

FOR LEASE



995 E Santa Clara St | San Jose, CA
High-Visibility Commercial Opportunity

PROPERTY HIGHLIGHTS

- **±27,370 SF***
Commercial Building
**(Includes Basement & Mezzanine – Est. SF, To Be Verified)*
- **±0.42 Acre Parcel**
- **Prime E Santa Clara Street Frontage**
- **Open Interior Layout**
- **Ideal for Retail, Sports Training, Showroom, or Flex Use**
- **On-Site Parking**
- **Zoning: C3**
- **APN 467-12-002**



JEFF HELM | Broker

949.624.0630

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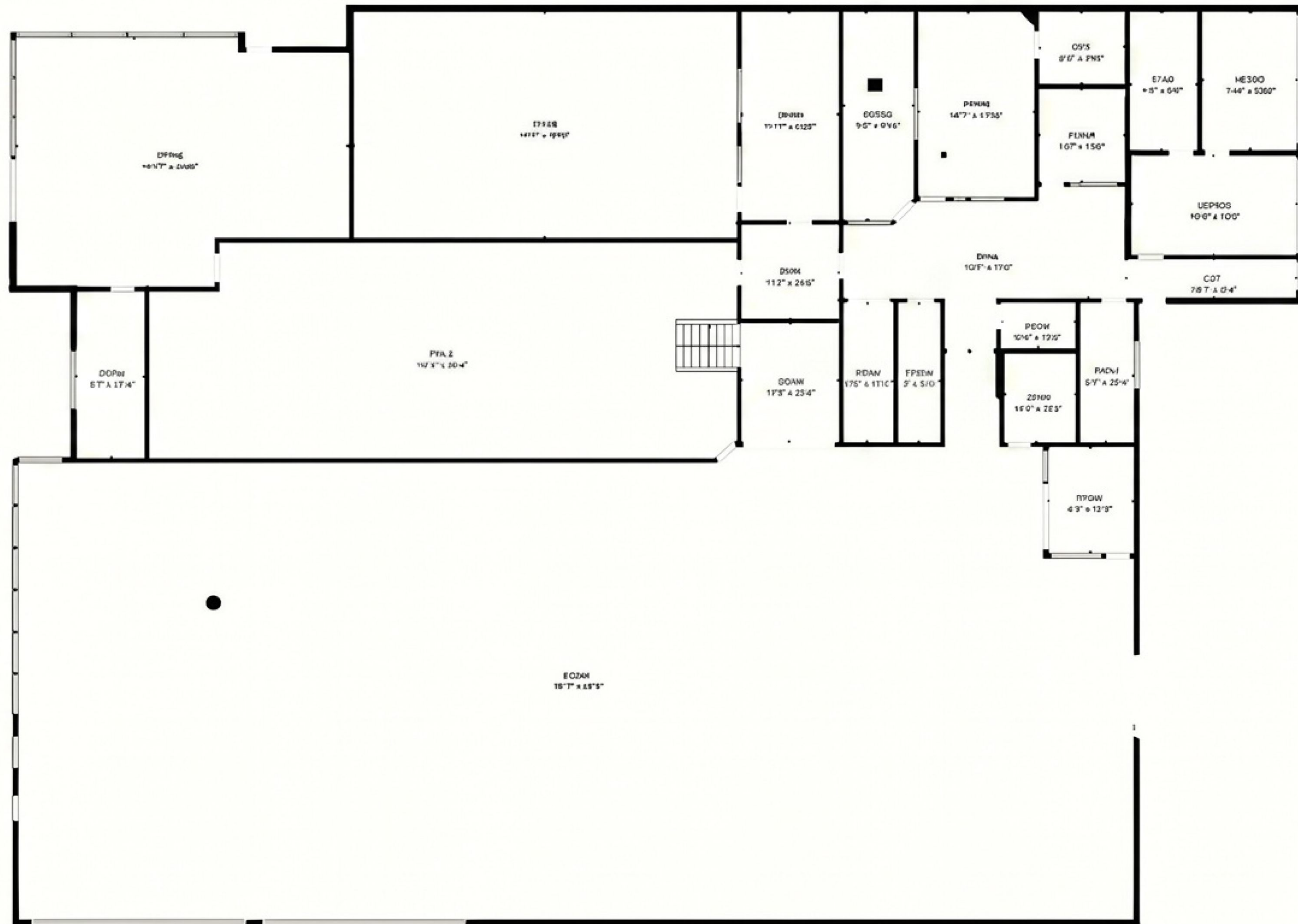
www.helmre.com

Lic. #02246520

FLOOR PLANS

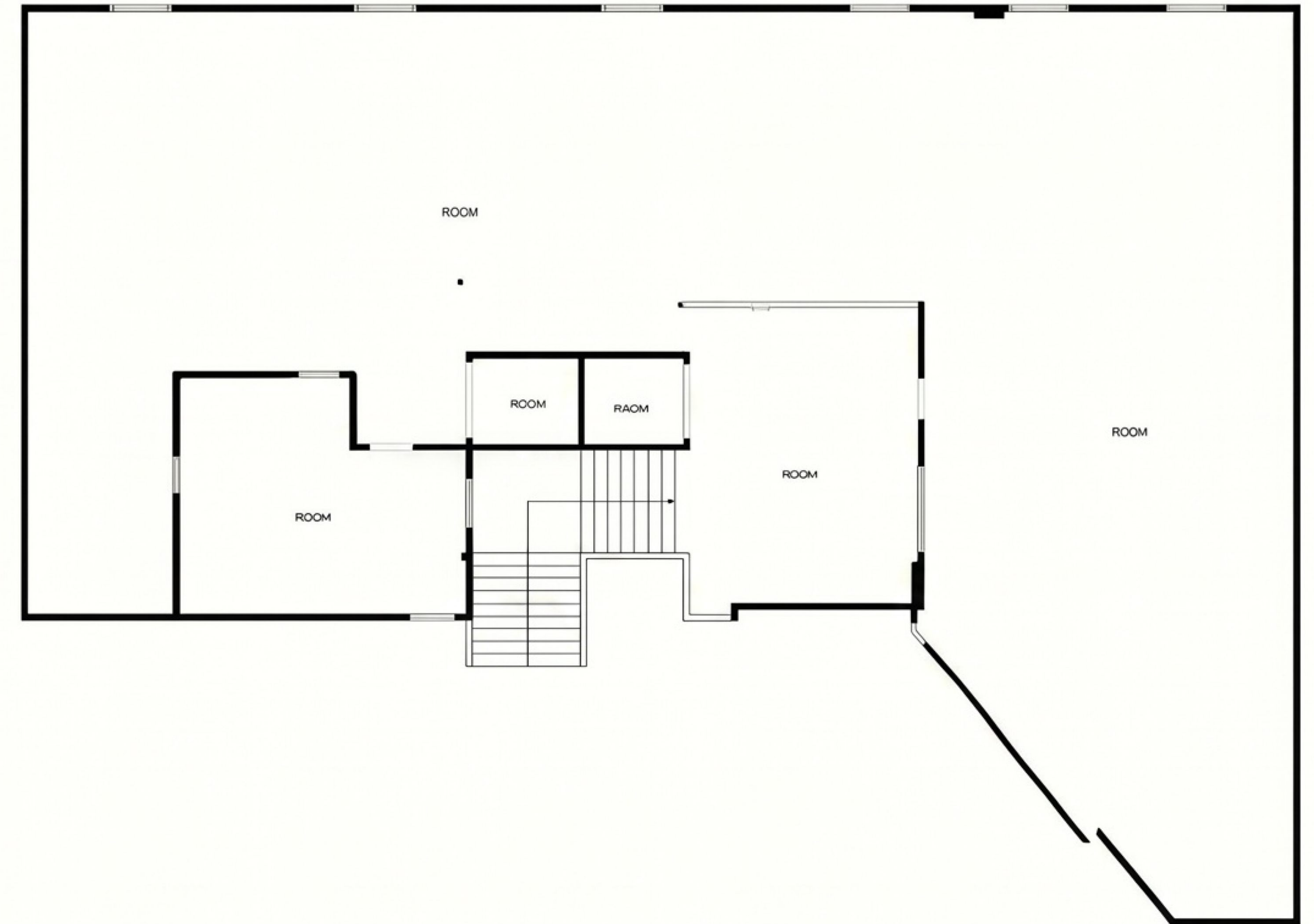
995 E Santa Clara St | San Jose, CA 95116

MAIN FLOOR



14. LOU PLAR BHE Y/35 AT E L6 L ALE AP7 HGDN CSUWHF1 THE CCK N BART FLEA4LE DUT NOT ELEIM AREA

MEZZANINE FLOOR



14. LOU PLAR BHE Y/35 AT E L6 L ALE AP7 HGDN CSUWHF1 THE CCK N BART FLEA4LE DUT NOT ELEIM AREA

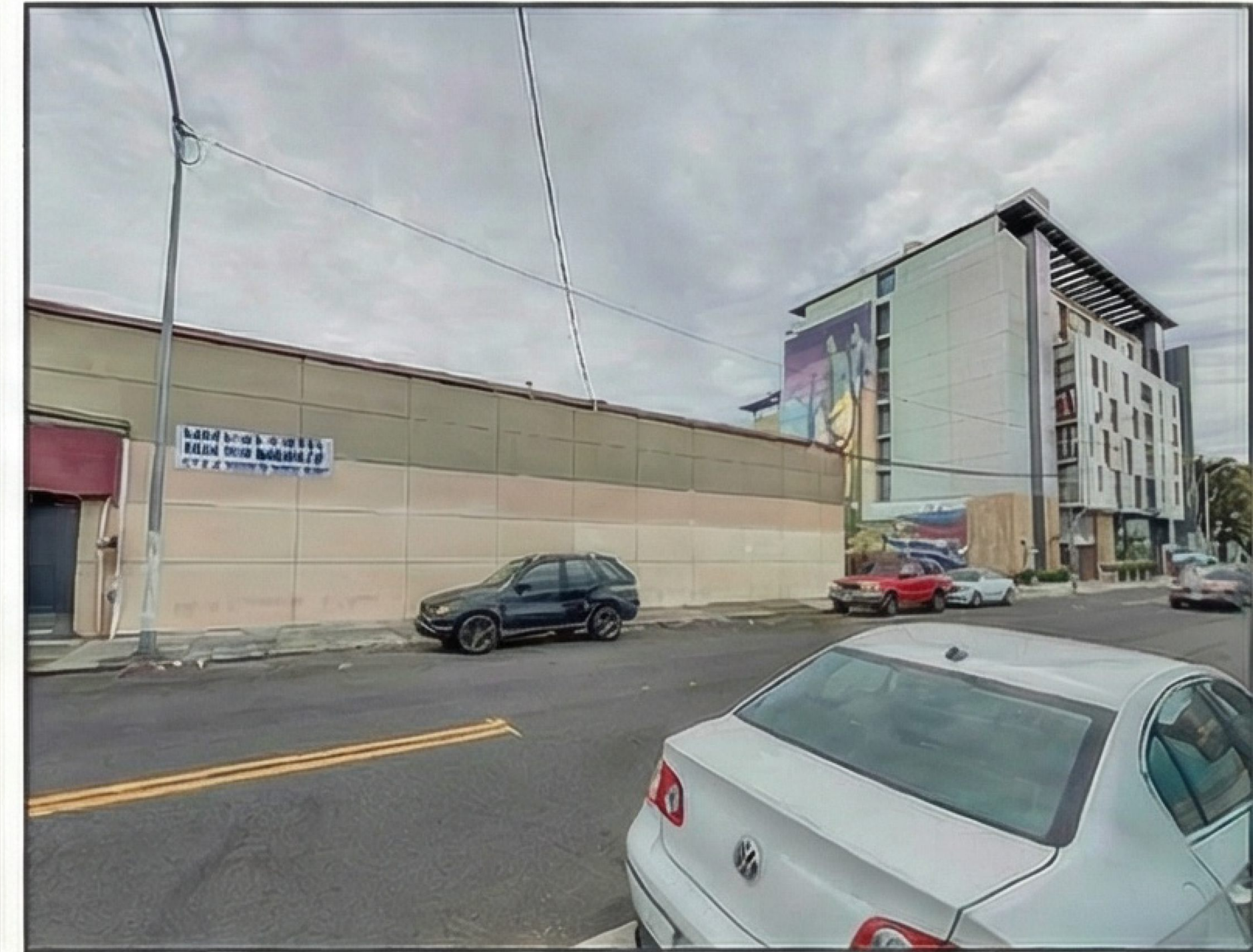
Total Building: 27,370 SF | **Lot: ±0.42 Acres** | **Zoning: C3** | **APN: 467-12-002**
ESTIMATED



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PROPERTY PHOTOS

995 E Santa Clara St | San Jose, CA





PRIME LOCATION

995 E Santa Clara St | San Jose, CA



 SAN JOSE INT'L AIRPORT (SJC)
APPROX. 3.5 MILES

 CALTRAIN STATION
APPROX. 1.5 MILES

 VTA LIGHT RAIL LINES
APPROX. 1.3 MILES

 SAN JOSE STATE UNIVERSITY (SJSU)
APPROX. 0.8 MILES

 SAP CENTER
APPROX. 1.1 MILES

 DOWNTOWN SAN JOSE
APPROX. 1.2 MILES

- ✓ High-traffic Santa Clara Street corridor
- ✓ Strategic corner visibility
- ✓ Easy freeway access

- ✓ Established commercial district
- ✓ Public transportation nearby