

# HISTORIC RIVER STREET

350 W. JULIAN STREET, SAN JOSE, CA

Building 8 For Lease | Live-Work Opportunity



**PC INC** PRIME COMMERCIAL  
INCORPORATED

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## PROPERTY HIGHLIGHTS

- Located in Little Italy at the northwest corner of Downtown San Jose, adjacent to the Guadalupe River Park
- Perfect for professional office, retail and service commercial uses
- Conveniently located to SAP Center, Light Rail, CAL-Train and San Pedro Square

## BUILDING EIGHT

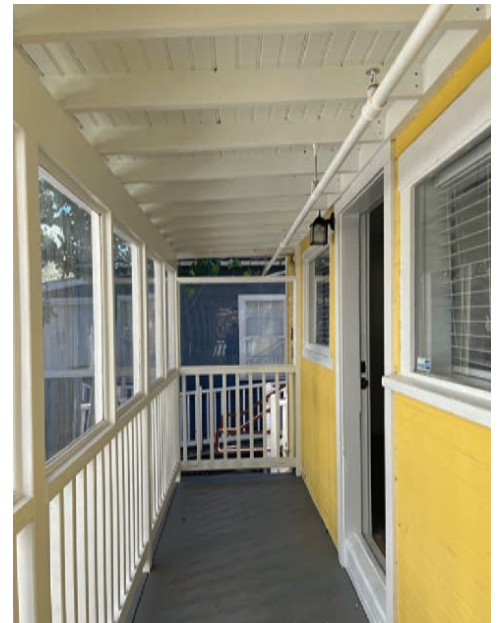
- Live-work opportunity
- Two stories
- 1,145 Square Feet
- Quaint front patio
- Enclosed back patio
- Beautiful views of greenery and the Guadalupe river
- Upgraded bathroom with shower
- ADA Ramp
- Within a 10 minute walk from Downtown San Jose
- Price: \$1.00 / SF NNN





# GALLERY

## HISTORIC RIVER STREET - BUILDING 8 EXTERIOR

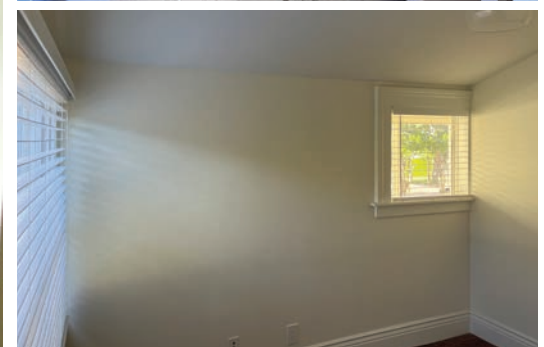


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# GALLERY

## HISTORIC RIVER STREET - BUILDING 8 INTERIOR





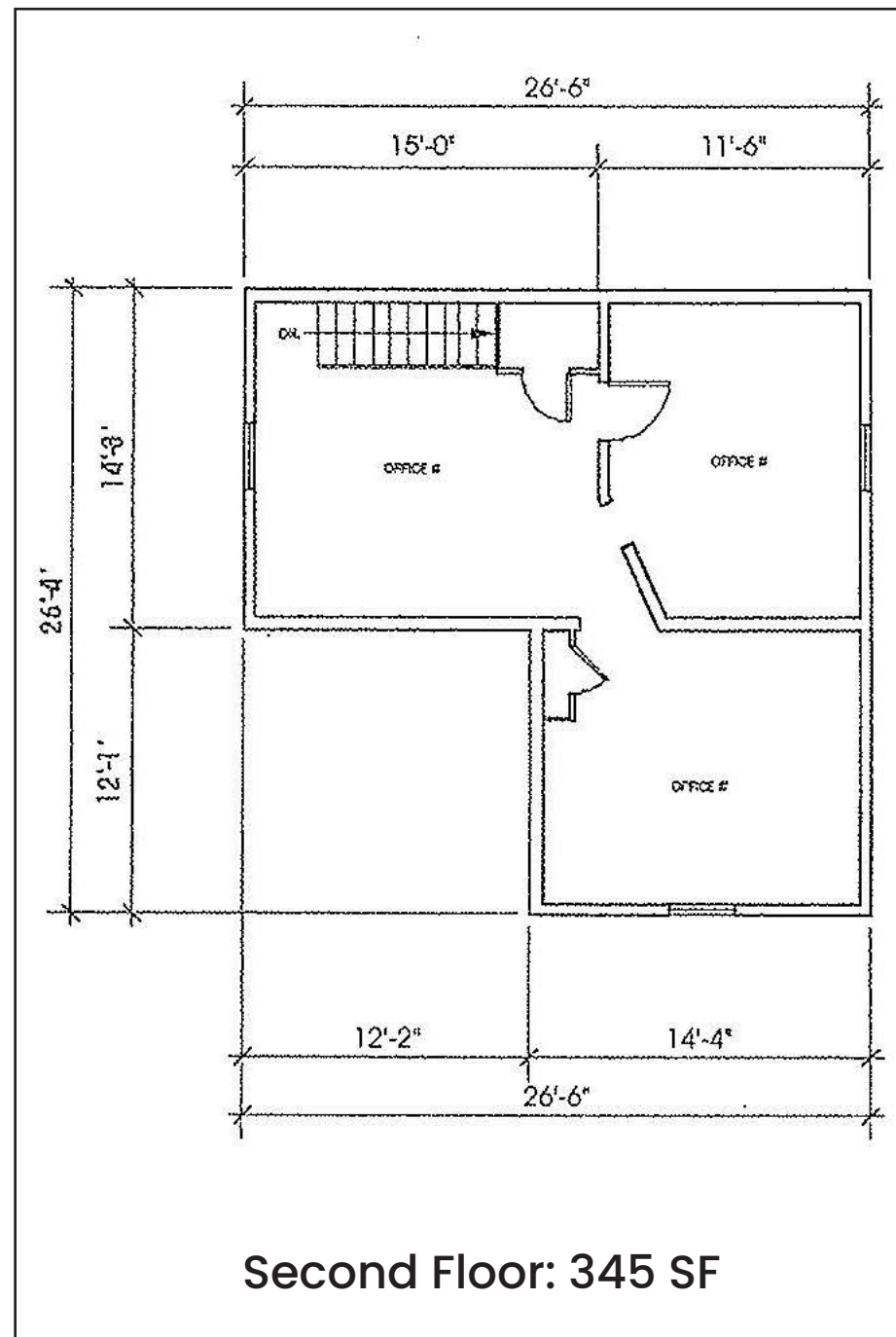
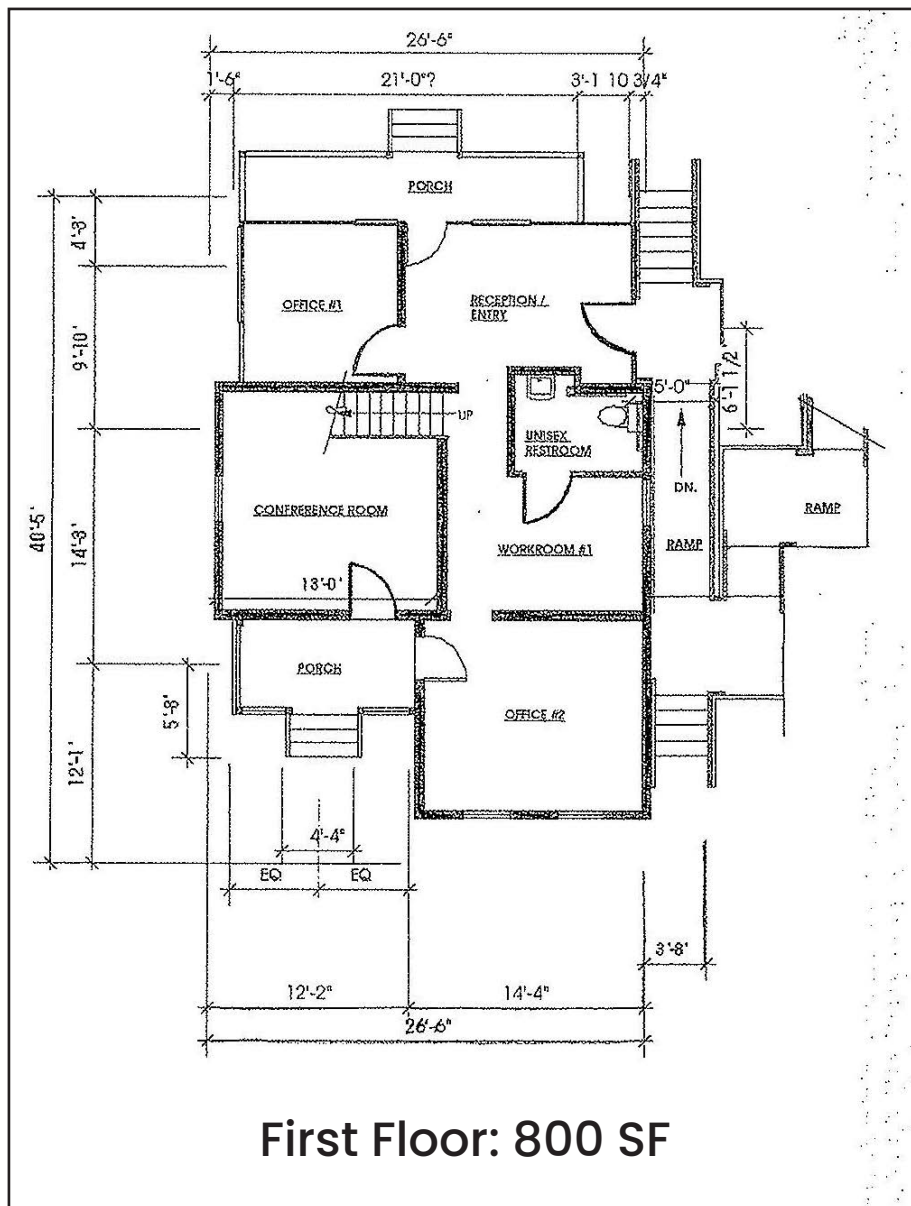
# GALLERY

## HISTORIC RIVER STREET - COURTYARD



# FLOOR PLAN

## BUILDING 8





# AERIAL MAP

## HISTORIC RIVER STREET



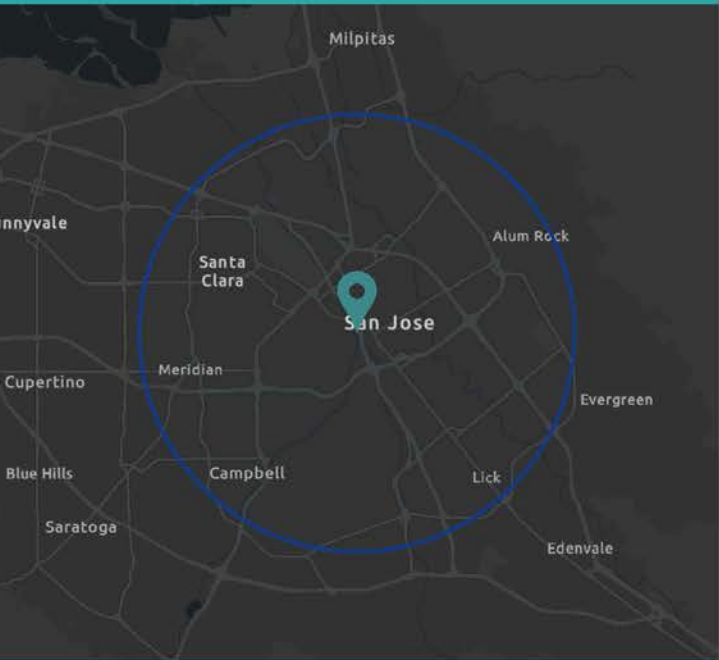






# DEMOGRAPHIC PROFILE

350 W. Julian Street, San Jose

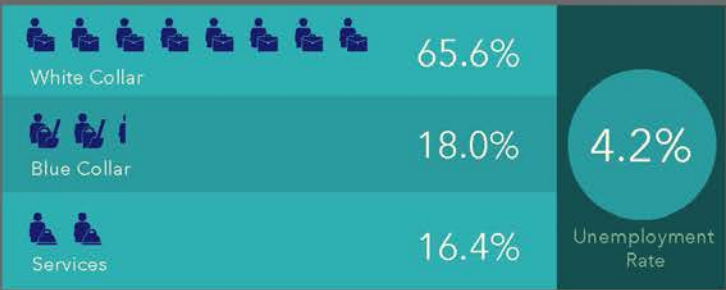


This infographic contains data provided by Esri. The vintage of the data is 2022, 2027  
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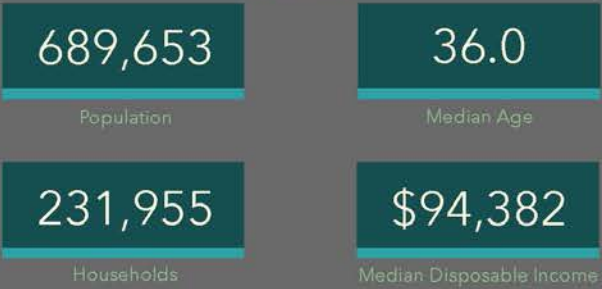
## EDUCATION



## 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 More Information, Please Contact

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