

FOR SALE: DOWNTOWN SAN JOSE CROWN JEWEL LANDMARK



34-38 WEST SANTA CLARA STREET // ±12,241 SF OFFICE/RETAIL BUILDING // SAN JOSE, CA.

For More Information, Please Contact Exclusive Agents:

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RITCHIE *Commercial*
RESPONSIBLE REAL ESTATE

34 WEST SANTA CLARA STREET, SAN JOSE, CA. 95113

408.971.2700 fax: 408.971.1600

DRE #01209214 | www.ritchiecommercial.com

San Francisco | San Jose | Santa Cruz

**±12,241 SF OFFICE/RETAIL BUILDING
34-38 WEST SANTA CLARA STREET // DOWNTOWN SAN JOSE**



“Ritchie Commercial is Relocating After 38 Years At This Address, or Partial Lease-Back”

OFFICE/RETAIL BUILDING

OFFERING PRICE: \$4,995,000
PRICE/SF: \$408.05
RENTABLE AREA: 12,241 SF on Four Levels
LAND AREA: ±0.12 acres
YEAR BUILT: 1867
PARCEL NUMBER: 259-40-038

SURFACE PARKING LOT

OFFERING PRICE: \$795,000
PRICE/SF: \$294.44
PARKING LOT: ±2,700 SF Surface Parking Lot
PARCEL NUMBER: 259-40-035

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INVESTMENT HIGHLIGHTS:

34-38 WEST SANTA CLARA STREET

±12,241 SF Three-Story Building plus ±2,700 SF Secured Parking Lot



The address 34-38 West Santa Clara Street in San Jose, California, refers to the historic James Clayton Building. Located in the heart of downtown, this landmark was built in 1867 and is currently used for commercial office and retail space.

HIGHLIGHTS:

- **Stunning Live/Work Penthouse:** A versatile, high-end space designed for both residential and professional use.
- **Expansive Interiors:** Features impressive 14-foot ceiling heights, creating an open and airy atmosphere.
- **Flexible Occupancy:** Available vacant or partially leased; currently occupied by three tenants with flexible terms perfect for owner-occupancy.
- **Full Elevator Access:** All floors are conveniently served by elevator for easy movement.
- **Secure Private Parking:** Gated, dedicated lot accommodating up to 14 vehicles off Lightston Street, featuring direct, secure building access.
- **Excellent location for entertainment and dining.**
- **Easy access to major freeways and public transportation.**
- **San José Mineta International Airport is less than a 10 minute drive.**
- **Development Potential:** Key component for a land assembly on the block that allows for high rise residential, office or hotel.
- **Located at "Ground Zero" in downtown San Jose at West Santa Clara and Market Streets, the building is just steps from VTA Light Rail and the future main San Jose BART Station.**

<https://sanjosespotlight.com/ritchie-we-will-need-office-buildings-again/>

NARRATIVE:

This San Jose landmark is truly one of a kind, standing as a rare architectural gem within California.

Originally built in 1875 by pioneer real estate firm The James A. Clayton Company as their headquarters to replace a smaller building of theirs built there in 1867, Mark Ritchie is only the third owner in 150 years.

In the 1960s, the property expanded with a four-story concrete tower was built and annexed at the rear of the building. The tower has a four-stop hydraulic elevator and is topped by the magnificent live/work penthouse. The facade and much of the interior vaults and millwork are unchanged since 1875.

Barry Swenson bought it from the Clayton descendants in the 1980s and master leased the entire building to major commercial interior design firm Reel-Grobman, now HGA and located next door.

The building was fully renovated for their use as a modern office/retail masterpiece. Much of those contemporary high design interior features remain.

In the 1990s a very complete seismic renovation was done with grants from the San Jose Redevelopment Agency, it was a model seismic rehab for the Agency at the time.



Built on Resilience. Driven by Innovation. For over a century, the Clayton Building has stood as a symbol of San Jose's enduring strength. A rare architectural marvel, it survived the 1906 and 1989 earthquakes unreinforced and unscathed. Our archives even hold the original 1906 ledger where, moments after the historic quake, a clerk noted "Earthquake, 5:15 am" before simply continuing the day's work.

Ritchie Commercial has carried that same steady spirit since moving our headquarters here in 1988 into The Clayton Building and purchasing it from Swenson in 2001.

This building has been the epicenter of legendary transactions and pivotal community gatherings. Today, as the world moves toward a streamlined, digital-first landscape, we are evolving too. We are excited to announce our move to a prominent new location nearby - a modern space designed to better serve our brokerage clients and our 600 property management tenants in the AI era and beyond.





THIRD LEVEL



PARKING LOT

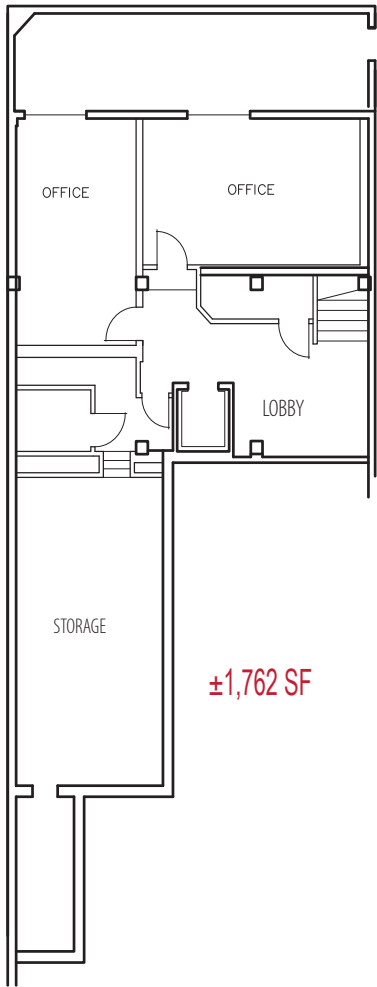


PENTHOUSE

DOWNTOWN SAN JOSE CROWN JEWEL LANDMARK

FOR SALE

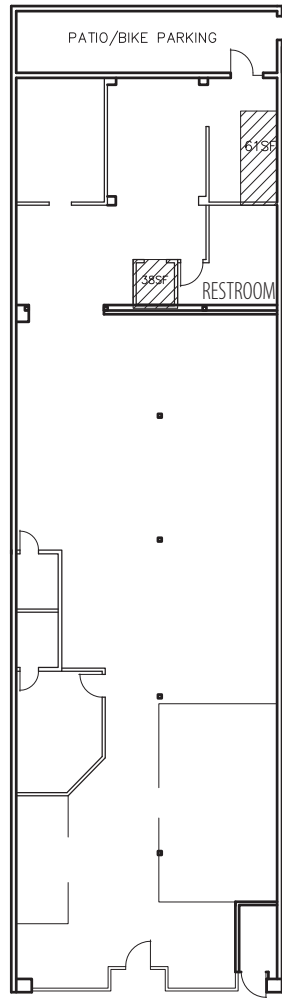
34-38 WEST SANTA CLARA STREET



±1,762 SF

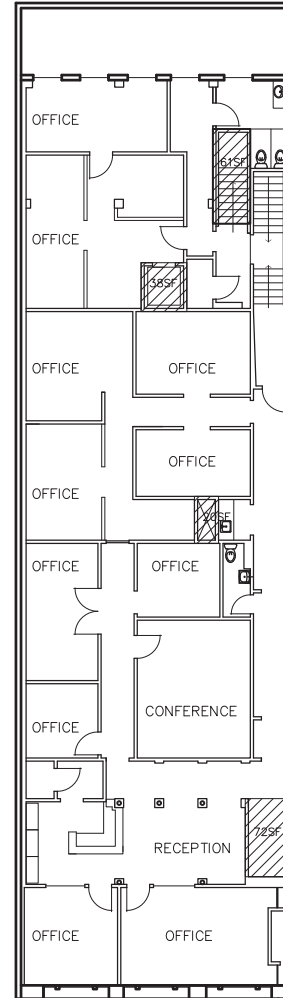
LOWER LEVEL

34 WEST SANTA CLARA



±4,806 SF

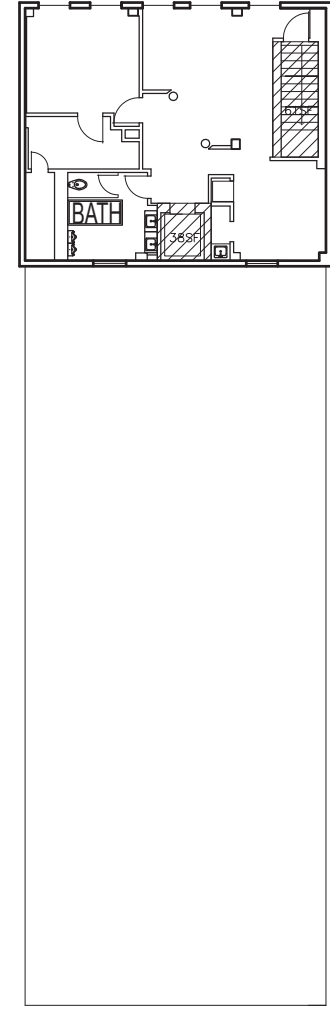
GROUND FLOOR



±4,505 SF

THIRD LEVEL

38 WEST SANTA CLARA

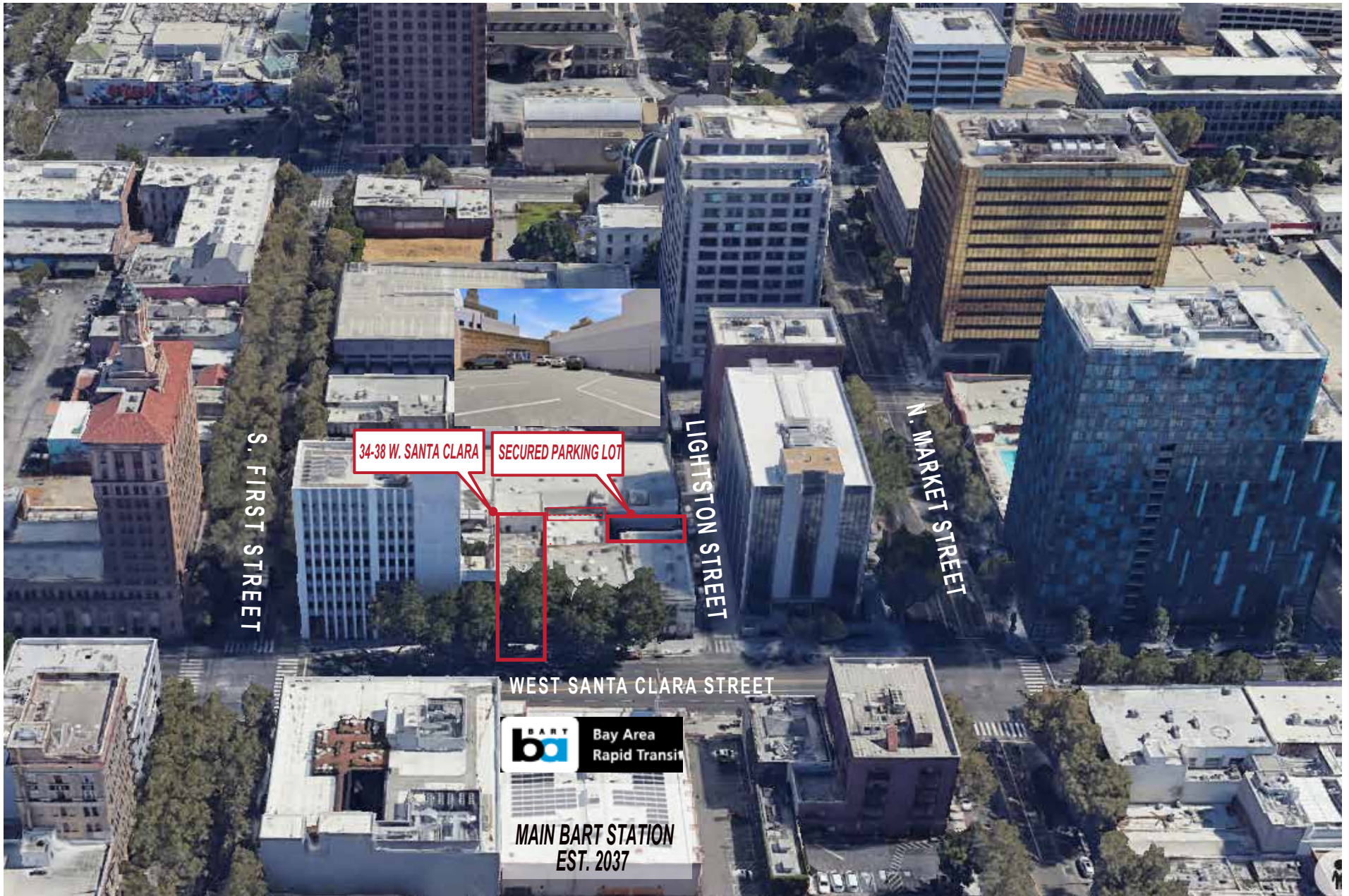


±1,168 SF

PENTHOUSE

AERIAL LOCATION:

34-38 WEST SANTA CLARA STREET
±12,241 SF Three-Story Building plus ±2,700 SF Secured Parking Lot



AMENITIES MAP

WITHIN WALKING DISTANCE



106+
FINE DINING



45+
CASUAL DINING



17+
CAFES



1500+
HOTEL ROOMS



10+
APARTMENT PROJECTS



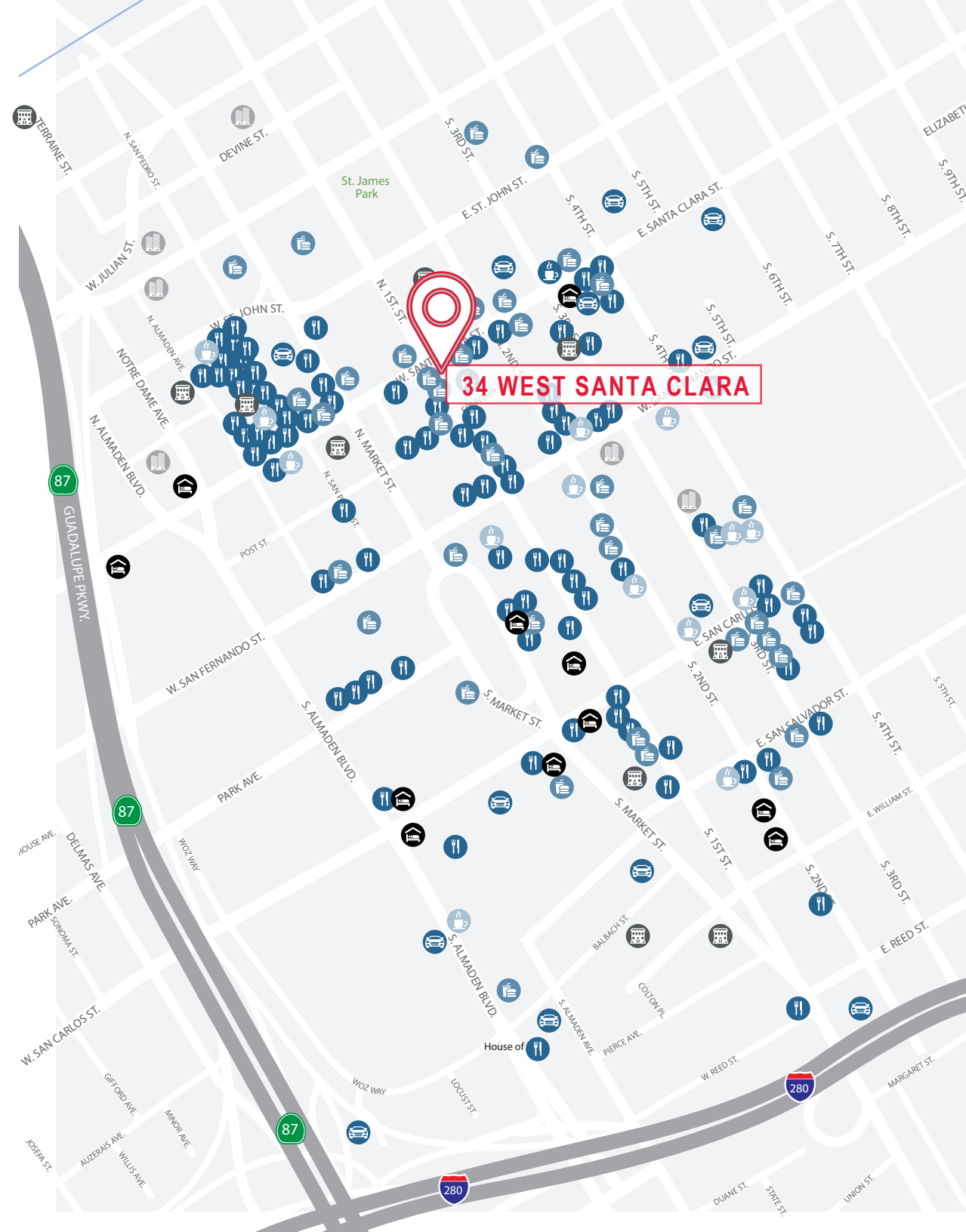
6+
CONDOMINIUM PROJECTS



13+
PARKING GARAGES



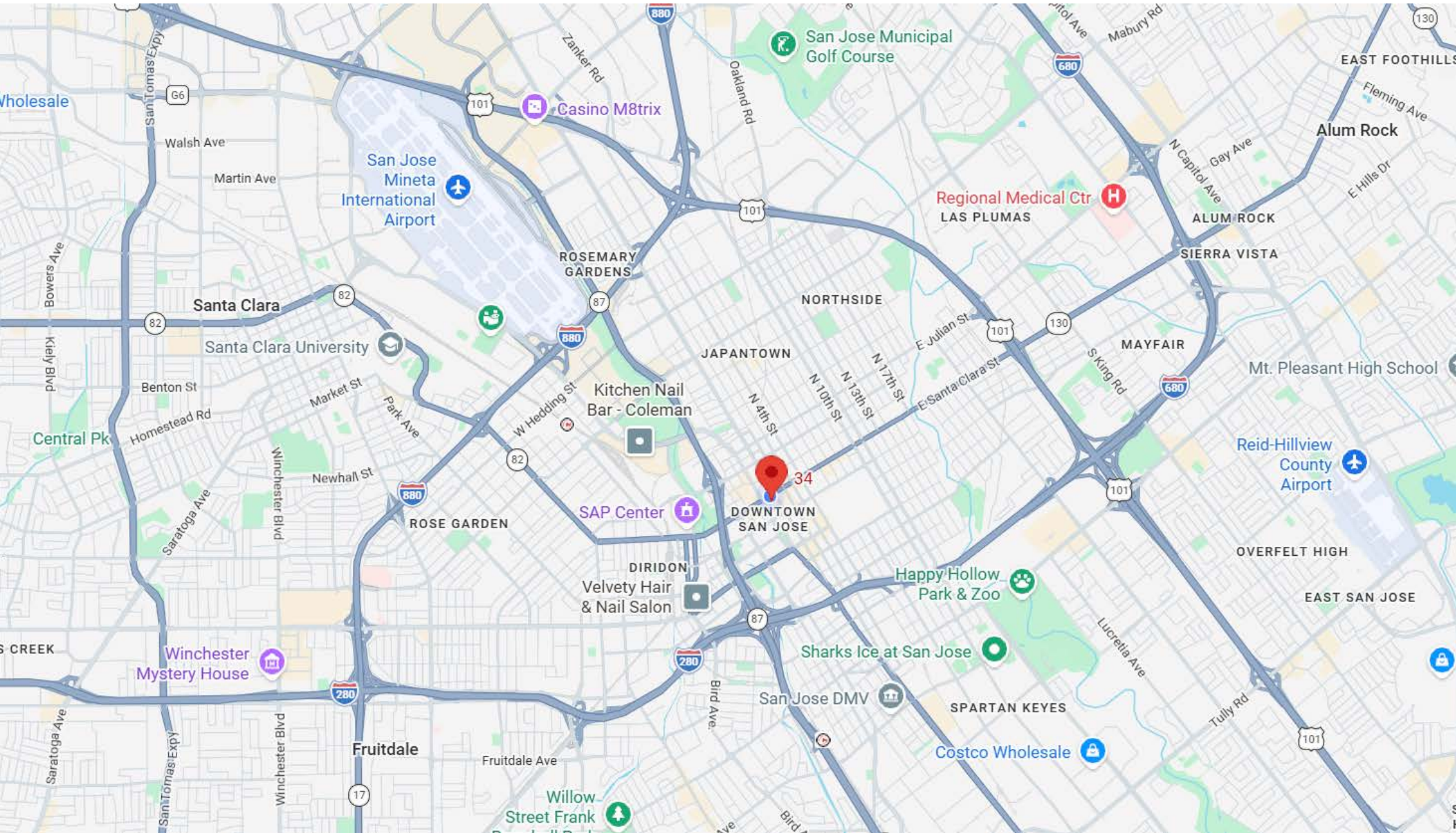
80+
CALTRAIN WEEKDAY STOPS



LOCATION MAP:

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DISCLAIMER:

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