



5,401 SQ.FT UP TO 25,868 (FULL BUILDING)

72 S FIRST STREET

SAN JOSE | CA 95113

NEWMARK

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PROPERTY HIGHLIGHTS

DESIGNER | Jacob Lenzen

NAMESAKE

The building is named after Letitia Burnett Ryland, the wife of developer C.T. Ryland and daughter of California's first governor, Peter H. Burnett.

PAST USES

Over the decades, the ground floor housed various retail shops (like Hardy Shoes), and the building was once used as a rooming house and even an auction house for grapes.

CURRENT TENANTS

Today, the beautifully restored building houses professional offices, including the law firm of Lathrop GPM.



SAN JOSE VALLEY OF HEART'S DELIGHT

BOB EMERSON

Admin
February 29, 2024

HISTORIC LETITIA BUILDING IN DOWNTOWN SAN JOSE

The 1889 Letitia Building, 68 South 1st. Street.

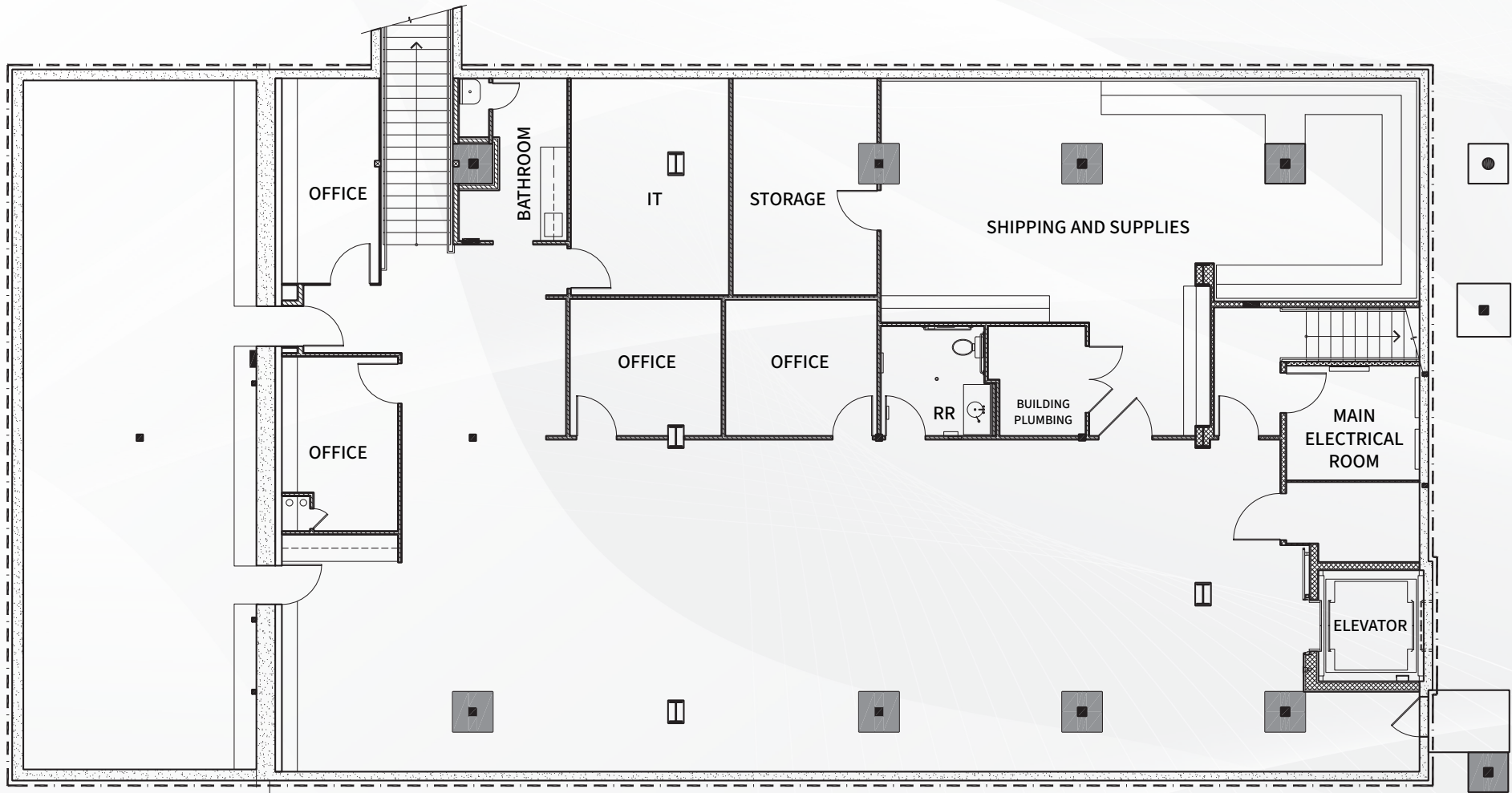
A three-story building on the northeast corner of San Fernando and First streets. Romanesque Revival styled building in downtown San Jose is named for the daughter of California's first governor, Letitia Ryland Burnett. She married C.T. Ryland, and the Ryland Building is just next door.

Developer: Barry Swenson Builder.

The Letitia building is one of San Jose's gems of a building. It is registered under with the National Register of Historic Places (NRHP) as it dates back to 1889. The building served as a rooming house until 1922 when it was then remodeled into offices and retail uses. It was even used as an auction house for grapes. It housed a variety of stores and offices since it's construction, including Hardy Shoes.

Hopkins and Carley law firm has occupied the building since 2000. Much detail was spent on the wood railings, crown moldings, and light fixtures to maintain the building's historical character. The interior is magnificent, all the woodwork and staircases and everything.

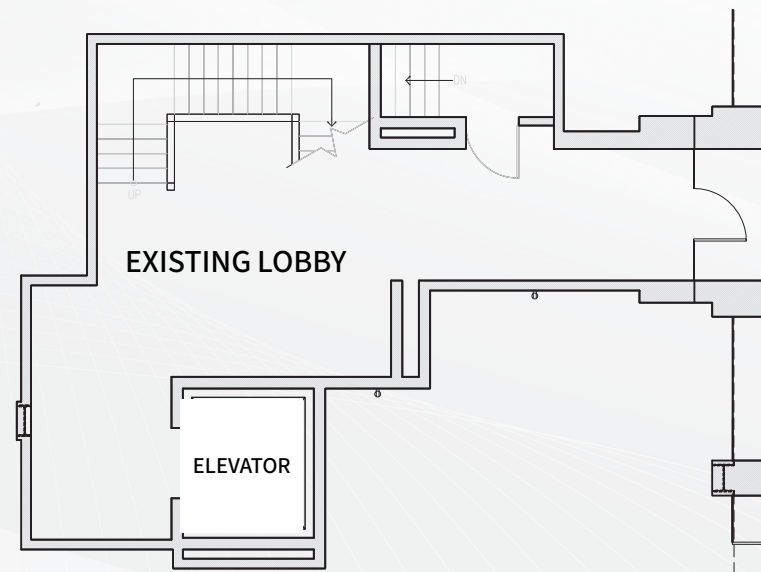
BASEMENT ± 5,401 SF



NOTE

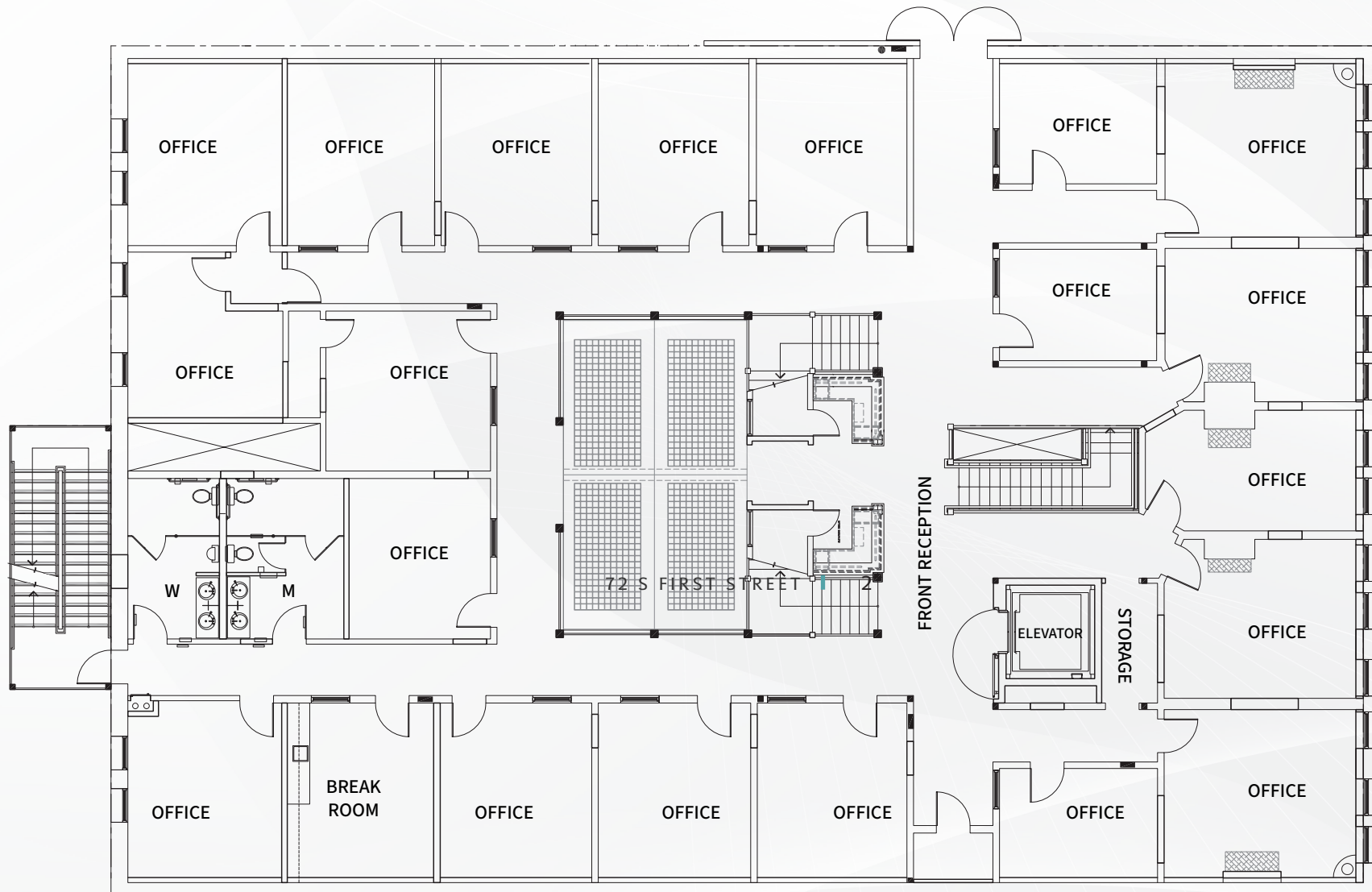
- FIRST FLOOR LAMINATE TILE
- + 26-INCH CONCRETE SECURE ROOM

LOBBY ± 951 SF



N 1ST STREET

SECOND FLOOR ± 7,976 SF

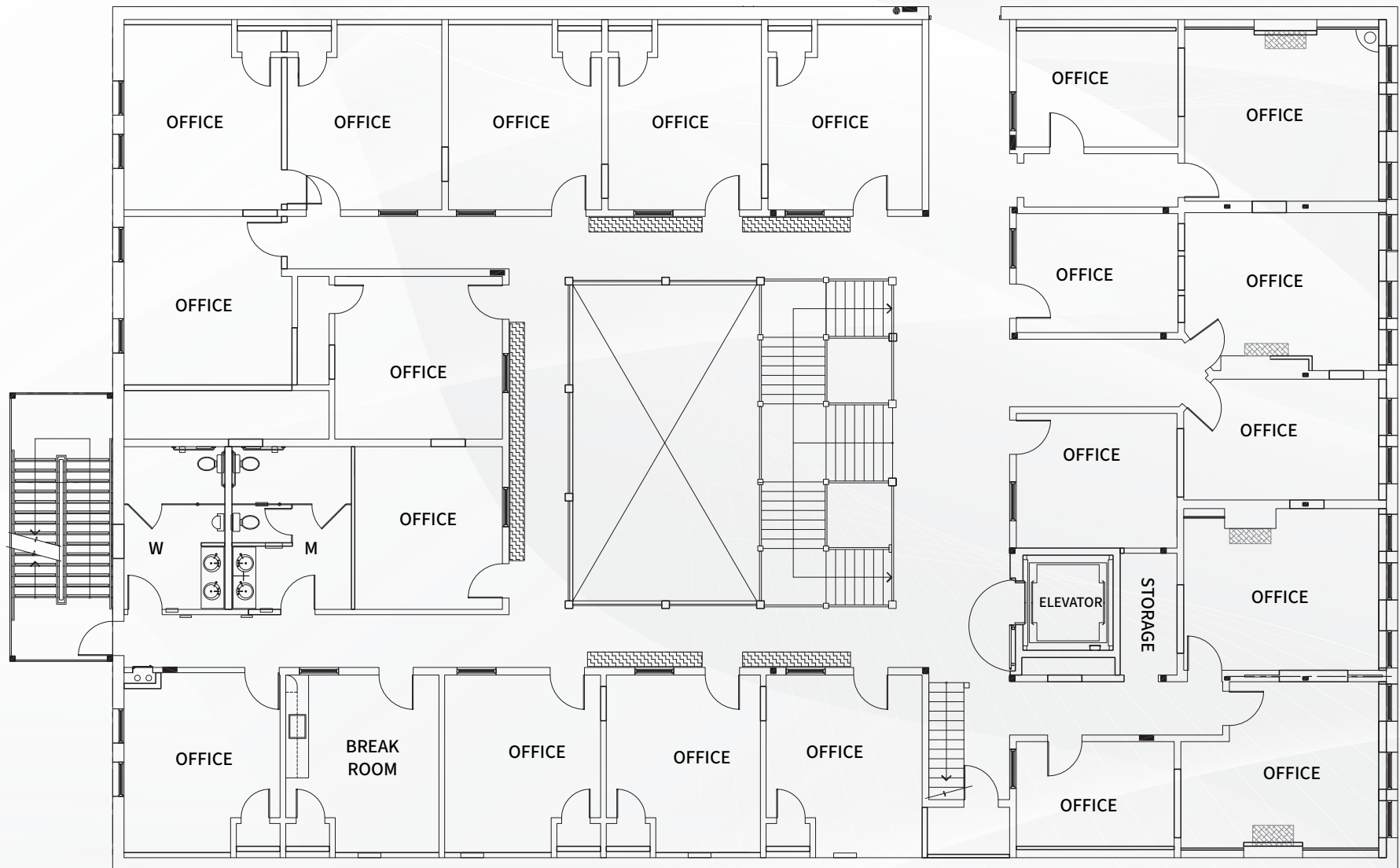


20 OFFICES

1 BREAK ROOM

LARGE OPEN ATRIUM WITH SKYLIGHT

THIRD FLOOR ± 7,496 SF

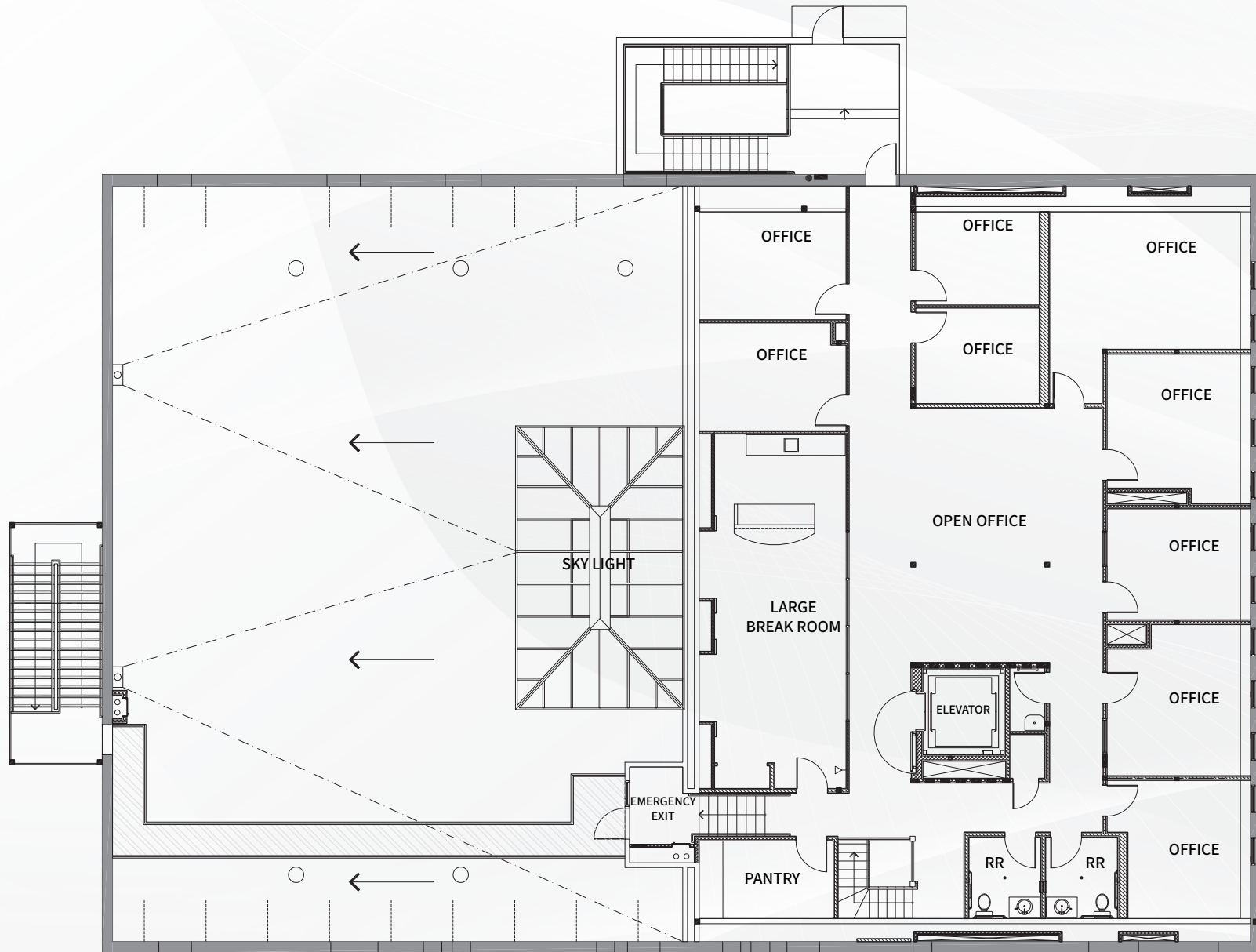


21 OFFICES

1 BREAK ROOM

LARGE OPEN ATRIUM WITH SKYLIGHT

FOURTH FLOOR ± 4,044 SF



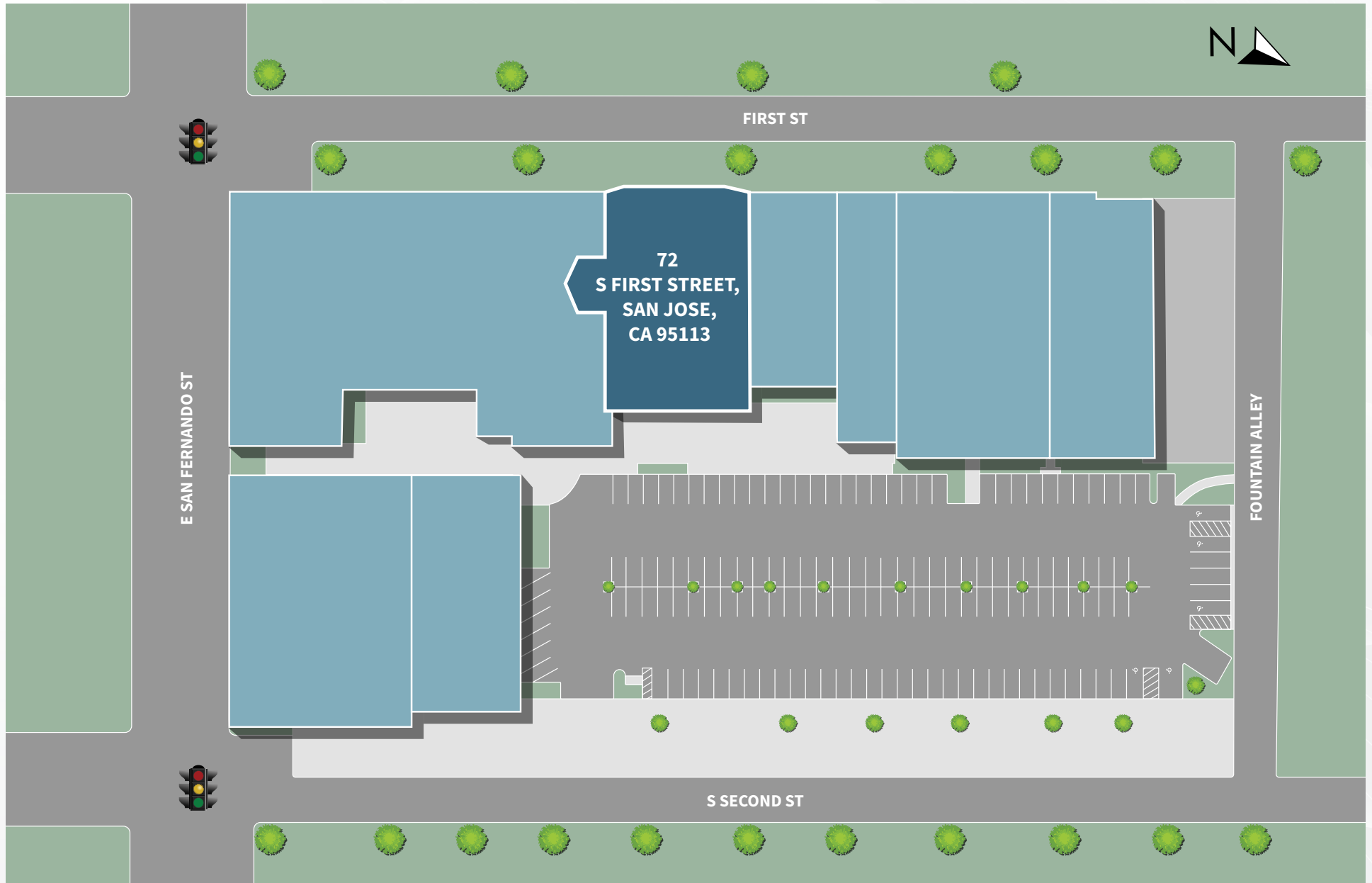
9 OFFICES

1 LARGE BREAK ROOM WITH SKYLIGHT

OPEN OFFICE

STORAGE

SITE PLAN



The map displays a variety of businesses, including:

- Food & Beverage:** IN-N-OUT BURGER, Starbucks, Rollo's Donuts, CARDENAS, Walgreens, KFC, LA PLAZA Market, TACO BELL, SJSU SPARTAN BOOKSTORE, GRAND CENTURY SHOPPING MALL, KAWAII, NK FRESH JUICE, HUNG PHAT, NGUYEN JEWELRY, BUON ME CAFE, TELETRON, ORCHESTRIA Palm Court Restaurant, McDonald's, US CHEF'S STORE, Jack in the box, SAFEWAY, foodmaxx, PALERMO, ARTAGAS, Popeyes, ECLATSHOES, Tasty Dreams, THE SALVATION ARMY, LOAVES & FISHES, ZANOTTO'S MARKETS, TACO BELL, WHOLE FOODS, POLLO LEO, SALLY, TORRID, GNC, MARSHALLS, AT&T, SPROUTS FARMERS MARKET, TRADER JOE'S, GAMESTOP, MICHAEL'S, CHASE, PANERA, SEPHORA, PETSMART, SALLY, TORRID, GNC, MARSHALLS, AT&T, SPROUTS FARMERS MARKET, TRADER JOE'S.
- Retail & Services:** SAN JOSE MARKET CENTER, BILLS Cafe, TACO BELL, ZANOTTO'S MARKETS, US CHEF'S STORE, Jack in the box, SAFEWAY, foodmaxx, PALERMO, ARTAGAS, Popeyes, ECLATSHOES, Tasty Dreams, THE SALVATION ARMY, LOAVES & FISHES, ZANOTTO'S MARKETS, TACO BELL, WHOLE FOODS, POLLO LEO, SALLY, TORRID, GNC, MARSHALLS, AT&T, SPROUTS FARMERS MARKET, TRADER JOE'S, GAMESTOP, MICHAEL'S, CHASE, PANERA, SEPHORA, PETSMART, SALLY, TORRID, GNC, MARSHALLS, AT&T, SPROUTS FARMERS MARKET, TRADER JOE'S.
- Professional & Other:** ACOPIO, SJSU SPARTAN BOOKSTORE, GRAND CENTURY SHOPPING MALL, KAWAII, NK FRESH JUICE, HUNG PHAT, NGUYEN JEWELRY, BUON ME CAFE, TELETRON, ORCHESTRIA Palm Court Restaurant, McDonald's, US CHEF'S STORE, Jack in the box, SAFEWAY, foodmaxx, PALERMO, ARTAGAS, Popeyes, ECLATSHOES, Tasty Dreams, THE SALVATION ARMY, LOAVES & FISHES, ZANOTTO'S MARKETS, TACO BELL, WHOLE FOODS, POLLO LEO, SALLY, TORRID, GNC, MARSHALLS, AT&T, SPROUTS FARMERS MARKET, TRADER JOE'S, GAMESTOP, MICHAEL'S, CHASE, PANERA, SEPHORA, PETSMART, SALLY, TORRID, GNC, MARSHALLS, AT&T, SPROUTS FARMERS MARKET, TRADER JOE'S.

DOWNTOWN OFFICE INCENTIVES

BUSINESS BENEFITS



2 YEARS

FREE PARKING IN CITY-OWNED GARAGES*
VISIT PARKSJ.ORG



2 YEARS

EXEMPTION FROM SAN
JOSÉ BUSINESS TAX

*Two monthly parking passes per 1,000 SF
leased at four select City-owned parking garages.



CRITERIA

- New-to-Downtown businesses locating within the Downtown Business Improvement District.
- Office uses (R&D, general office, financial services)
- Minimum four-year commitment
- Minimum Size: 2,500 square feet
- For leases or owner-user purchases between Jan. 1, 2025 and Dec. 31, 2026

POTENTIAL INCENTIVE VALUATIONS

Size of Tenant	Small	Mid-Sized	Large
Total Square Feet	8,000	20,000	60,000
Number of Employees	50	130	400
Foregone Business Tax	\$4,300	\$13,000	\$45,000
Parking Incentive Value	\$38,400	\$96,000	\$288,000

PROPERTY PHOTOS



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