

# 350 W. JULIAN STREET

DOWNTOWN SAN JOSE | LITTLE ITALY



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

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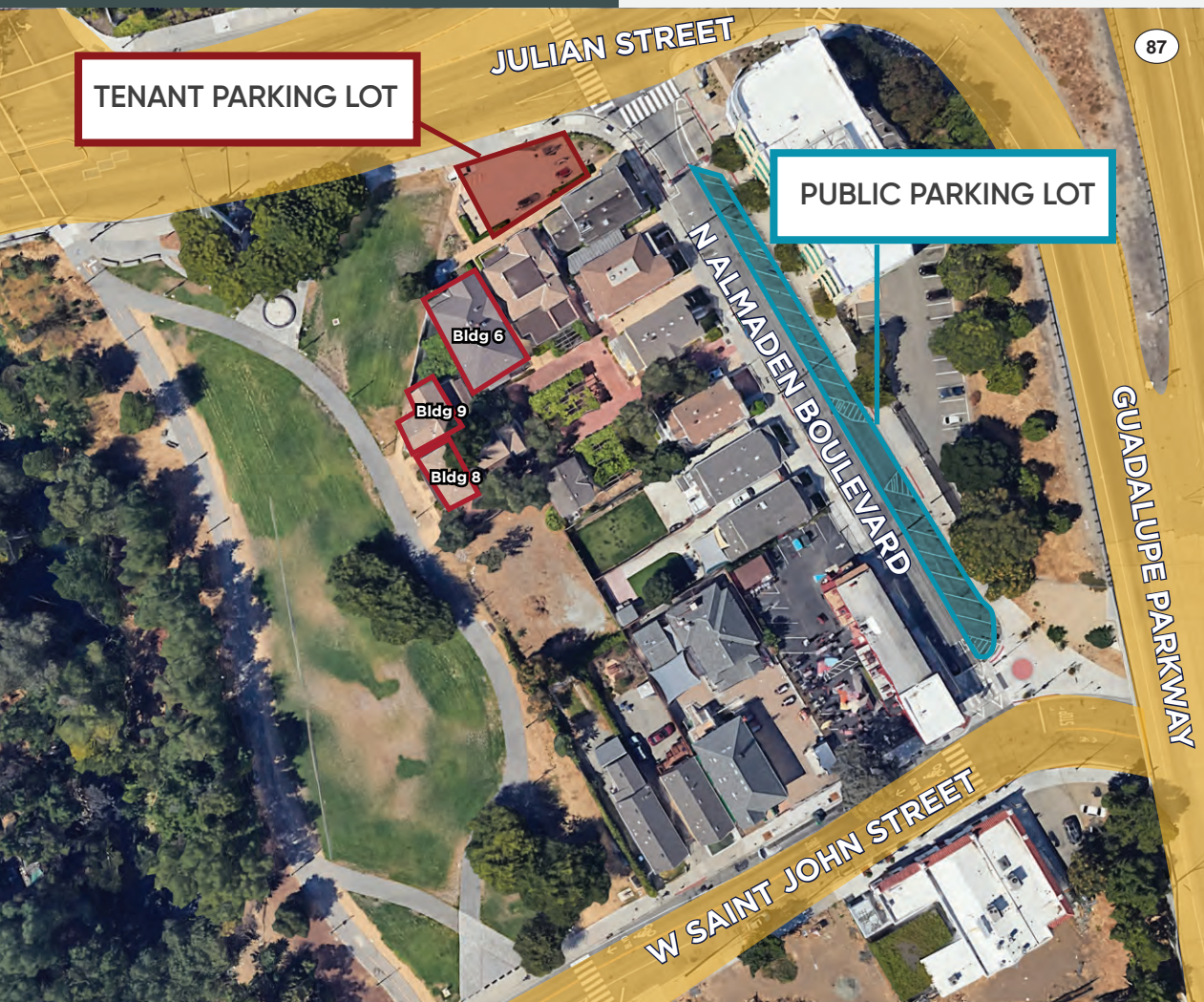
# PROPERTY HIGHLIGHTS

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

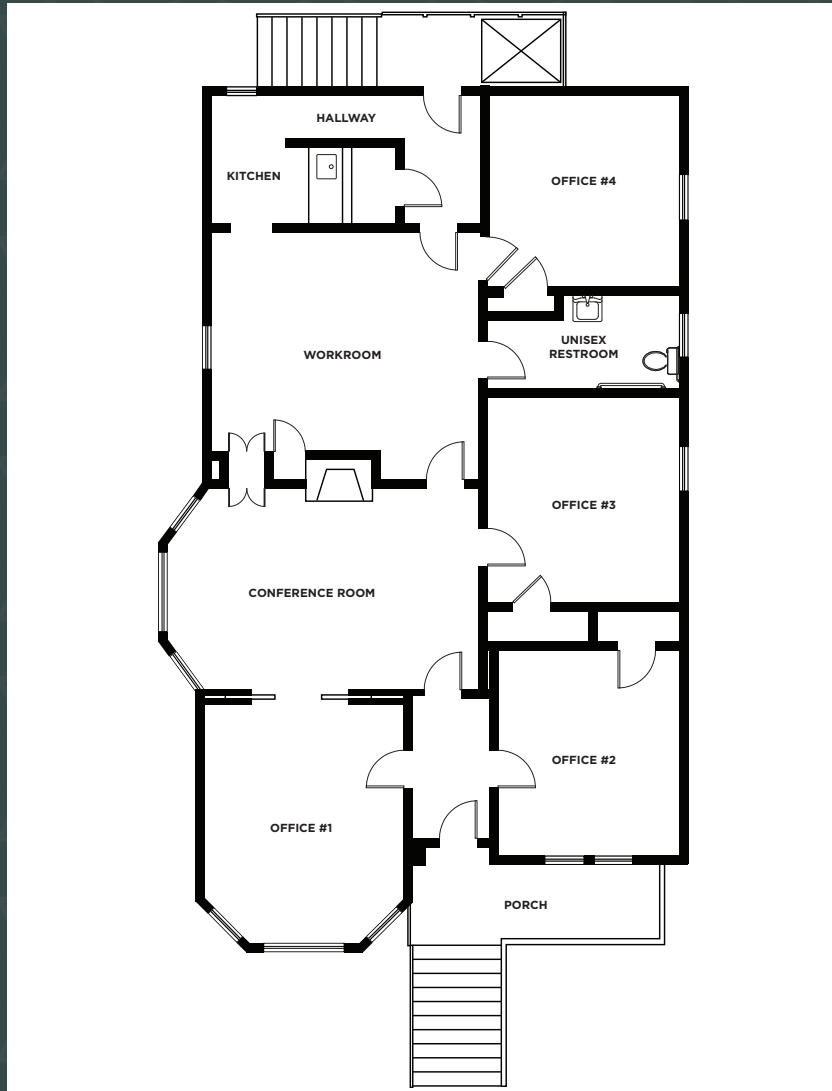




# BUILDING 6

350 W. JULIAN STREET

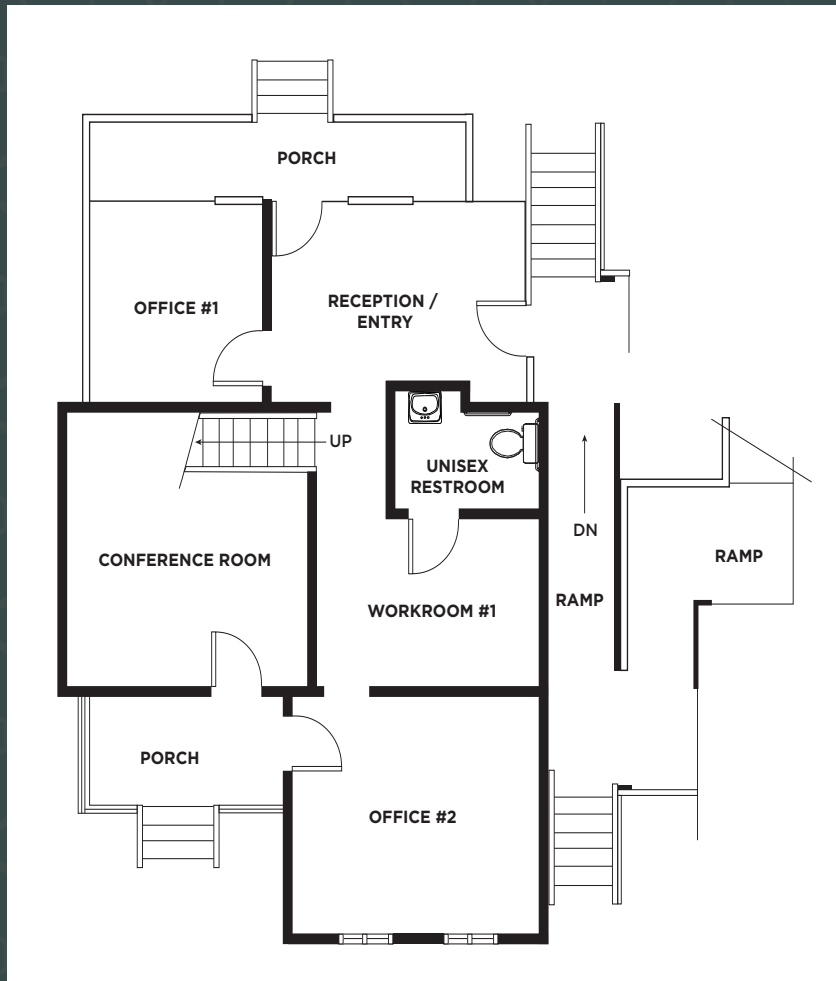
±1,894 SF FLOOR PLAN



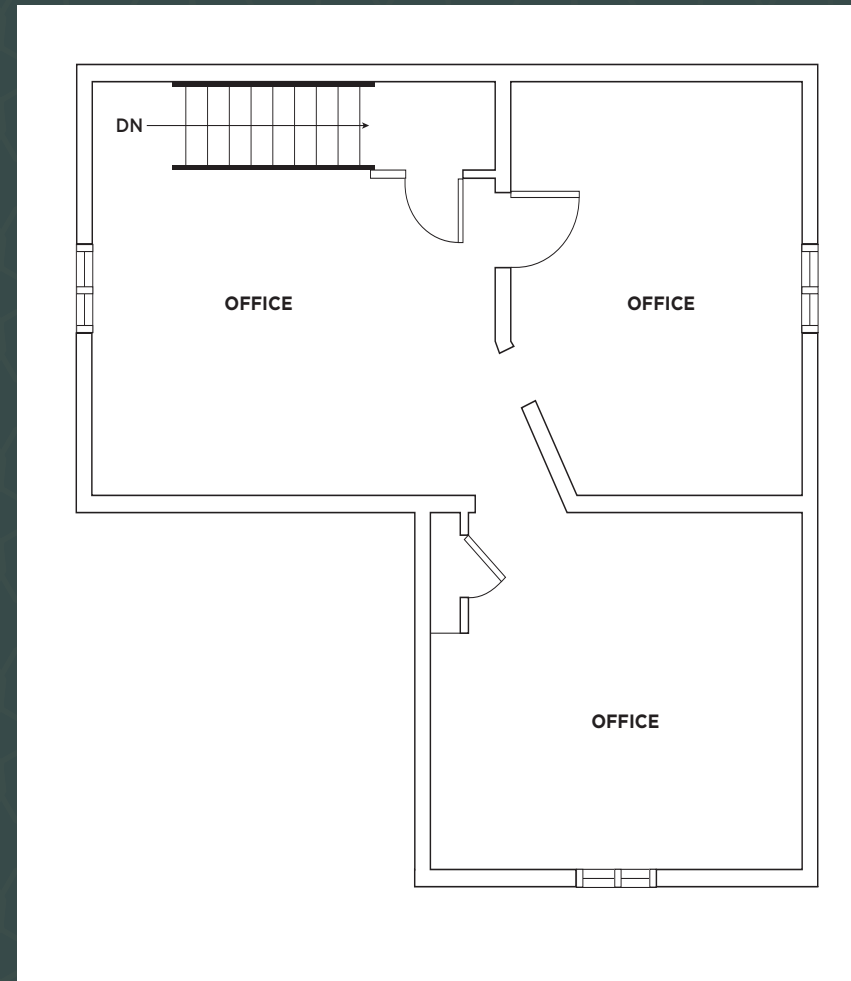
# BUILDING 8

350 W. JULIAN STREET

±1,343 SF FLOOR PLAN



FIRST FLOOR: ±792 SF

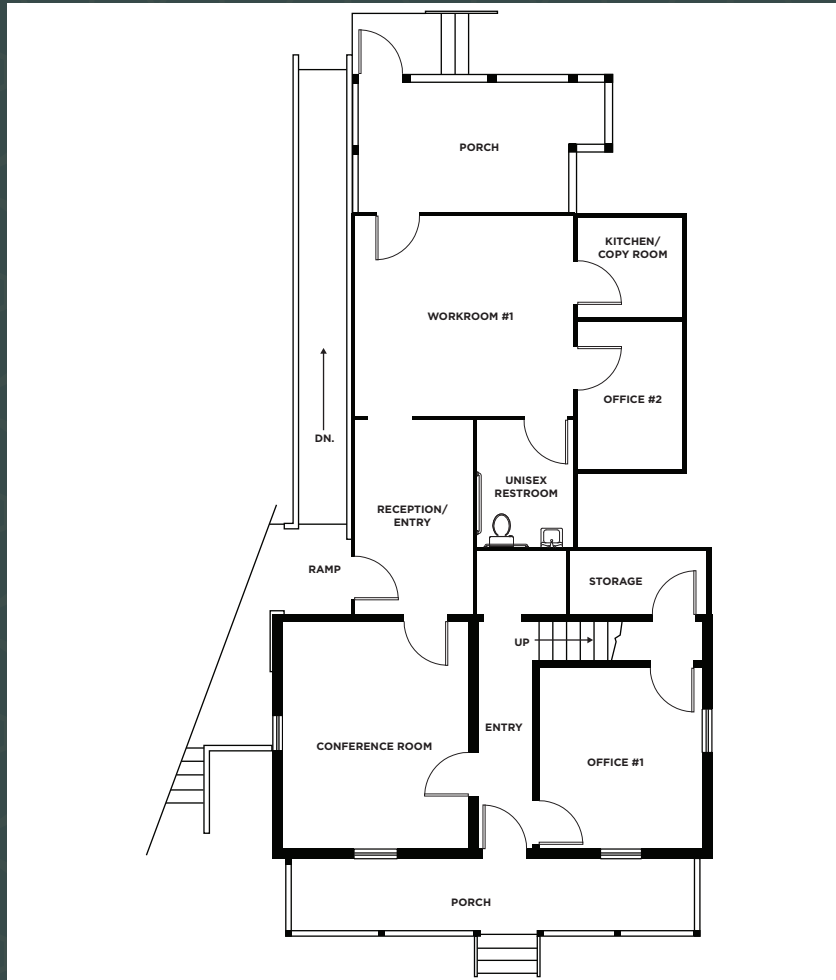


SECOND FLOOR: ±551 SF

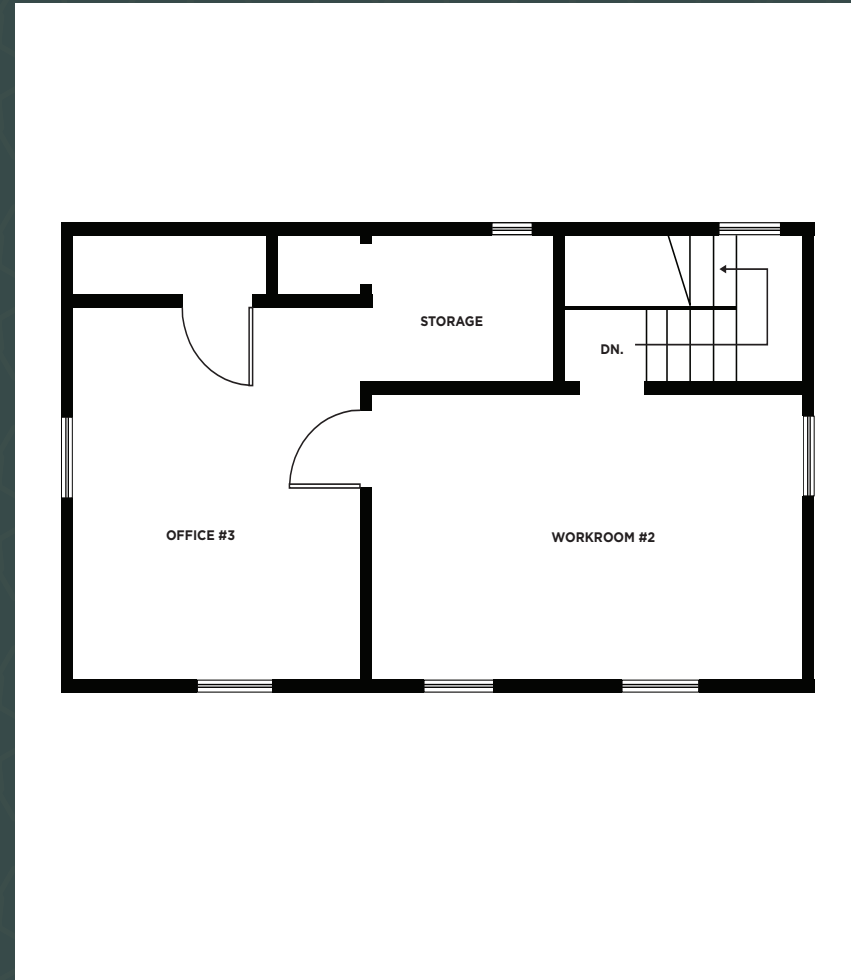
# BUILDING 9

350 W. JULIAN STREET

±1,542 SF FLOOR PLAN






FIRST FLOOR: ±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

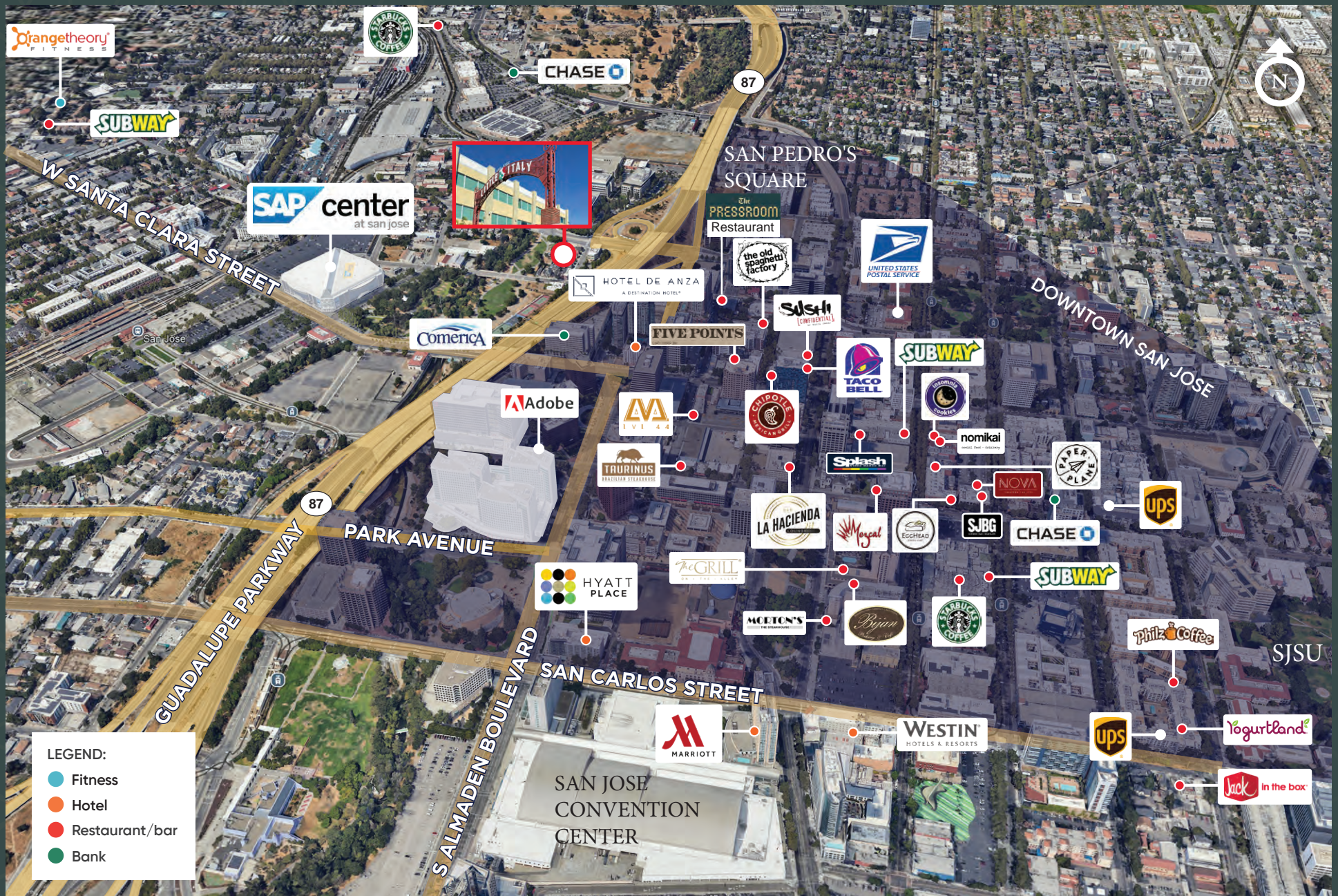
WALK SCORE OF 87

## 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





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FOR TOURING AND LEASING, CONTACT:

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