



**RESTAURANT AVAILABLE FOR LEASE
AT THE HISTORIC LION BUILDING**
33 San Fernando & 97 S. Second Street
San Jose, CA 95113

 **PRIME COMMERCIAL**
INCORPORATED

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Features & Amenities

8,859 SF TOTAL GROUND FLOOR

- + Second generation restaurant
- + 3,209 SF mezzanine
- + 10,623 square foot basement potentially available
- + Substantial restaurant infrastructure in place
- + Highly visible location at S. 2nd Street and San Fernando Street.
- + Adjacent to the Energy Hub, a proposed mixed-use 298 foot tower comprising 741,000 square feet
- + Public parking conveniently located nearby and excellent walk score of 86
- + Former Gordon Biersch restaurant
- + Available Now - Negotiable terms!



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TRAFFIC COUNTS

5,593 ADT

S. 2ND STREET

10,029 ADT

E. SAN FERNANDO STREET



POPULATION

44,880

1 MILE

262,312

3 MILES

684,204

5 MILES



HOUSEHOLD INCOME

\$149,847

1 MILE

\$146,519

3 MILES

\$156,173

5 MILES



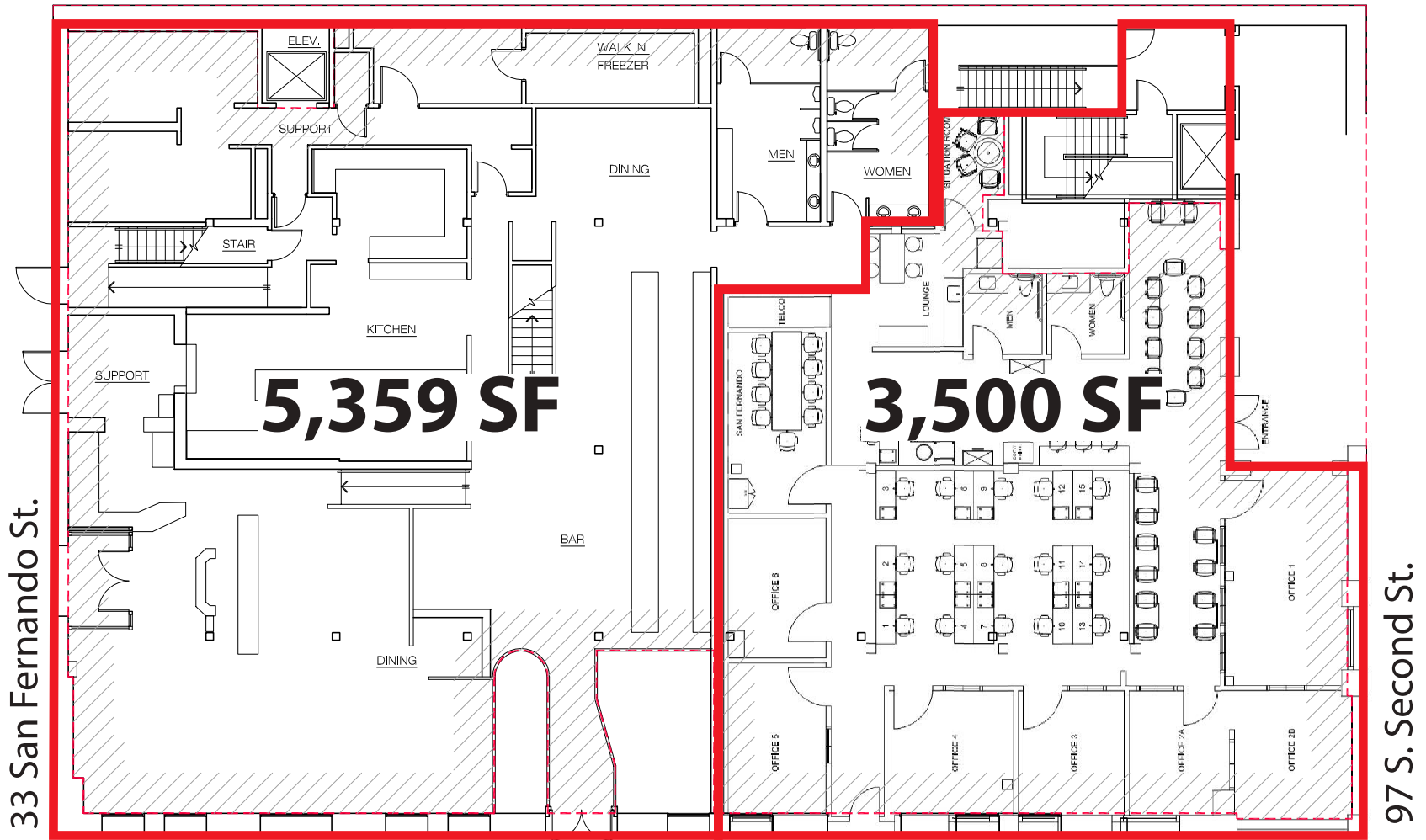
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Ground Floor | 8,859 SF.....

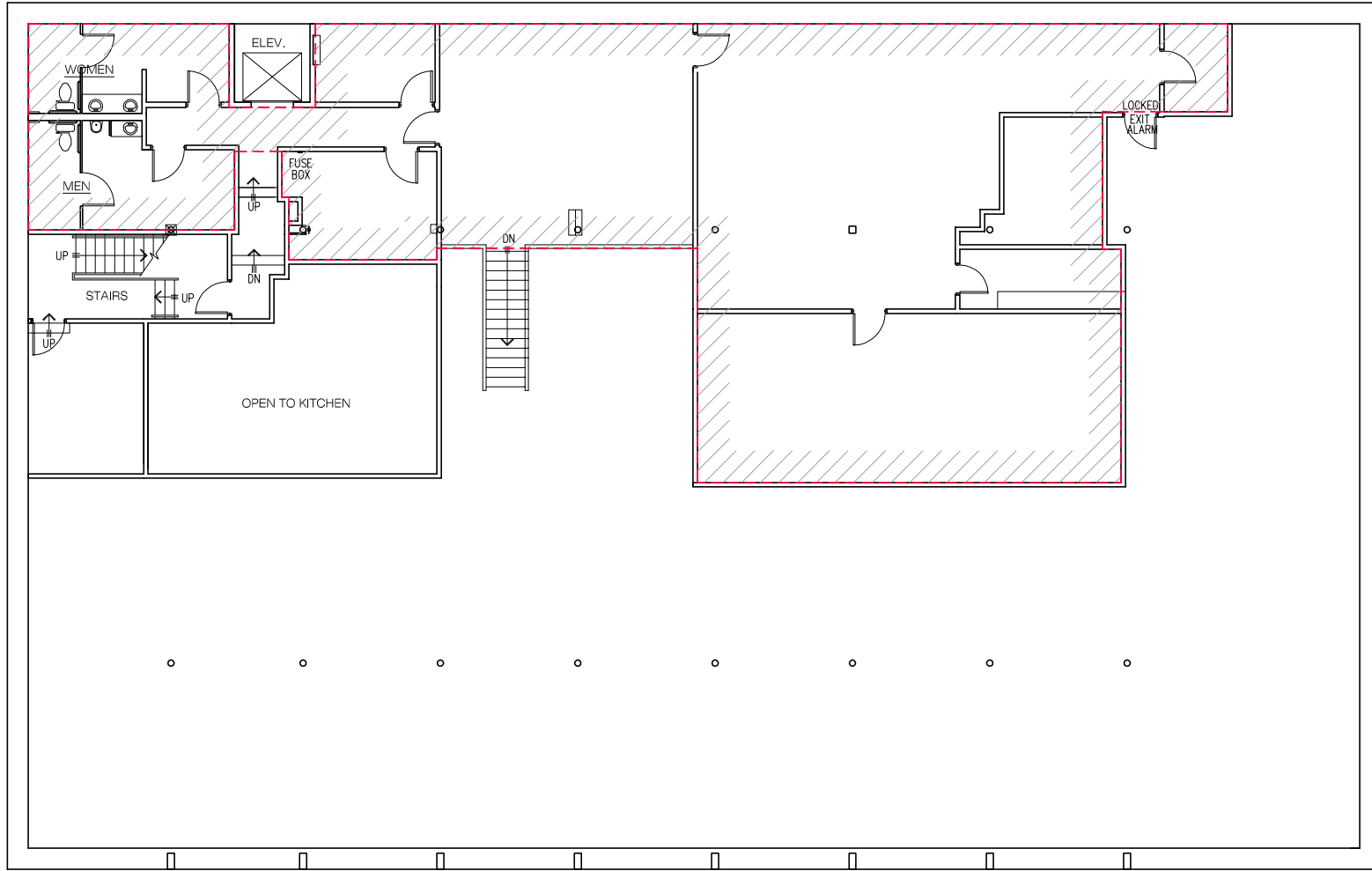


3 FIRST FLOOR PLAN

SCALE : 1/16" = 1'-0"



Mezzanine (2nd floor) | 3,209 SF..... 33 San Fernando Street, San Jose, CA 95113

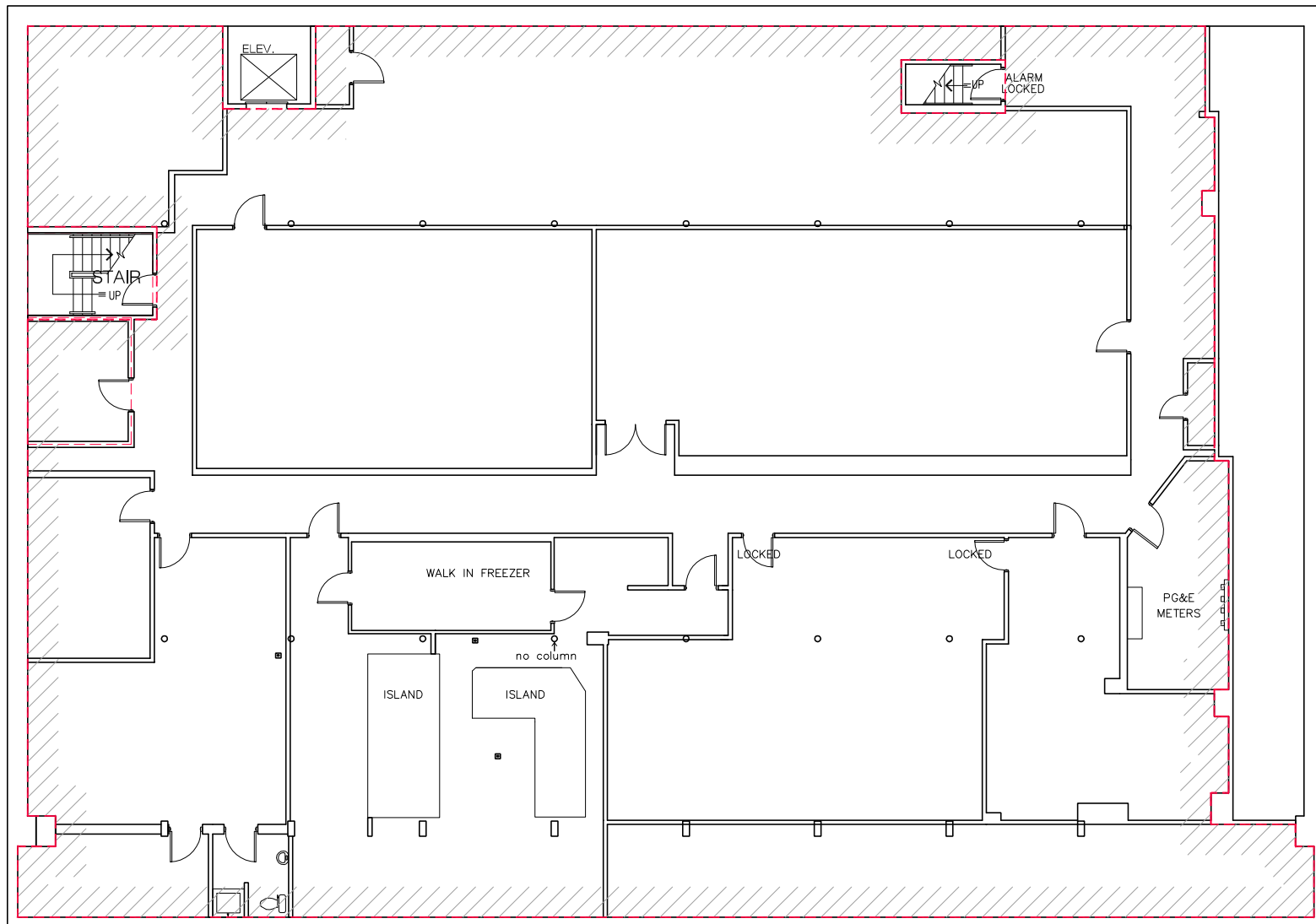


1

MEZZANINE / 2nd FLOOR PLAN

SCALE : 1/16"=1'-0"

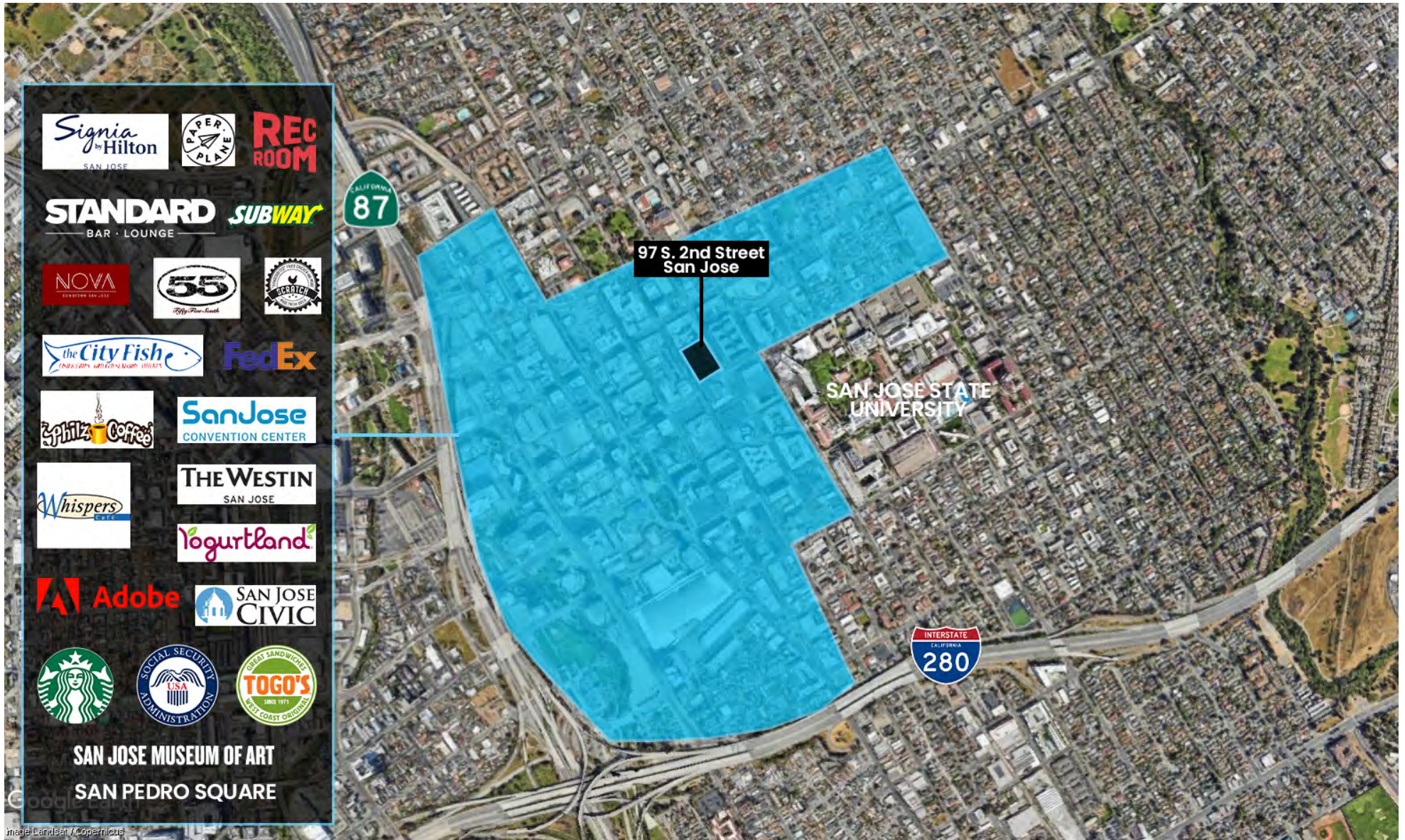




2 BASEMENT FLOOR PLAN SCALE : 1/4"=1'-0"



Aerial Map..... S. 2nd Street, San Jose, CA 95113



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