



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



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Features & Amenities

**11,503
SQUARE FEET**

- + Second generation restaurant
- + 10,180 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



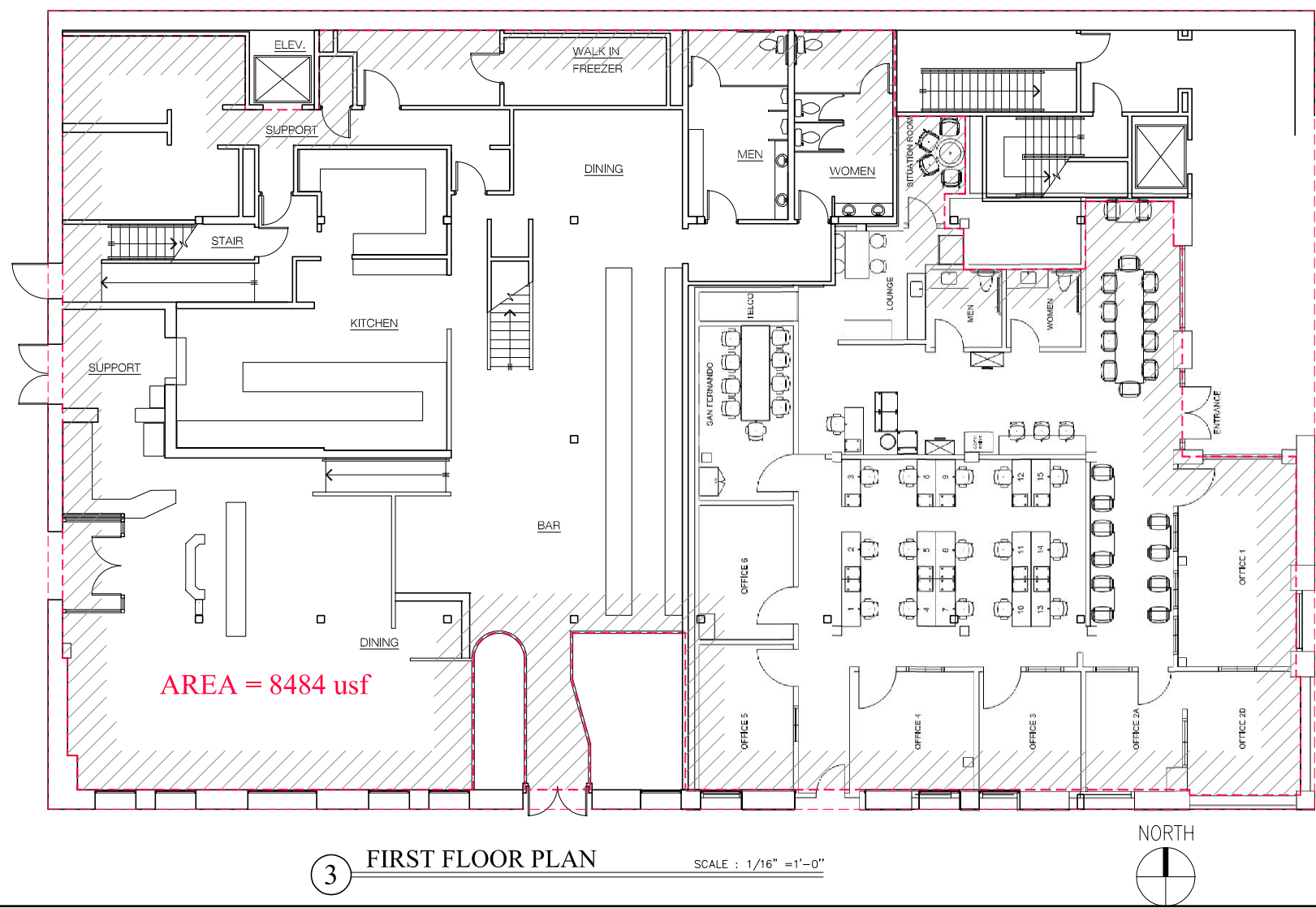
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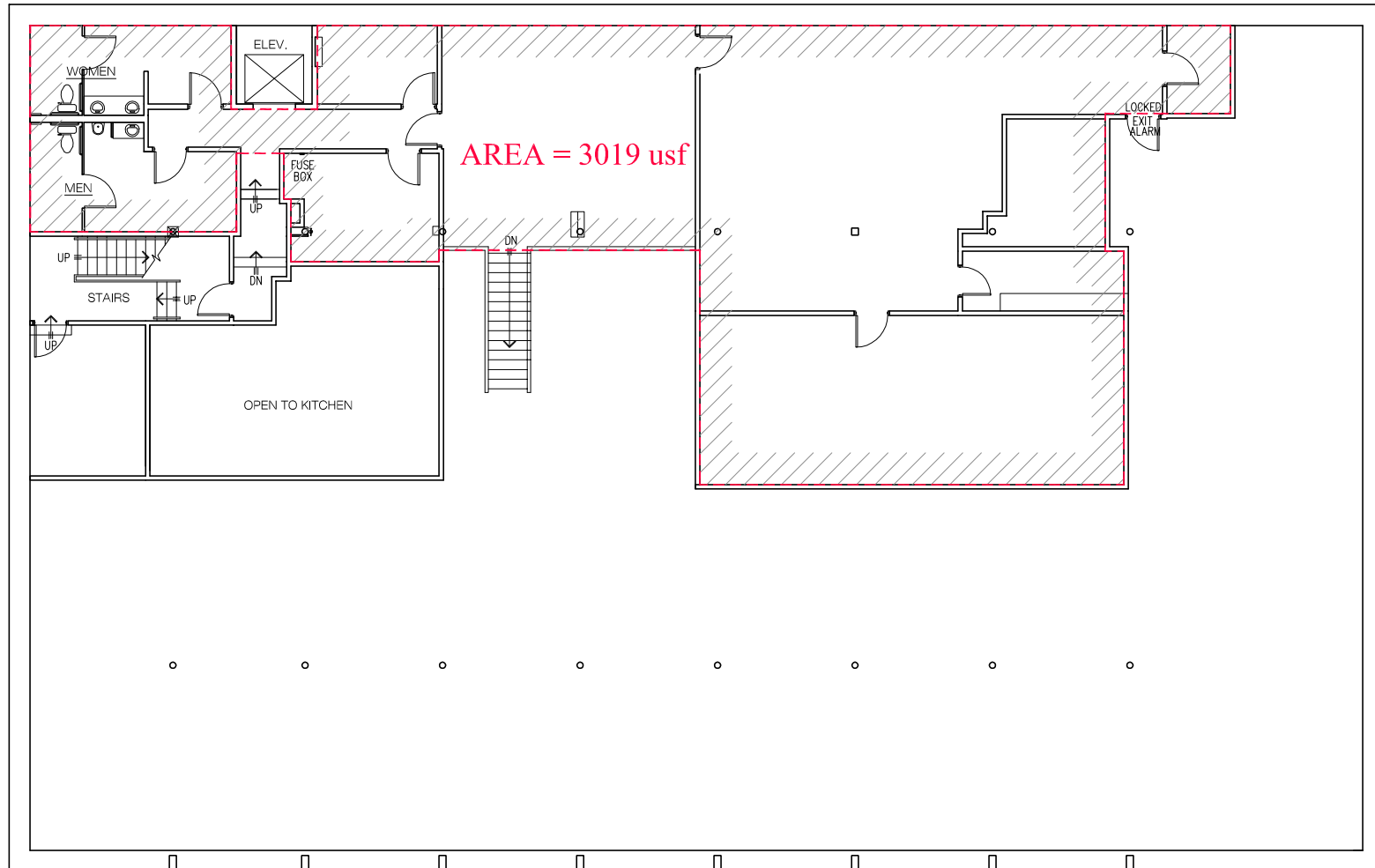
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Ground Floor.....

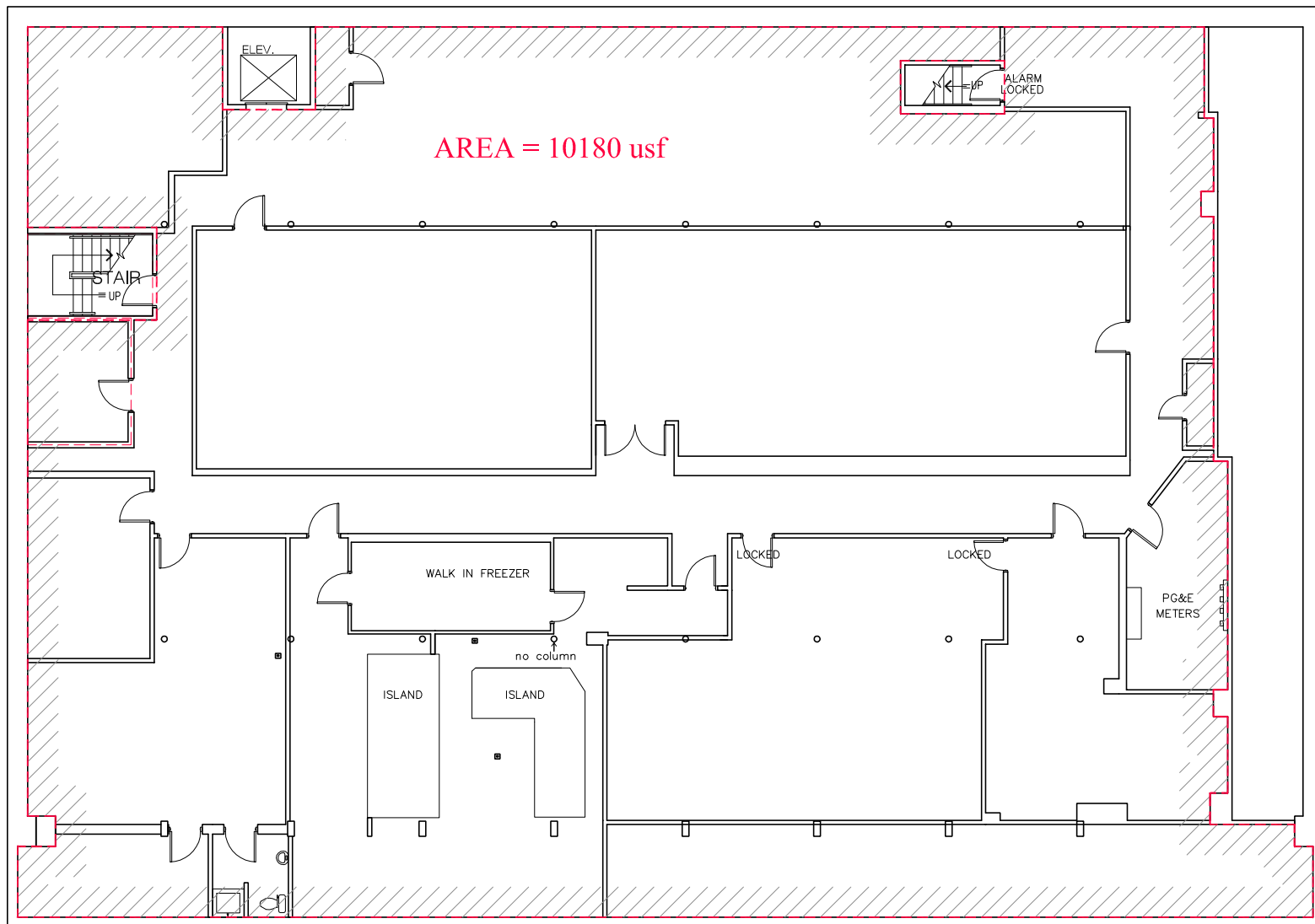


Mezzanine (2nd floor)..... 97 S. 2nd Street, San Jose, CA 95113



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

