

FOR LEASE
LIVE/WORK OPPORTUNITY

350 W. JULIAN STREET

BUILDING 8



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Live and Work in...



BUILDING 8
LIVE/WORK OPPORTUNITY

SIZE:	1,145 Square Feet
PRICE:	\$2.00 / SF + NNN \$1.00 (\$3,435 <i>Monthly Total</i>)

PROPERTY HIGHLIGHTS

- Located in Little Italy at the northwest corner of Downtown San Jose, adjacent to the Guadalupe River Park
- Live-Work Opportunity - Perfect for professional office, retail and service commercial uses
- Conveniently located to SAP Center, Light Rail, CalTrain and San Pedro Square
- 2 Story Building
- Quaint front patio & enclosed back patio
- Beautiful views of greenery & the Guadalupe River
- Upgraded bathroom with shower
- ADA Ramp
- Within a 10 minute walk from Downtown San Jose
- 1 reserved parking spot & street parking available

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BUILDING 8

EXTERIOR PHOTOS

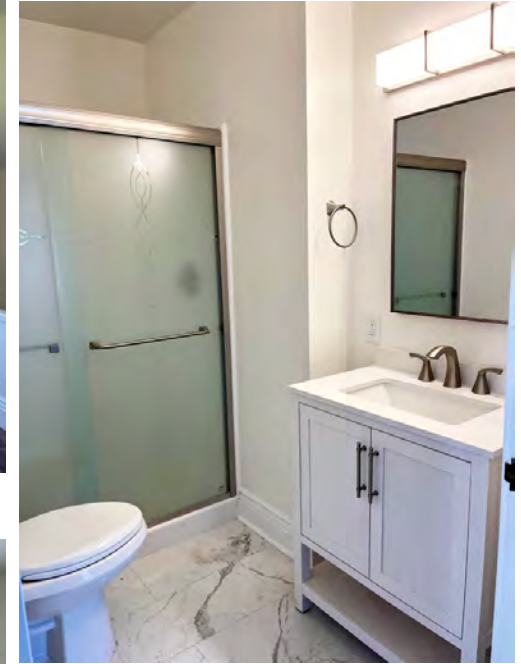


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INTERIOR PHOTOS



BUILDING 8

SHARED COURTYARD PHOTOS

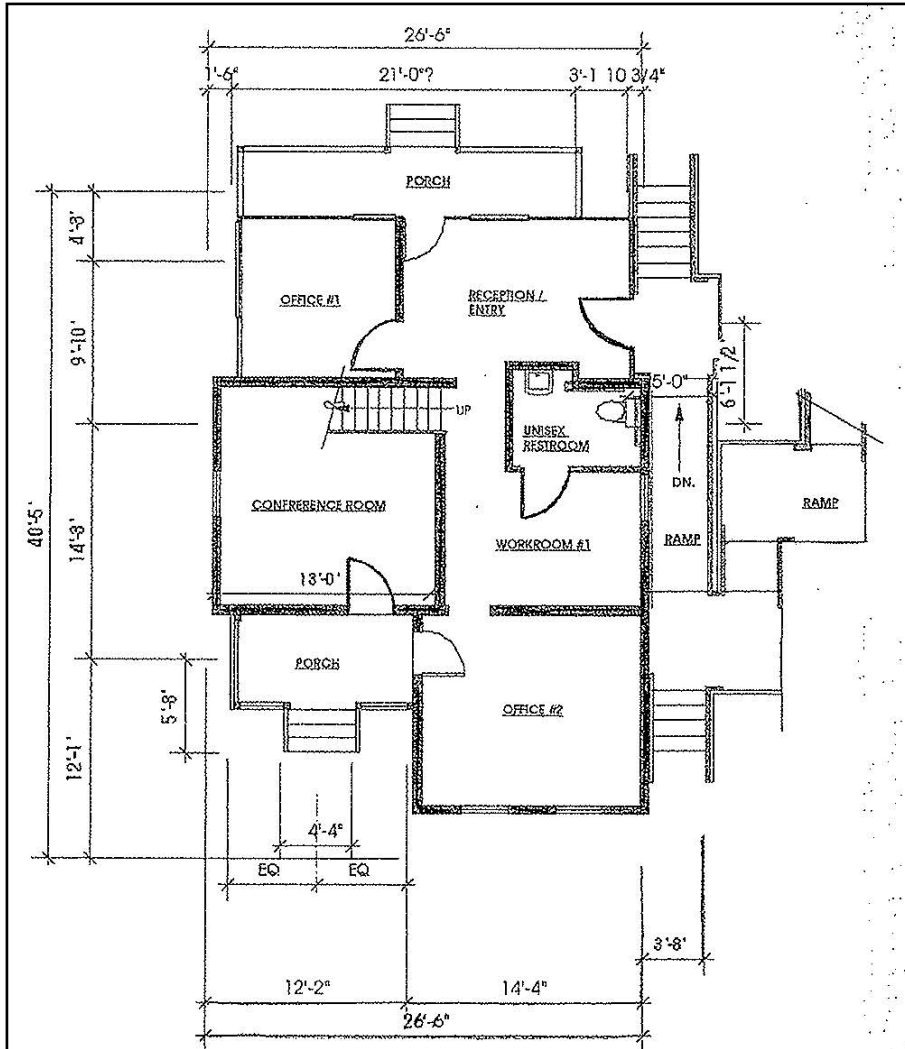


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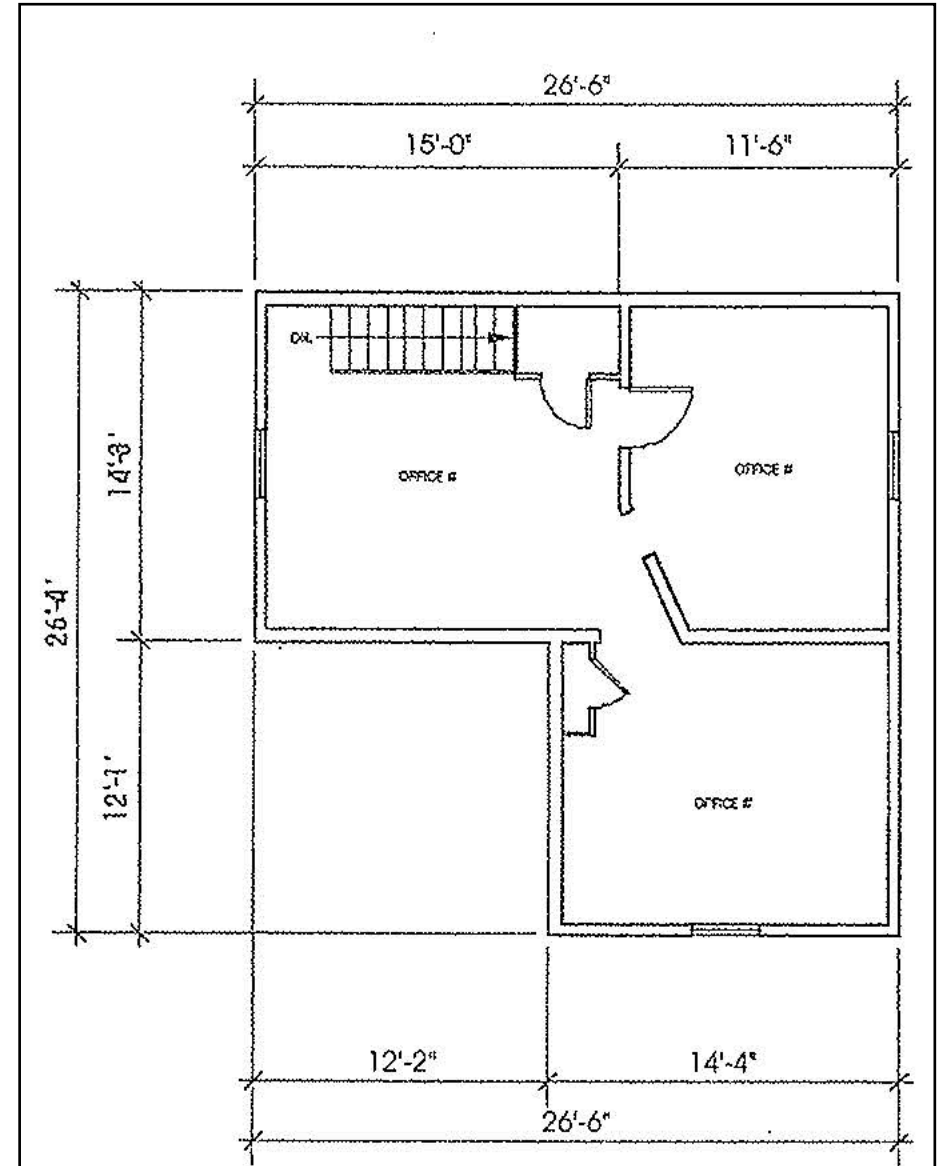
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FLOOR PLAN



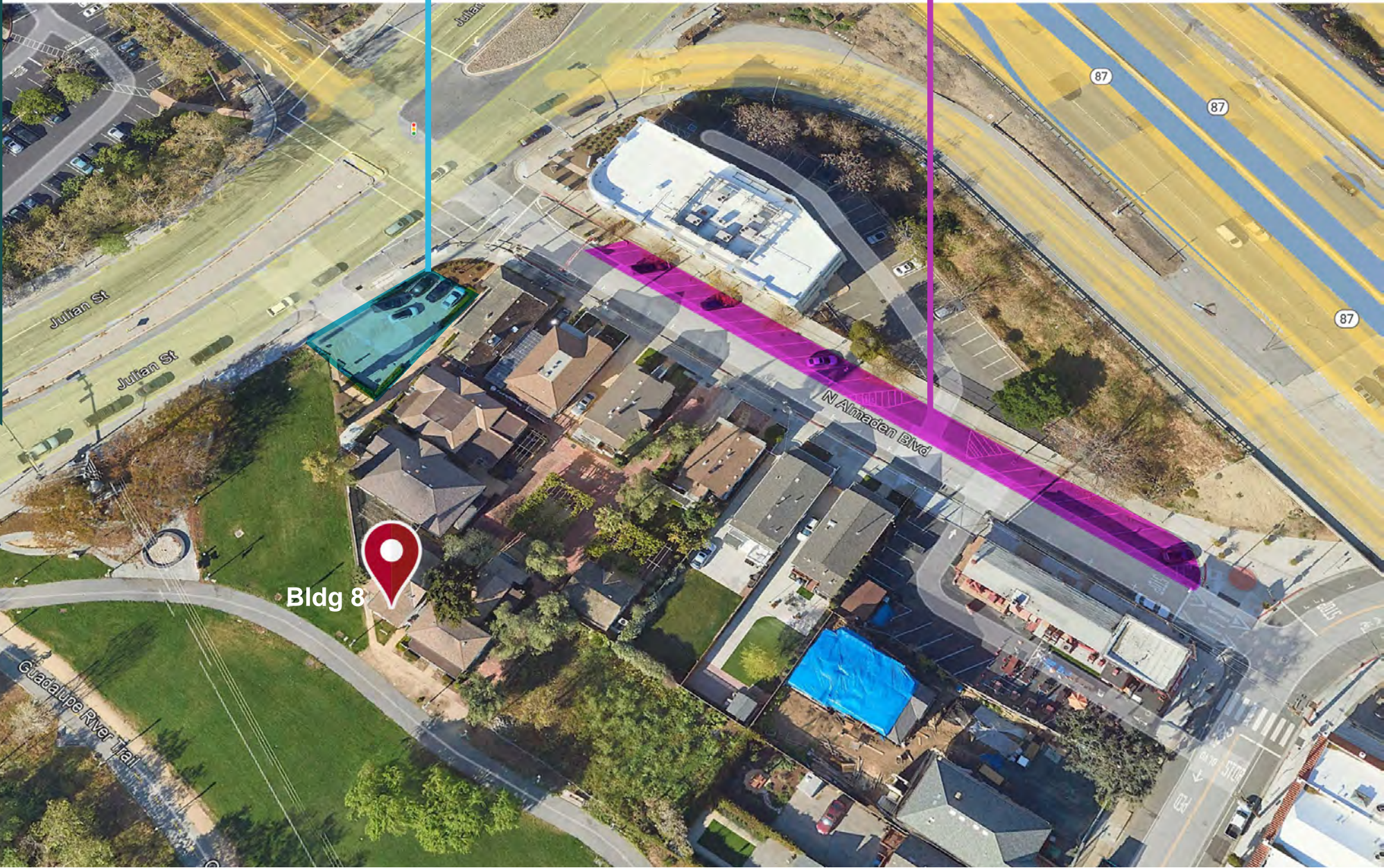
First Floor: 800 SF



Second Floor: 345 SF

Tenant Parking Lot
(1 Reserved Spot)

Public Parking Lot

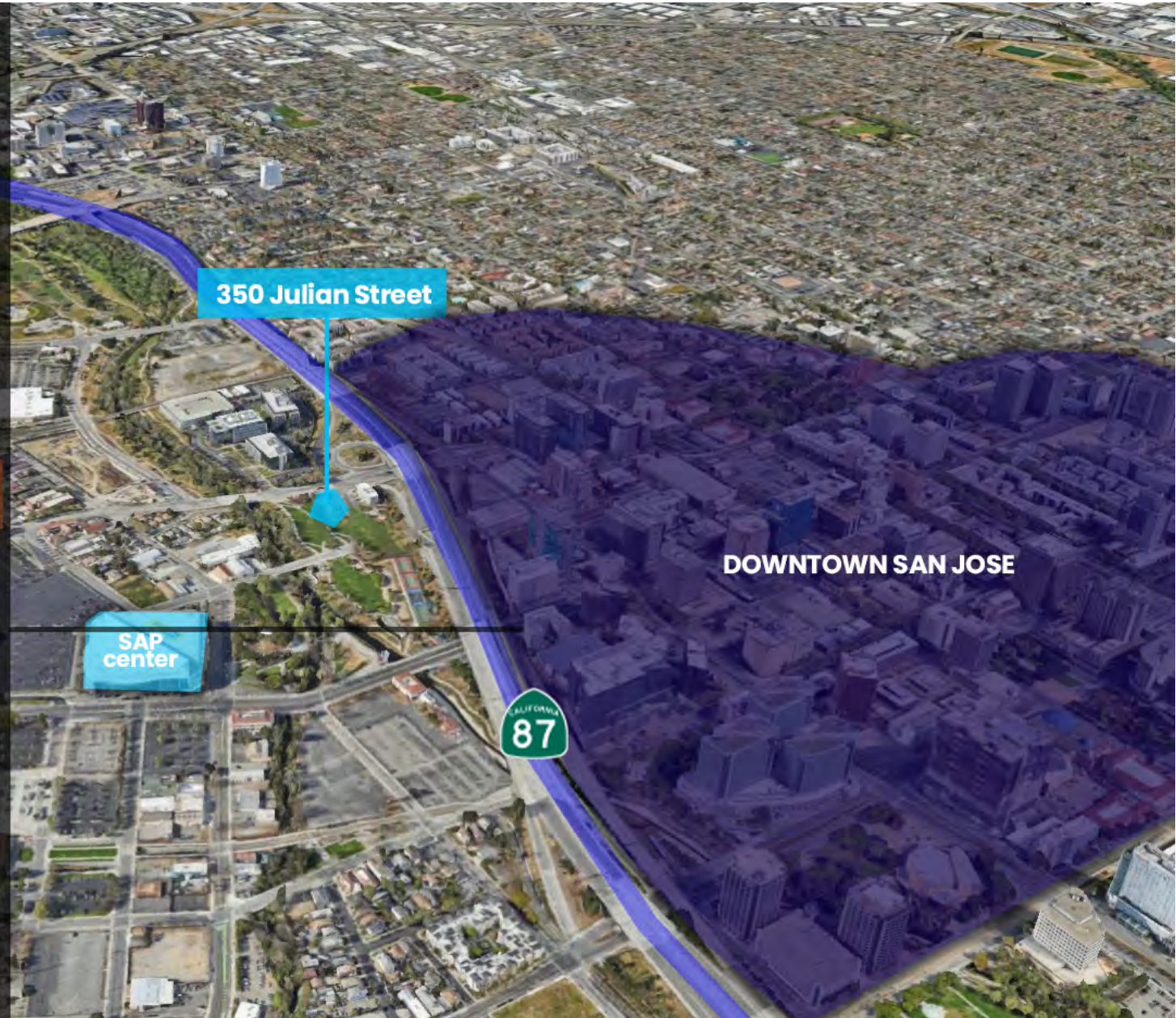


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AERIAL MAP

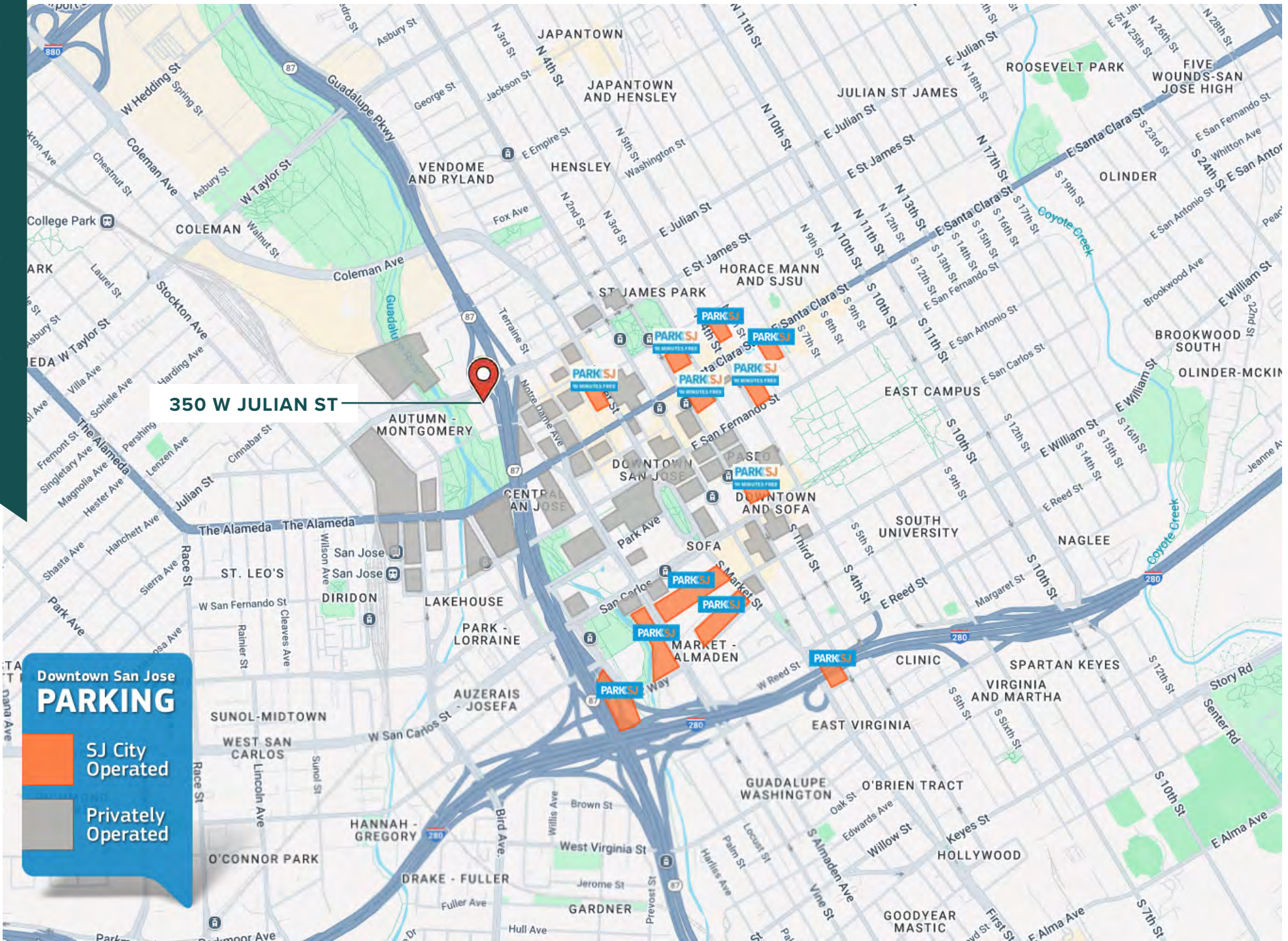
Nearby Companies



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DOWNTOWN PARKING

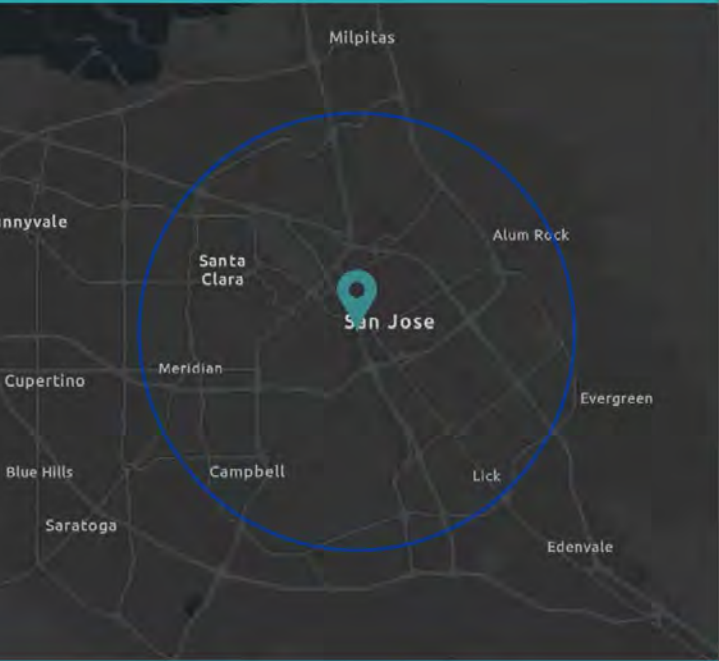


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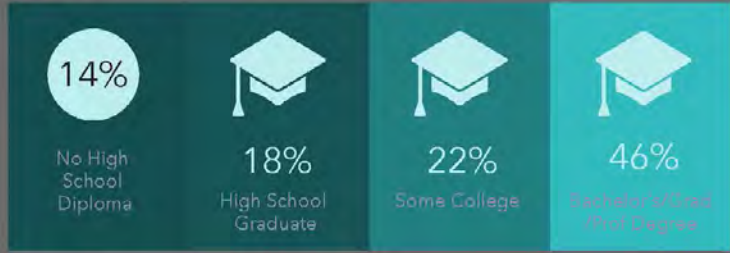
DEMOGRAPHIC PROFILE

350 W. JULIAN STREET, SAN JOSE

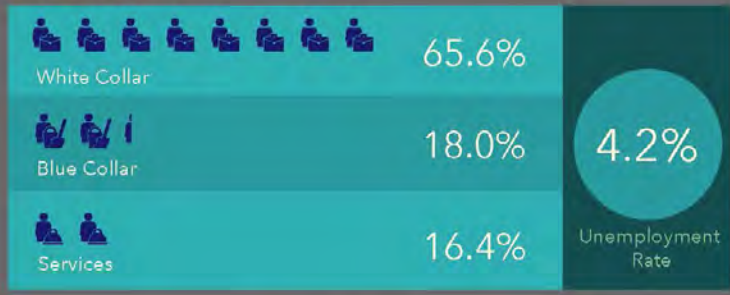


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EDUCATION



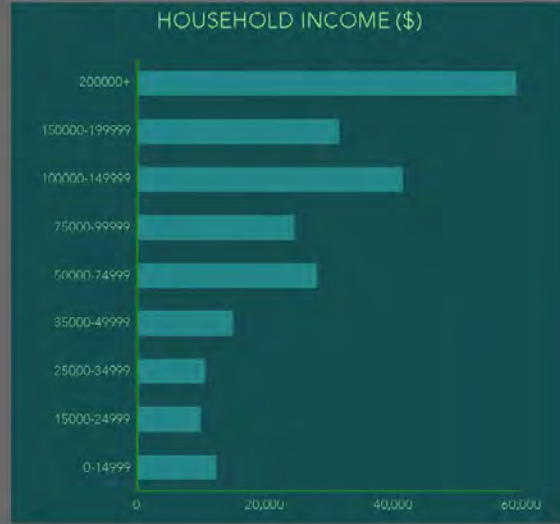
EMPLOYMENT



KEY FACTS



INCOME



TRAFFIC COUNTS

- W. Julian Street: 12,252 ADT
- Highway 87: 126,200 ADT

WALK SCORE of 87

ABOUT THIS LOCATION

Located in Little Italy in Downtown San Jose, 350 W. Julian Street is considered very walkable, very bikable, and is easily accessible to public transit. Car sharing is available from Zipcar, Getaround and RelayRides, and it's a 10 minute walk from the Green Line Old Ironsides at the San Fernando Station stop. High foot traffic is generated from being in the midst of a popular location to dine, shop, and gather with friends.

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FOR TOURING AND LEASING, CONTACT:

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