveniently located to SAP Center, Light Rail, CalTrain and San Pedro Square
- Quaint front patios & enclosed back patios
- Beautiful views of greenery & the Guadalupe River
- ADA Ramp
- Within a 10 minute walk from Downtown San Jose
- Reserved parking spots & street parking available

BUILDING 8

EXTERIOR PHOTOS



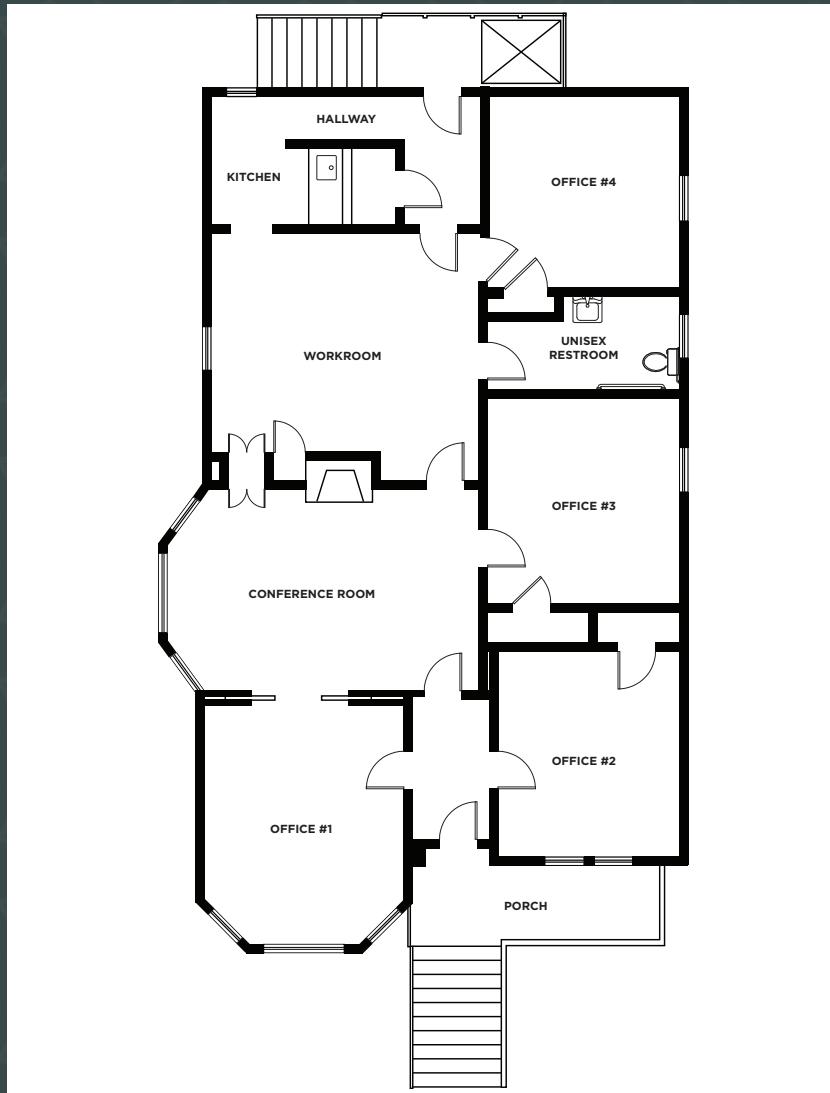
SHARED COURTYARD PHOTOS



BUILDING 6

350 W. JULIAN STREET

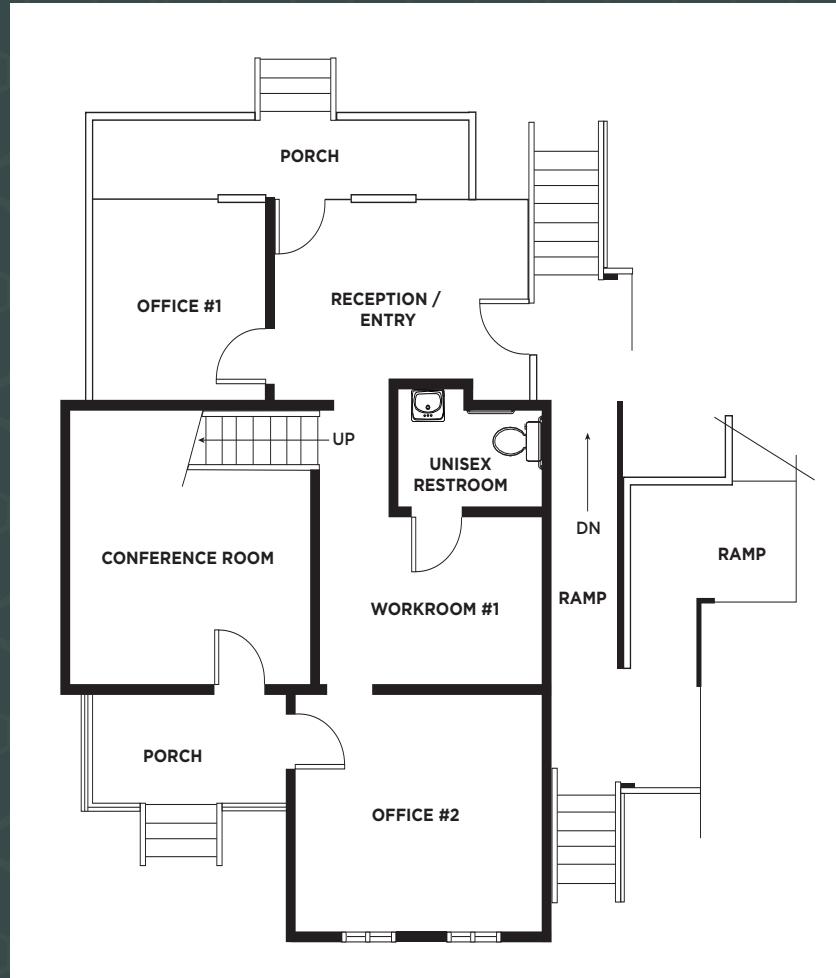
+1,894 SF FLOOR PLAN



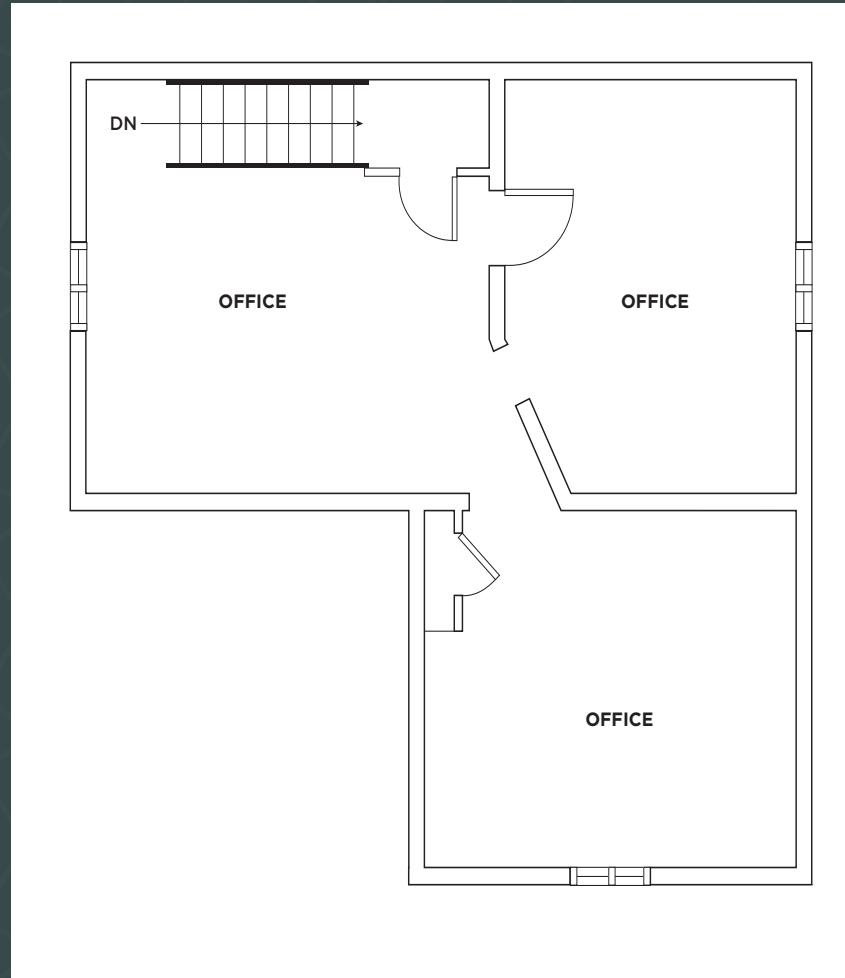
BUILDING 8

350 W. JULIAN STREET

$\pm 1,343$ SF FLOOR PLAN



FIRST FLOOR: ± 792 SF

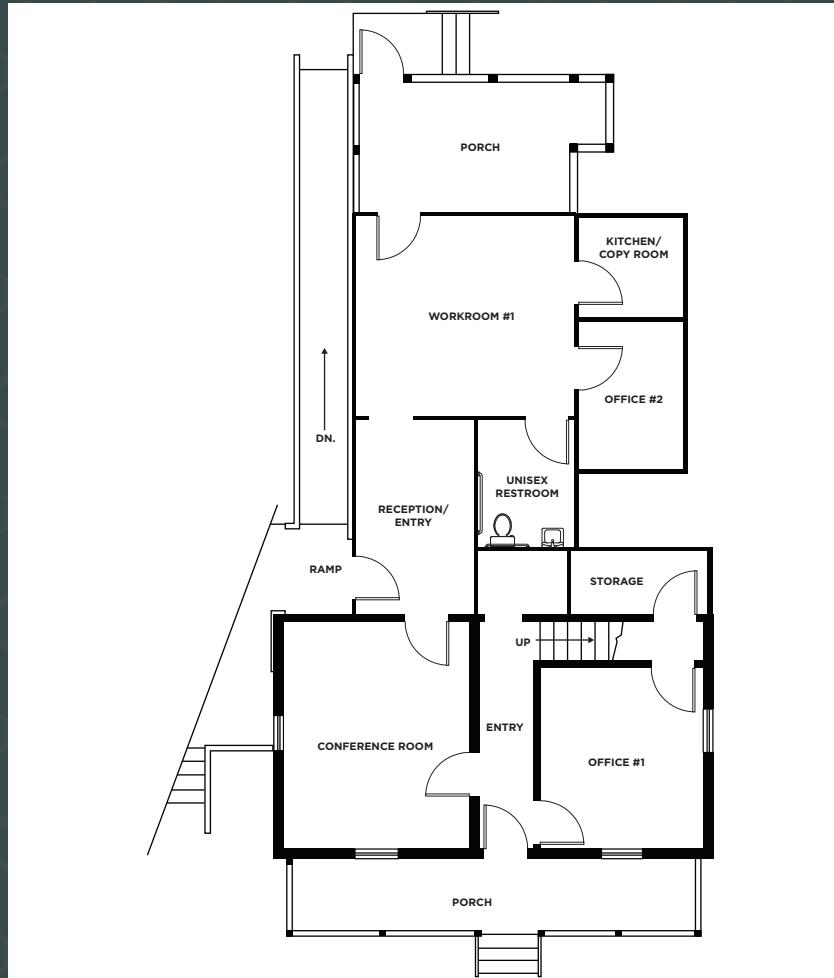


SECOND FLOOR: ± 551 SF

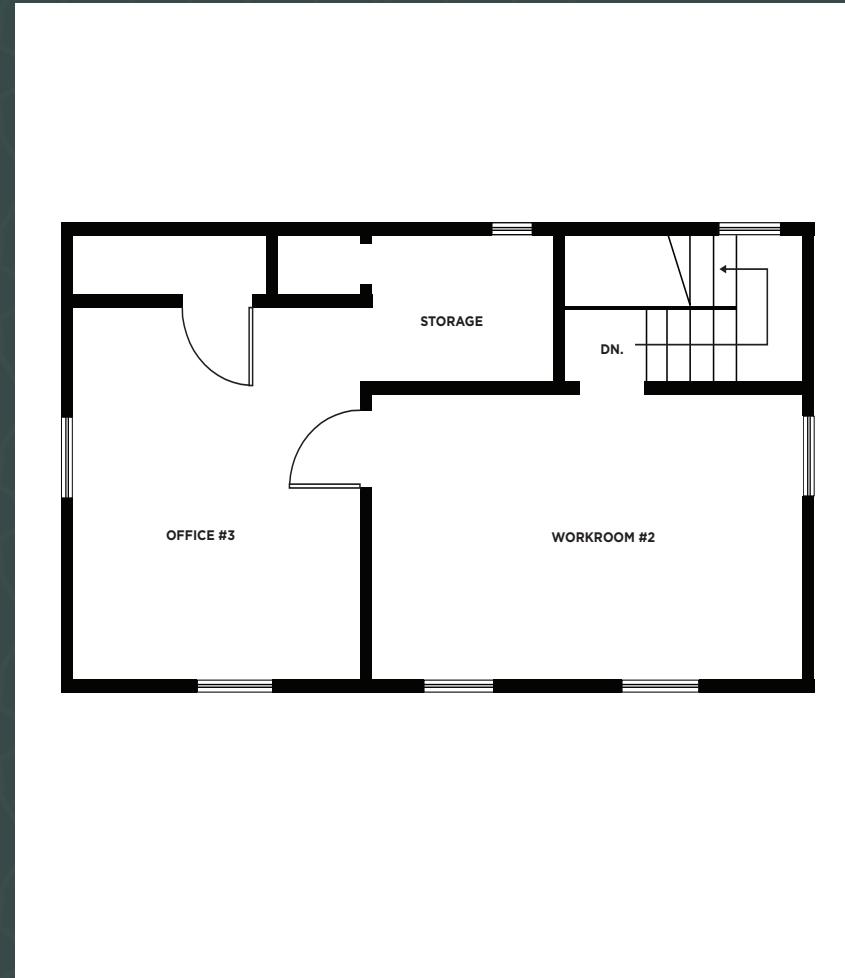
BUILDING 9

350 W. JULIAN STREET

$\pm 1,542$ SF FLOOR PLAN



FIRST FLOOR: $\pm 1,059$ SF



SECOND FLOOR: ± 483 SF

DEMOGRAPHICS



POPULATION

1 MILE 3 MILES 5 MILES

 34,781 243,077 675,596

MEDIAN HOUSEHOLD INCOME

1 MILE 3 MILES 5 MILES

 \$116,049 \$113,489 \$126,986

DAYTIME POPULATION

1 MILE 3 MILES 5 MILES



68,569 305,467 753,994



TRAFFIC COUNTS

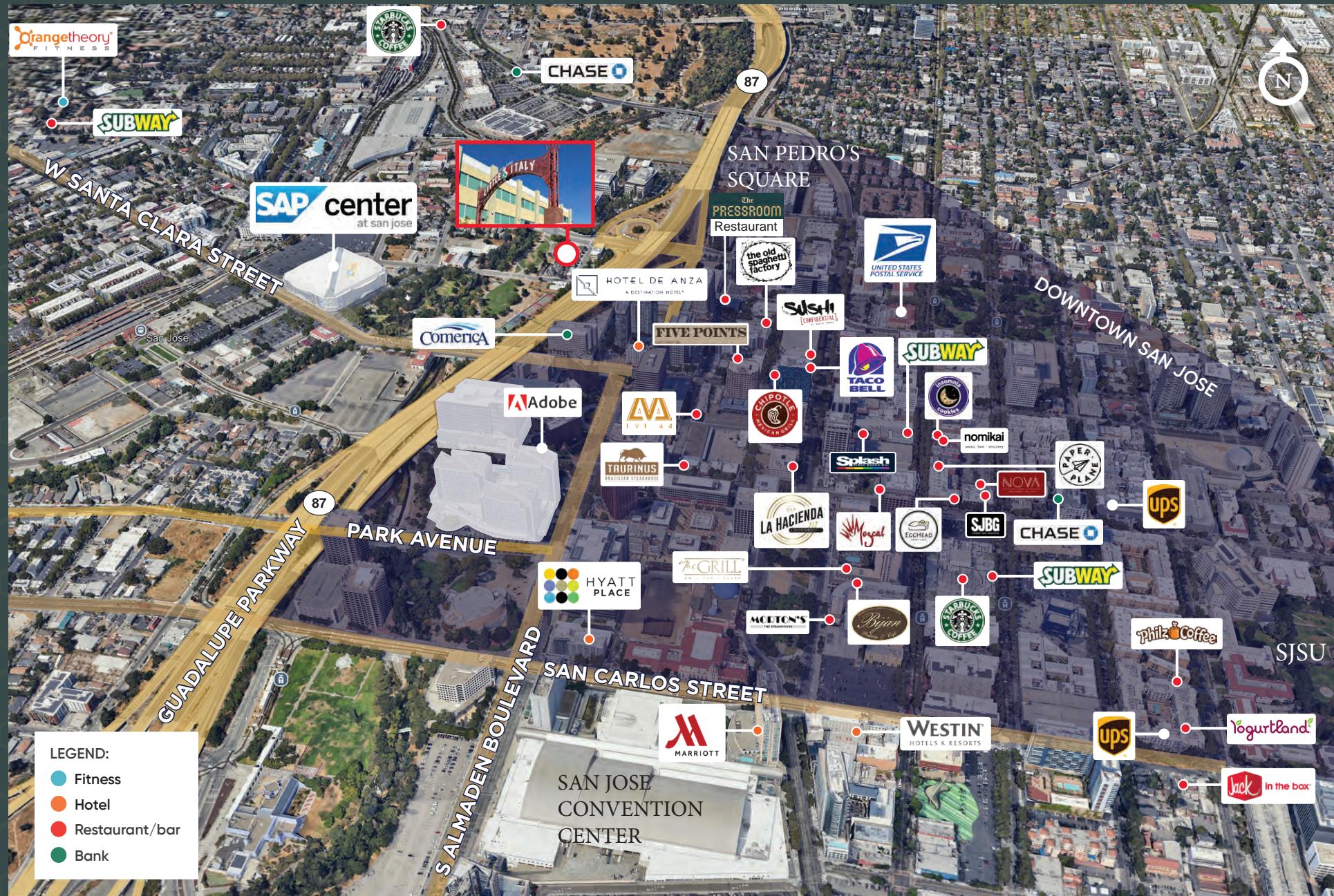
- W. Julian Street: 13,000 ADT
- Highway 87: 129,200 ADT

WALK SCORE OF **87**

ABOUT THIS LOCATION

Located in Little Italy in Downtown San Jose, 350 W. Julian Street is considered very walkable, very bikable, and is easily accessible to public transit. Car sharing is available from Zipcar, Getaround and RelayRides, and it's a 10 minute walk from the Green Line Old Ironsides at the San Fernando Station stop. High foot traffic is generated from being in the midst of a popular location to dine, shop, and gather with friends.

AMENITIES MAP



350 W. JULIAN STREET

DOWNTOWN SAN JOSE | LITTLE ITALY



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