

Rare Downtown San Jose

2nd & 3rd Floor Commercial Condos For Sale

4,170± SF & 10,740± SF Commercial Condos
for Owner User \$116-\$136 PSF!

Lease To Purchase Opportunity

82-96 East Santa Clara Street, San Jose

DAVID TAXIN

Partner

Lic. #00983163

408.966.5919

dtaxin@moinc.net

BOBBY FACCHIO

Senior Associate

Lic. # 02178873

408.318.0623

bobby@moinc.net

JEREMY AWDISHO

Vice President

Lic. #02064232

650.814.4510

jeremy@moinc.net



PROPERTY OVERVIEW



2nd Floor: 10,740± SF
3rd Floor: 4,170± SF

2nd Floor: 10,740± SF | PRICE: \$1,464,465 (\$136 PSF)

3rd Floor: 4,170± SF | PRICE: \$485,535 (\$116 PSF)

Property Type: Commercial Condos

LAND AREA: 11,761± SF

YEAR BUILT: 1883

PARCEL NUMBER (APN): 467-22-149

Zoning: DC – Downtown Primary Commercial

of Units: 2

RARE DOWNTOWN SAN JOSE 2nd & 3rd STORY COMMERCIAL CONDOS FOR SALE

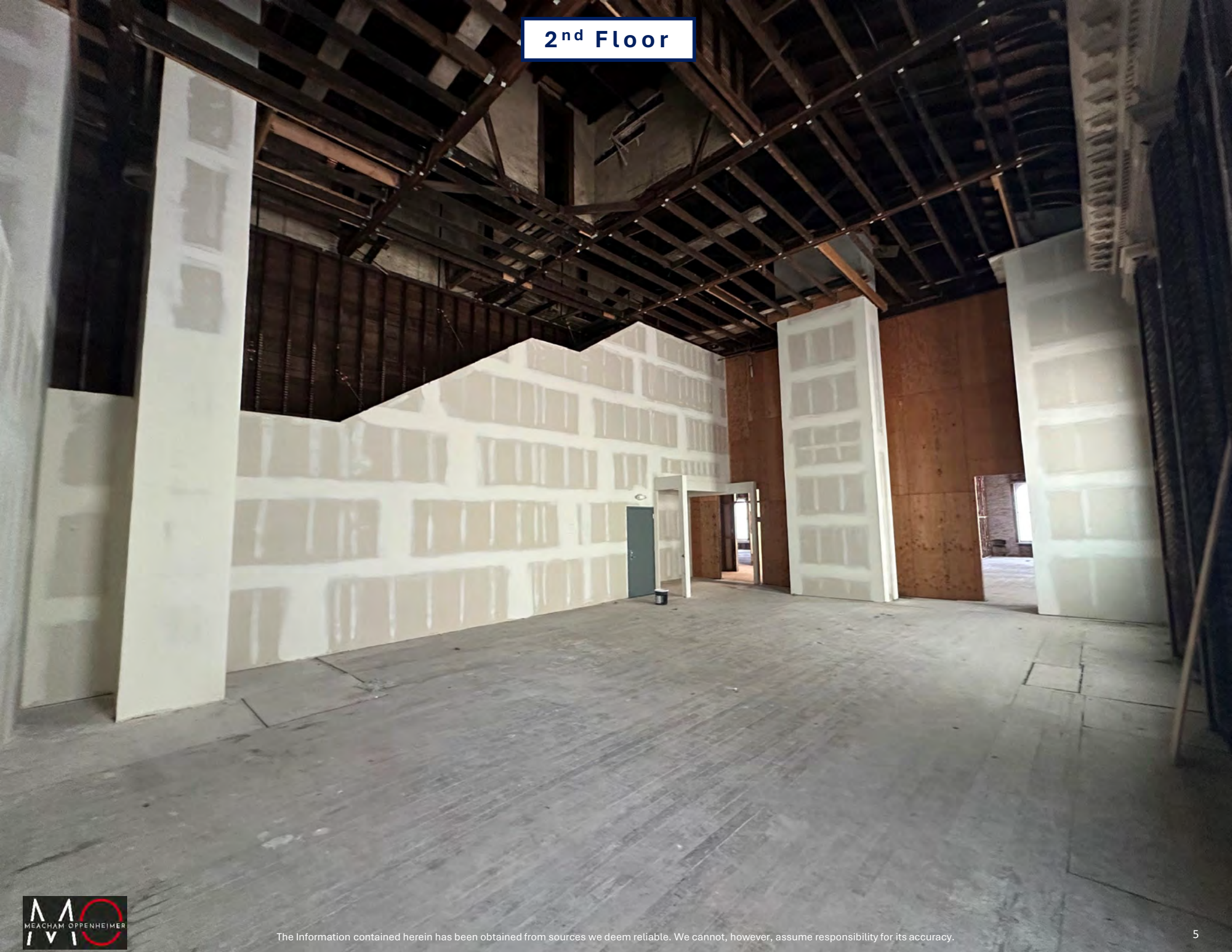
4,170± SF & 10,740± SF Commercial Condos for Owner User \$116-\$136 PSF

- 82-96 East Santa Clara Street, San Jose presents a rare opportunity for an owner to acquire two commercial condominium units situated on the 2nd & 3rd Floors. The 2nd floor offers approximately 10,740± SF, with an additional 4,170± SF available on the 3rd floor. Each floor may also be sold separately, providing flexible ownership opportunities.
- **Qualified tenants can take advantage of a flexible lease-to-purchase option featuring an initial deposit, monthly lease payments, and the option to purchase the property with a final balloon payment.**
- \$116-136 PSF sale price making this one of the best commercial condo deals in Downtown San Jose by a per square foot basis.
- The property is situated on an 11,761± SF lot with a large open floor plan in both the 2nd & 3rd story.
- The property is in the DC – Downtown Primary Commercial zoning designation which allows for uses such as office, medical, retail, fitness/gym, housing, hospitality, entertainment, school veterinary and many more.
- Located below the two-story office condo is the new San Jose food hall featuring over 10 different ghost kitchen vendors.
- Originally constructed in 1883, with the ground floor recently transformed into a Food Hall (Ghost Kitchen concept), this iconic Downtown San Jose building offers a historic charm complemented by contemporary functionality.
- With a prime location directly above the thriving Food Hall, and within walking distance of restaurants, bars, and the future BART station, this property is strategically positioned for owner-user buyers seeking a well-connected location in a dynamic urban setting.
- The property is located at 82-96 East Santa Clara Street, San Jose which is less than ¼ mile from San Jose City Hall in the heart of Downtown San Jose.
- Strong demographics with household incomes in excess of \$148,301 in a 1-mile radius.

2nd Floor



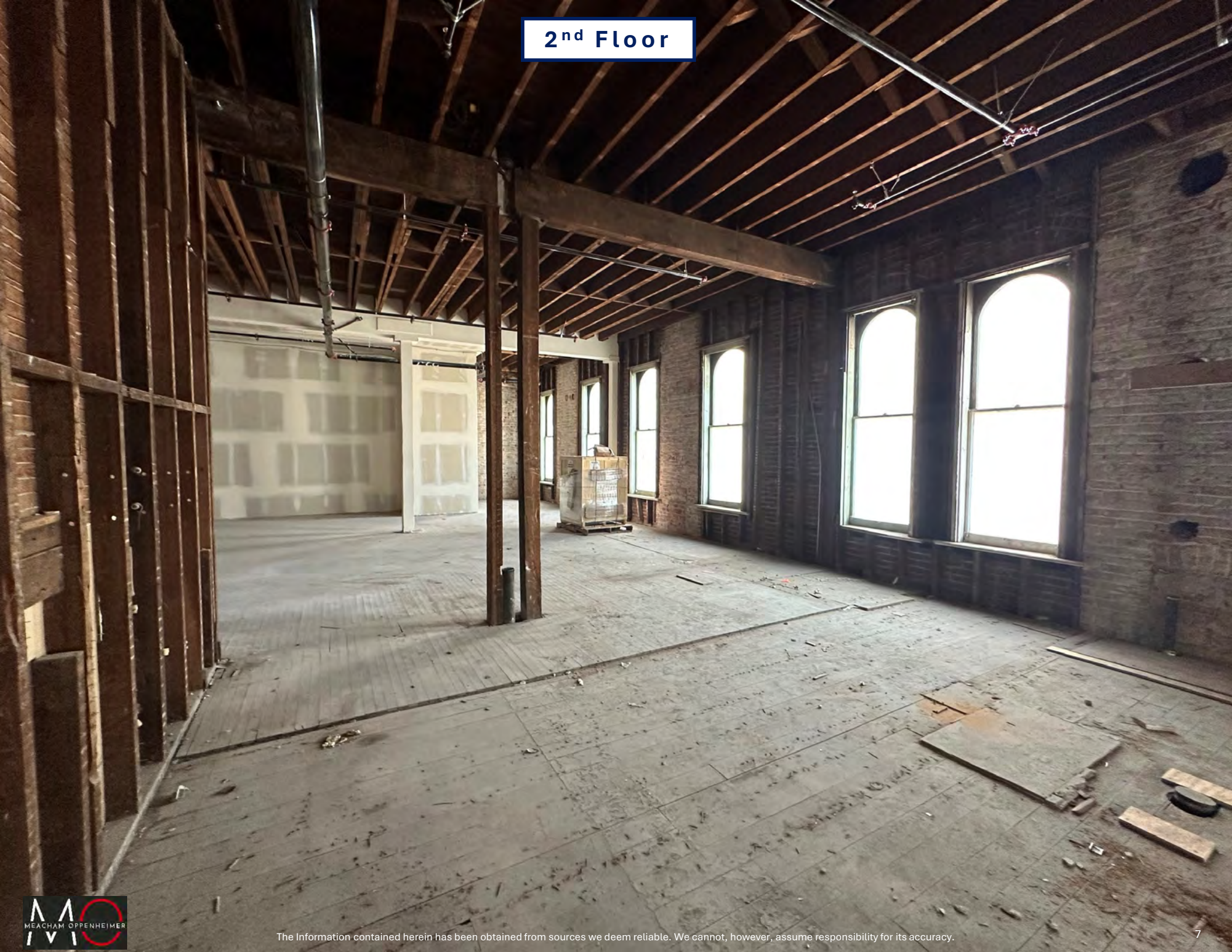
2nd Floor



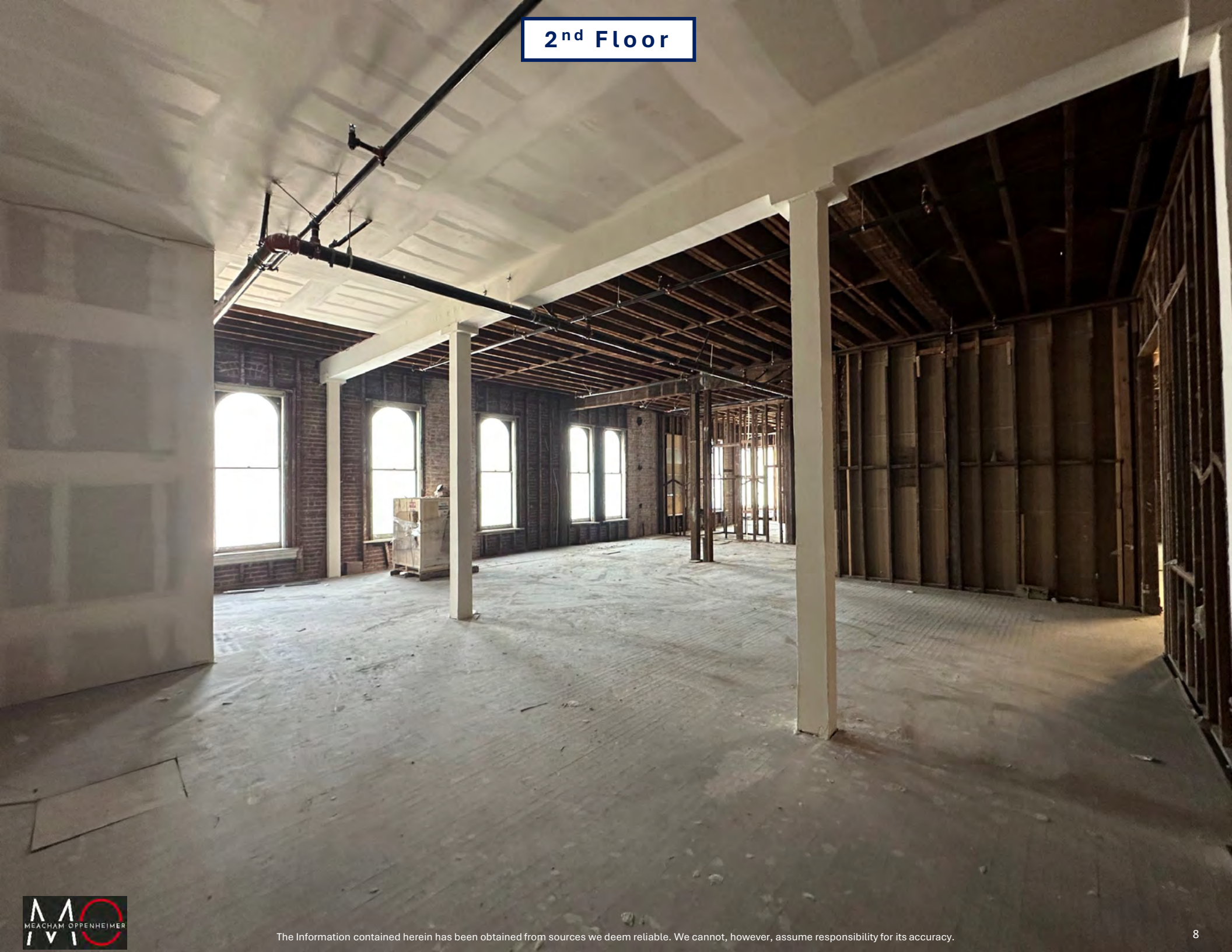
2nd Floor



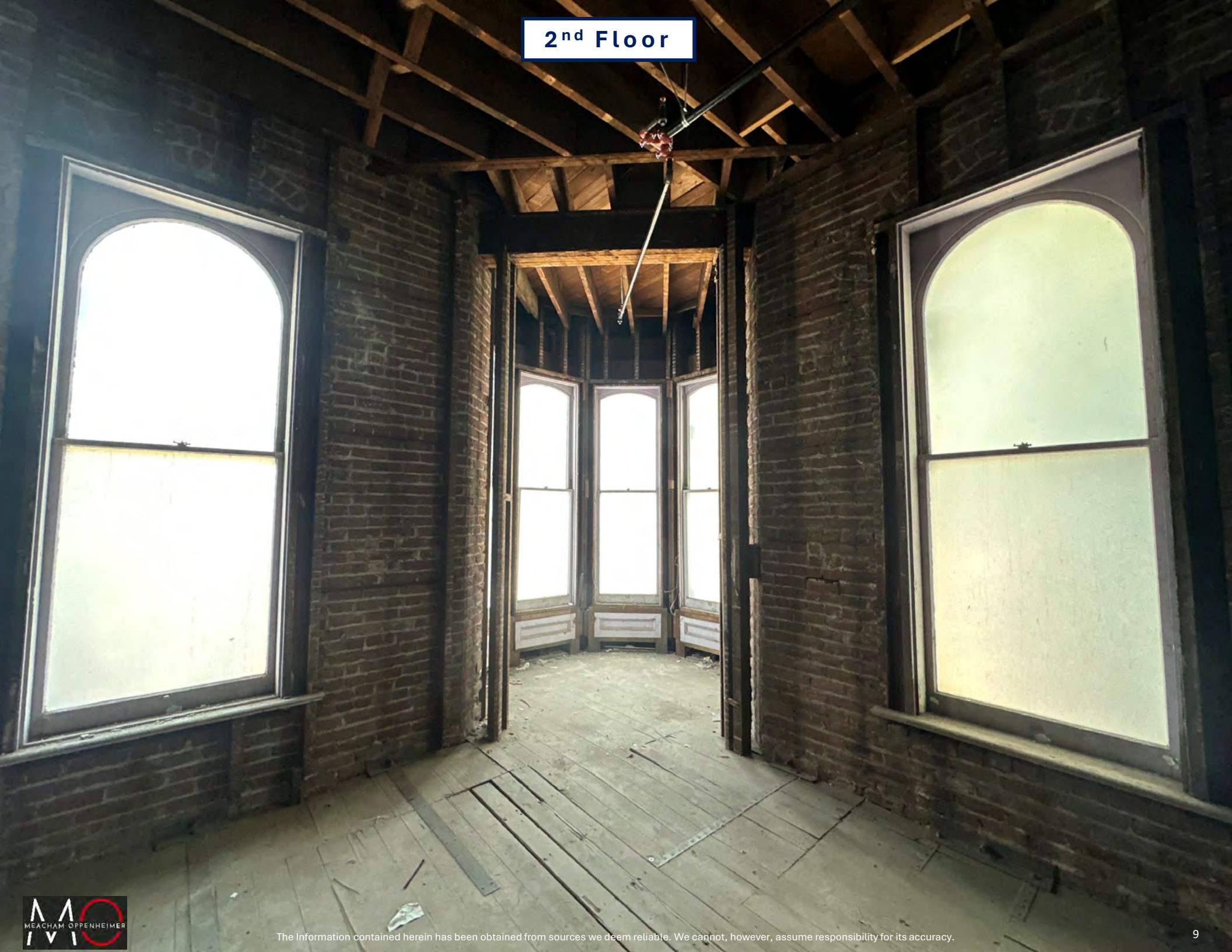
2nd Floor



2nd Floor



2nd Floor



Elevator For 3rd Floor Access





2nd Floor



3rd Floor



3rd Floor



3rd Floor



Condos Located Above Food Hall



Storefront Access



DEMOGRAPHICS



2026 SUMMARY	1-MILE	3-MILE	5-MILE
Population	45,820	264,104	682,315
Households	18,045	91,081	228,151
Average Household Size	2.21	2.74	2.90
Owner Occupied Housing Units	3,701	32,280	104,180
Renter Occupied Housing Units	14,344	58,801	123,971
Median Age	32.6	36.1	37.6
Median Household Income	\$102,042	\$114,262	\$131,305
Average Household Income	\$148,301	\$164,504	\$182,758

82-96 East Santa Clara Street, San Jose

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MEACHAM/OPPENHEIMER, INC.

8 N San Pedro St. #300

San Jose, CA 95110

Tel. 408.378.5900

www.moinc.net

