

# DOWNTOWN SAN JOSE LEASE SPACE

## 4,665 SF AVAILABLE

262-268 E SANTA CLARA ST, SAN JOSE, CA 95116

**JEFF HELM**

Broker

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# 262-268 E Santa Clara St, San Jose, CA



## PROPERTY OVERVIEW


Available 4,665 SF




 **Rental Rate:**  
Inquire w/broker

 **Space SF:** 4,665 SF

 Convenient access to  
San Jose Downtown,  
freeways 101 and 280

 **Prime Location** in  
Heart of Downtown  
San Jose (blocks away  
from SJSU & City Hall)

 Vibrant, growing  
community ideal for all  
professional and retail  
uses

 Excellent public transit  
access and strong  
neighborhood foot traffic

## Lease Opportunity – 262-268 E Santa Clara St, San Jose

Positioned in the heart of Downtown San Jose, 262 E Santa Clara Ave offers exceptional visibility and accessibility along one of the city's most traveled corridors. The property supports a wide range of retail, office, medical, and service-oriented uses, featuring strong street presence, convenient access to major freeways and public transit, and close proximity to government offices, tech campuses, dining, and entertainment amenities that drive consistent daily foot traffic.

### Two Spaces Available | Anchor & Salon

This property offers two available spaces to suit a variety of commercial users. The largest suite is a 4,665 sf box, ideal for retail, fitness, medical, or specialty uses. Additionally, a 496 SF salon space is available, perfect for beauty, wellness, or boutique service businesses.

### Zoning:

DC—Downtown Primary Commercial



Zoning Uses

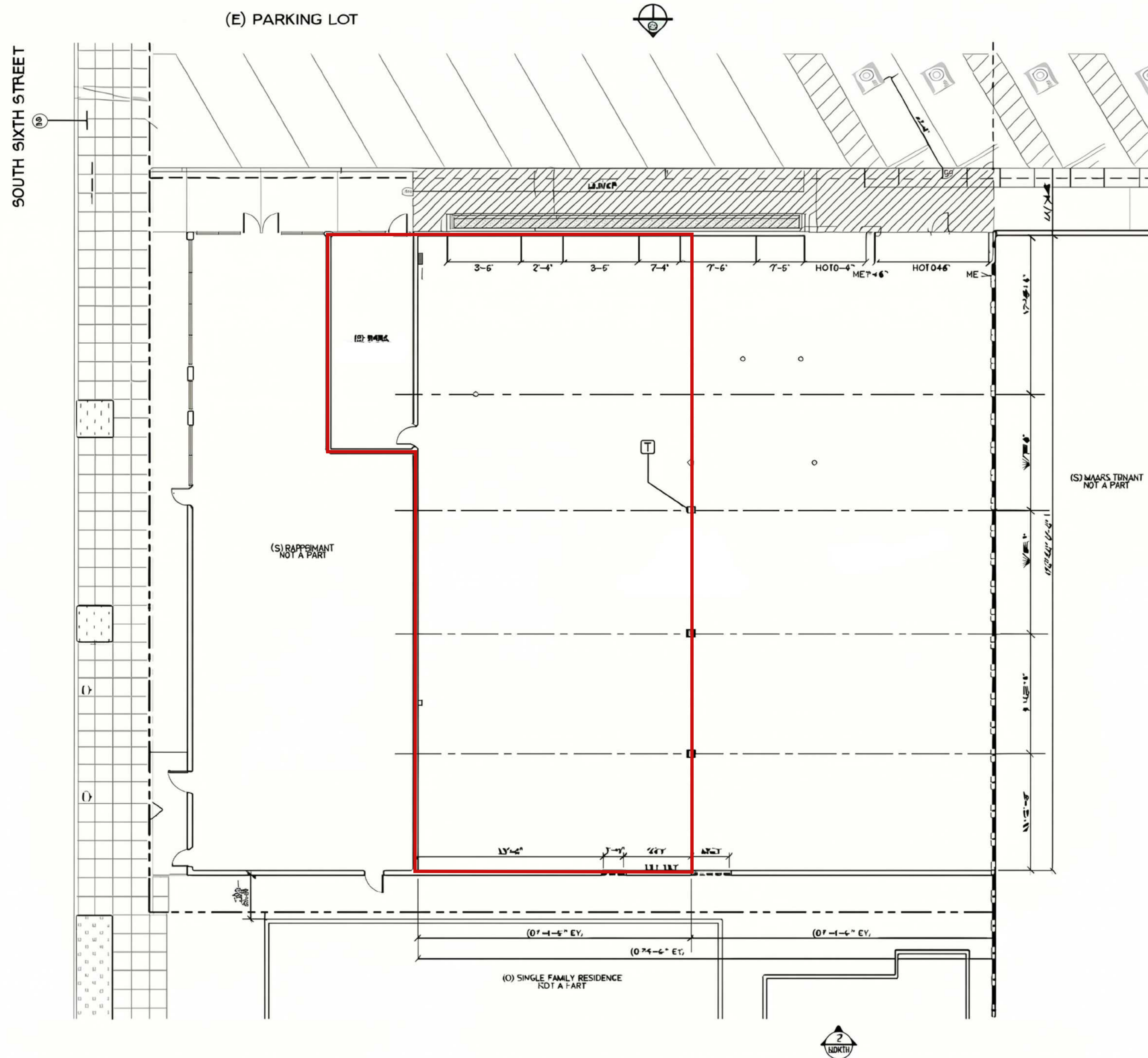
# GROCERY ANCHORED

## COMMERCIAL PLAZA

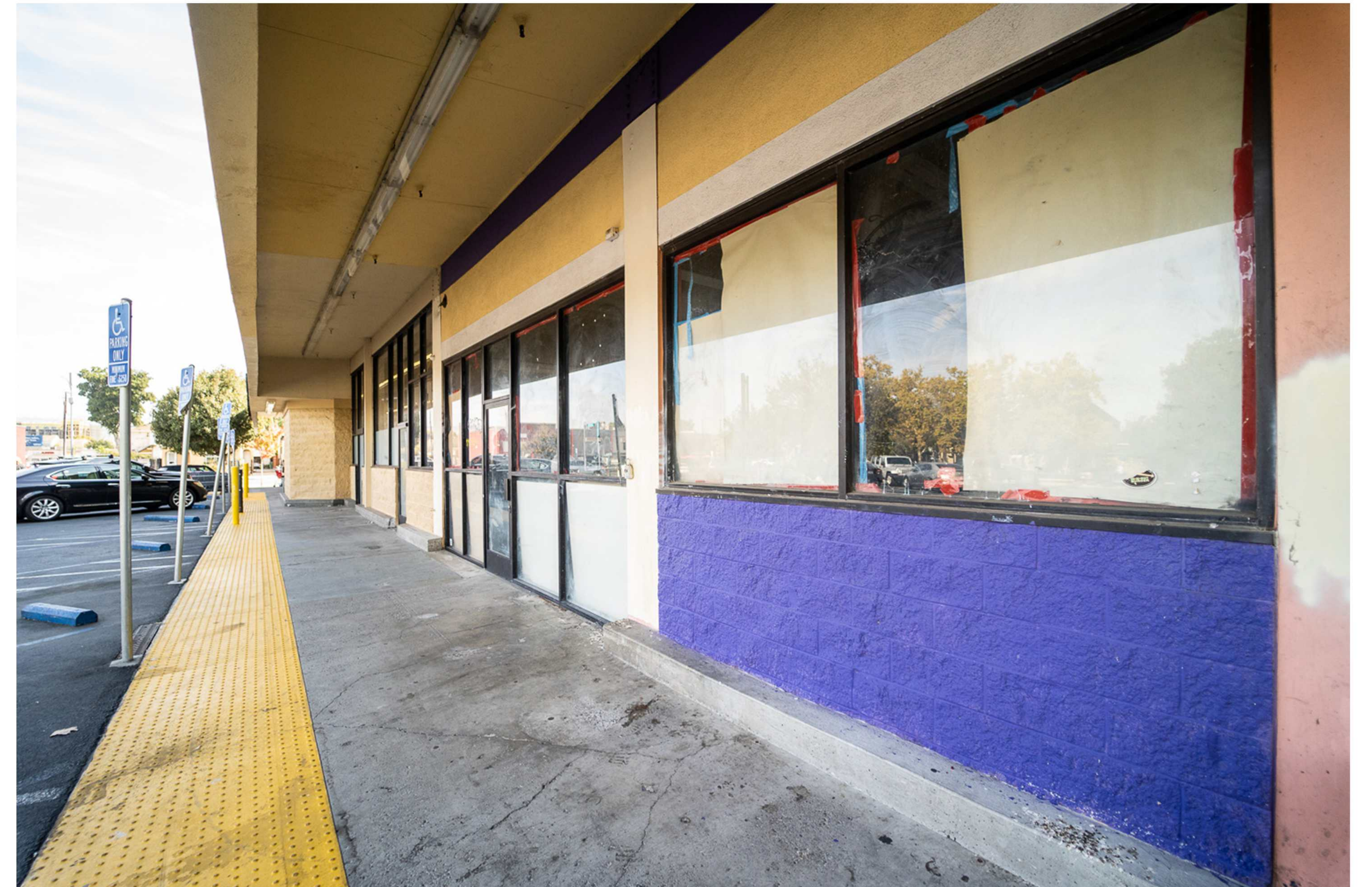
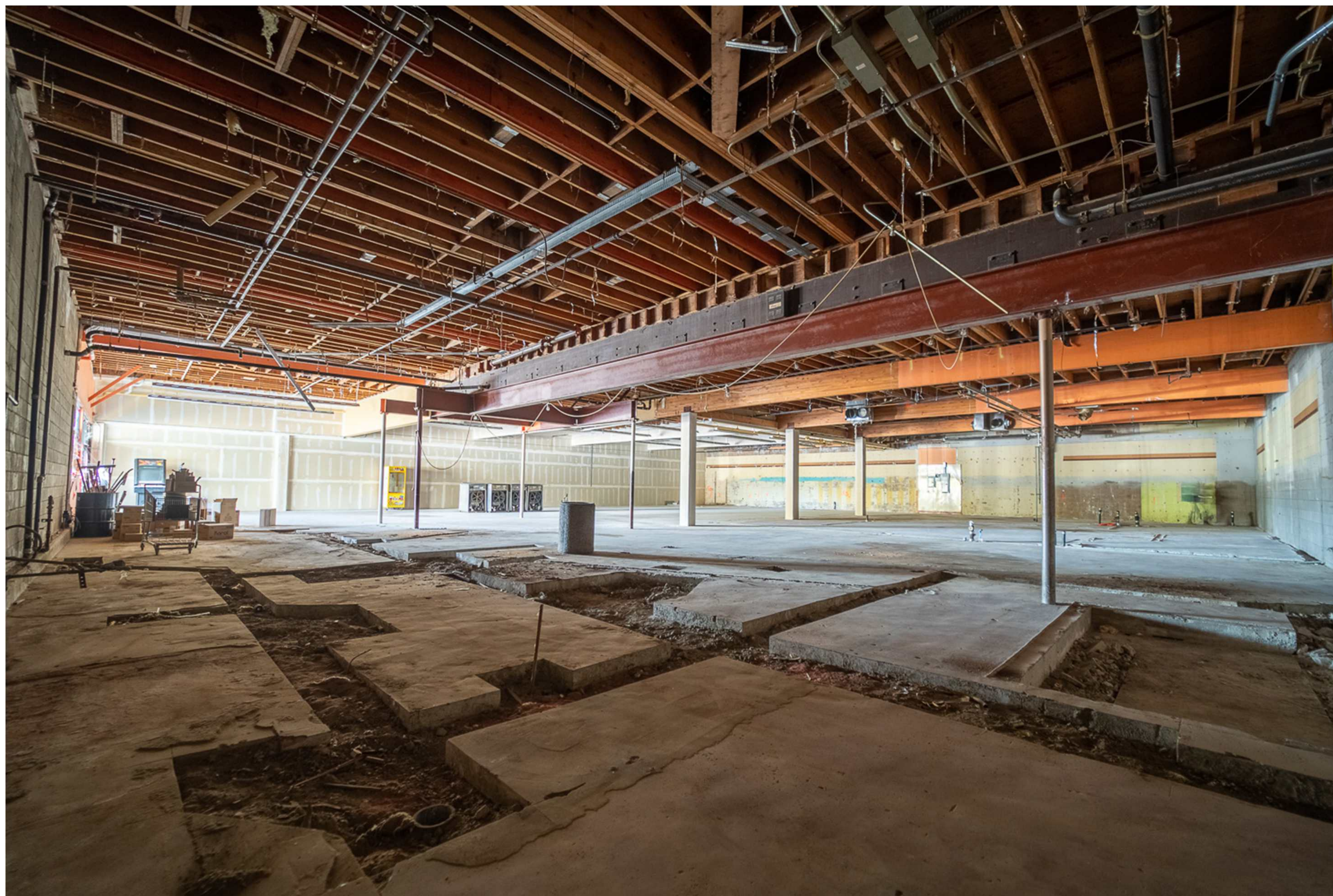
- GROCERY OUTLET ANCHORED
- HIGH TRAFFIC LOCATION
- STABLE ANCHOR TENANT



# 4,665 SF - FLOOR PLAN

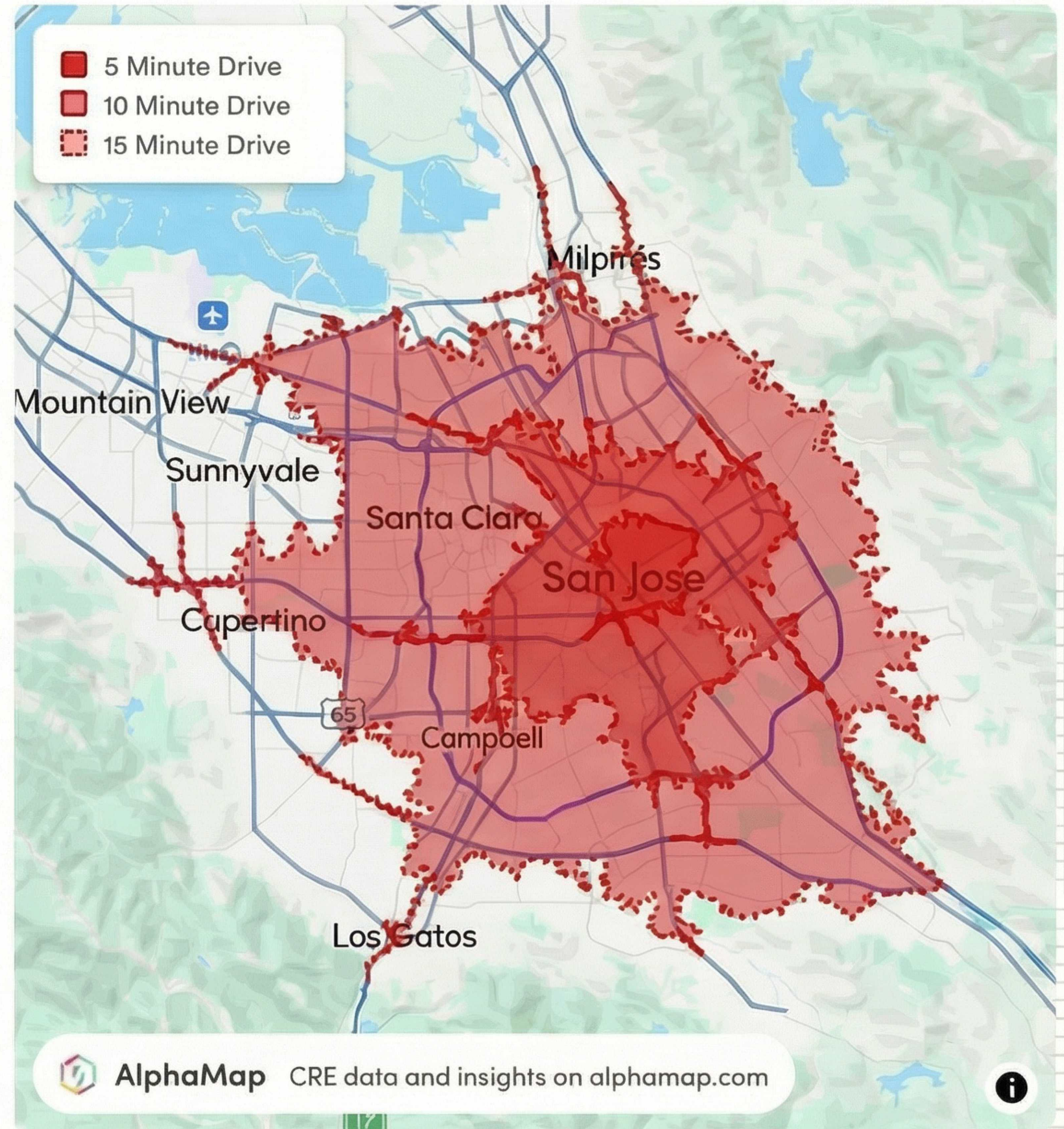


# 4,665 SF - INSIDE PHOTOS



# DEMOGRAPHICS

Demographics	5 Mins	10 Mins	15 Mins
Total Population	48,269	260,561	1,034,054
Average Age	36	38	39
Average Age (Male)	36	37	38
Average Age (Female)	37	39	40
Total Households	18,273	89,794	344,213
Persons per HH	2.6	2.9	3
Average HH Income	\$145,104	\$155,622	\$192,021
Average House Value	\$1,243,620	\$1,112,834	\$1,264,584
Per Capita Income	\$55,509	\$53,662	\$64,007
Population White	15,885	68,000	251,888
Population Black	2,676	10,695	30,154
Population American Indian	944	5,810	15,056
Population Asian	9,704	63,589	424,295
Population Pacific Islander	160	992	4,038
Population Other	12,486	76,436	193,609



AlphaMap CRE data and insights on [alphamap.com](https://alphamap.com)


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**HELM PROPERTIES**

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