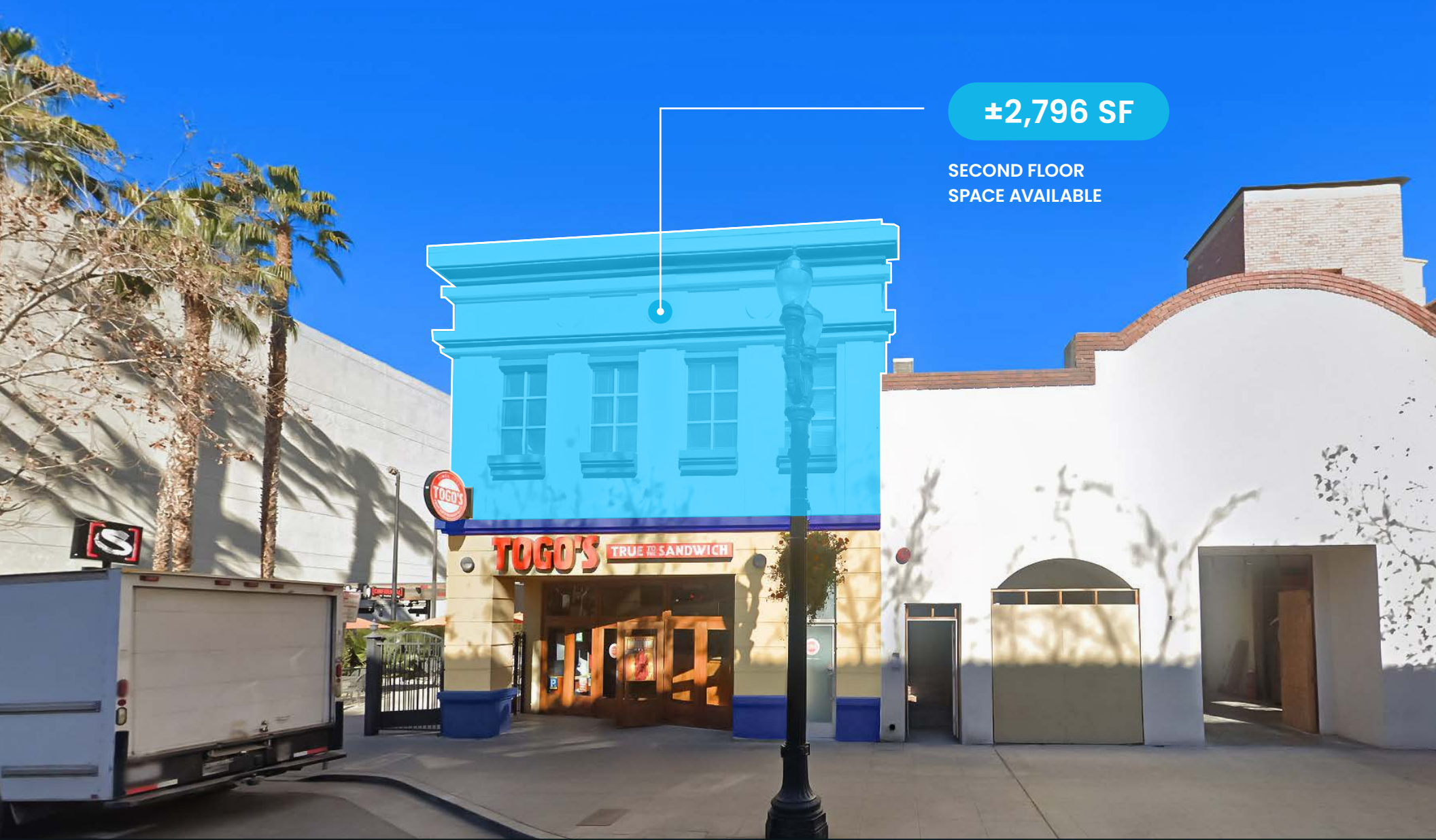




±2,796 SF

SECOND FLOOR  
SPACE AVAILABLE

# 18 N San Pedro St.

SAN JOSE, CA

James Chung / (408) 400-7017  
Ron Cruz / (408) 400-7003

 the econic company®

## PROPERTY

## Highlights



Second Floor Office Space Available



Adjacent to 1,393 Space Parking Structure: Market & San Pedro Square Garage (First 90-minutes free)



Easy Access to Highway 87 and Highway 280



Strong restaurant and retail co-tenancy in heavy footfall corridor

## DEMOGRAPHICS

|                          | 1 MILE    | 3 MILES   | 5 MILES   |
|--------------------------|-----------|-----------|-----------|
| Population               | 42,214    | 130,255   | 251,661   |
| Daytime Population       | 48,217    | 90,094    | 179,928   |
| Average Household Income | \$104,581 | \$104,994 | \$103,073 |

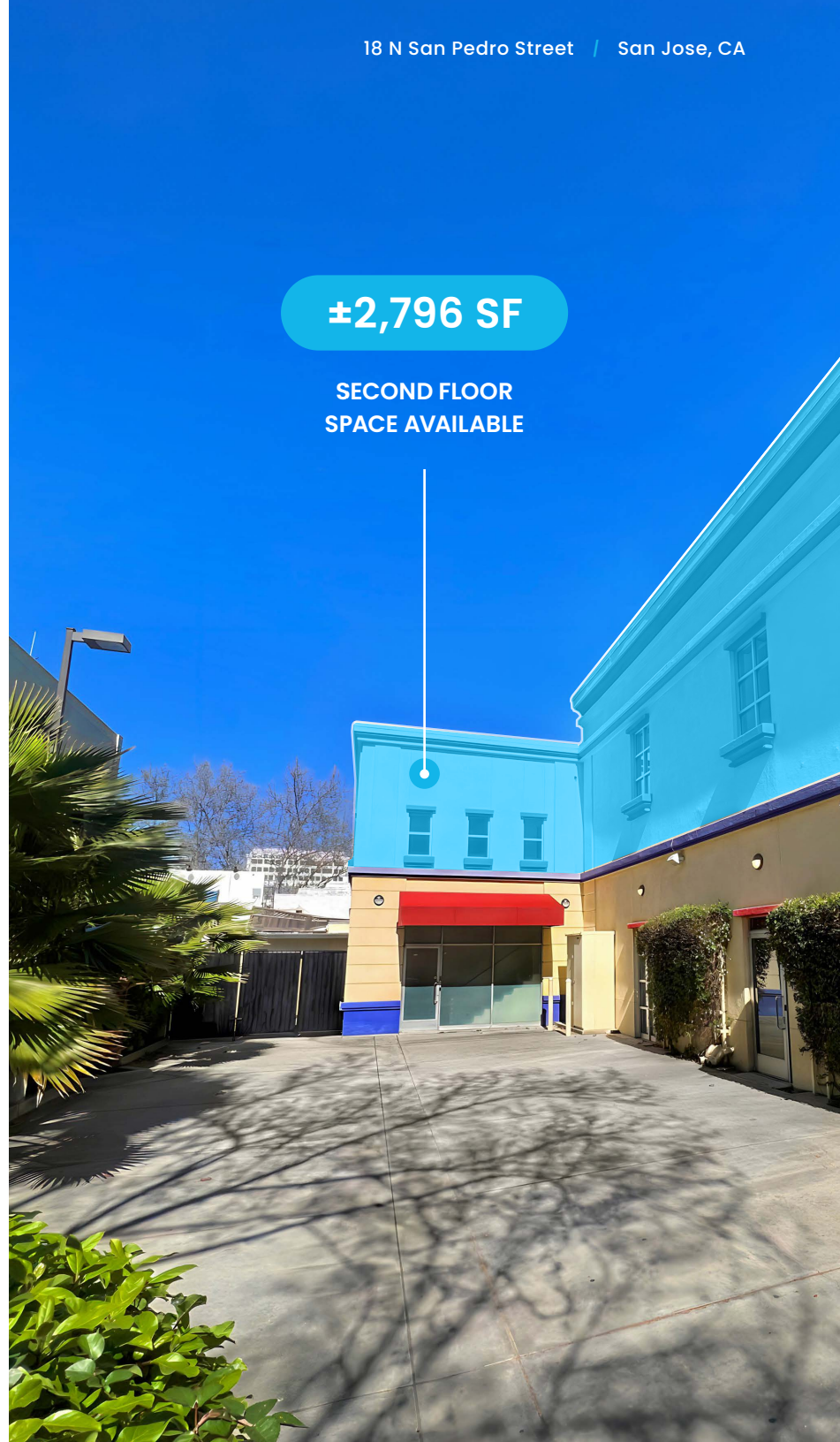
## TRAFFIC COUNTS

Source: 2022 Esri.

|                      |            |
|----------------------|------------|
| W Santa Clara Street | 21,060 ADT |
| San Pedro Street     | 3,905 ADT  |
| Market Street        | 21,060 ADT |

±2,796 SF

SECOND FLOOR  
SPACE AVAILABLE



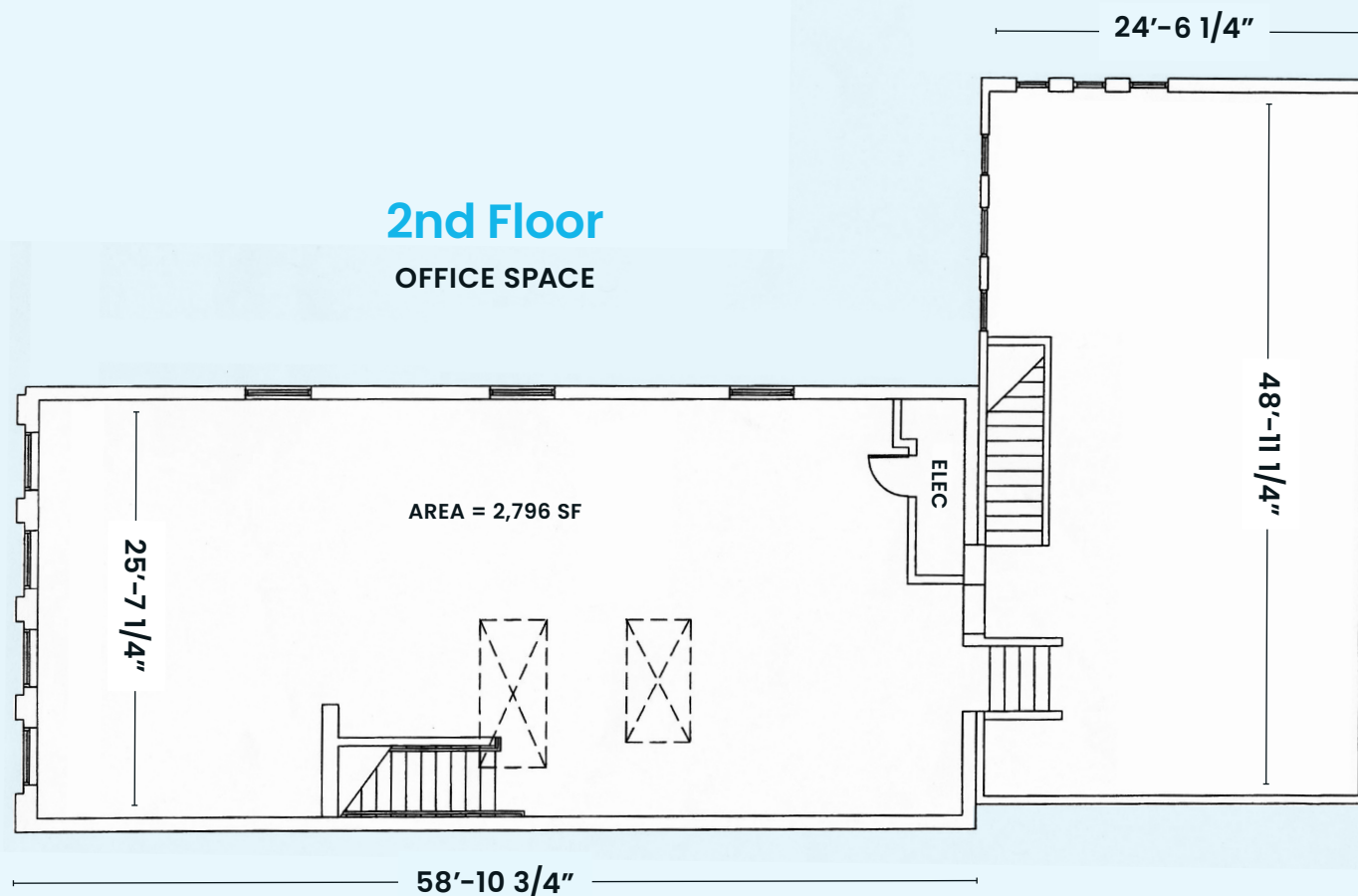
## PROPERTY

## Floor Plan

N SAN PEDRO STREET

## 2nd Floor

OFFICE SPACE



MARKET

# Aerial

Market & San Pedro  
Square Parking Garage  
(1,393 spaces)

San Pedro Square

Centera  
347 Luxury Apartments

Modera  
201 Luxury Apartments

HOTEL de ANZA  
THE SAN JOSE HOTEL

AC  
HOTELS  
MARRIOTT

Adobe Headquarters  
43,473 Employees

SITE

THE FARMERS UNION  
RESTAURANT & CAFE

OLLA

Starbucks

SUSHI  
[CONFIDENTIAL]  
BY GARY HART

TACO BELL

LA VICTORIA  
RESTAURANTE MEXICANO

CHIPOTLE  
MEXICAN GRILL

Bishops  
RESTAURANT

San Jose  
Museum of Art

Signia  
Hilton



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