

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

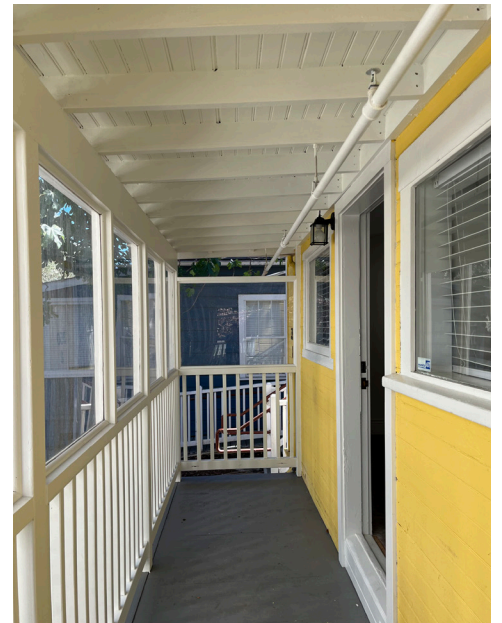
- Located in Little Italy at the northwest corner of Downtown San Jose, adjacent to the Guadalupe River Park
- Perfect for professional office, retail and service commercial uses
- Conveniently located to SAP Center, Light Rail, CAL-Train and San Pedro Square

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: \$2.50 / SF NNN

GALLERY

HISTORIC RIVER STREET - BUILDING 8 EXTERIOR



GALLERY

HISTORIC RIVER STREET - BUILDING 8 INTERIOR



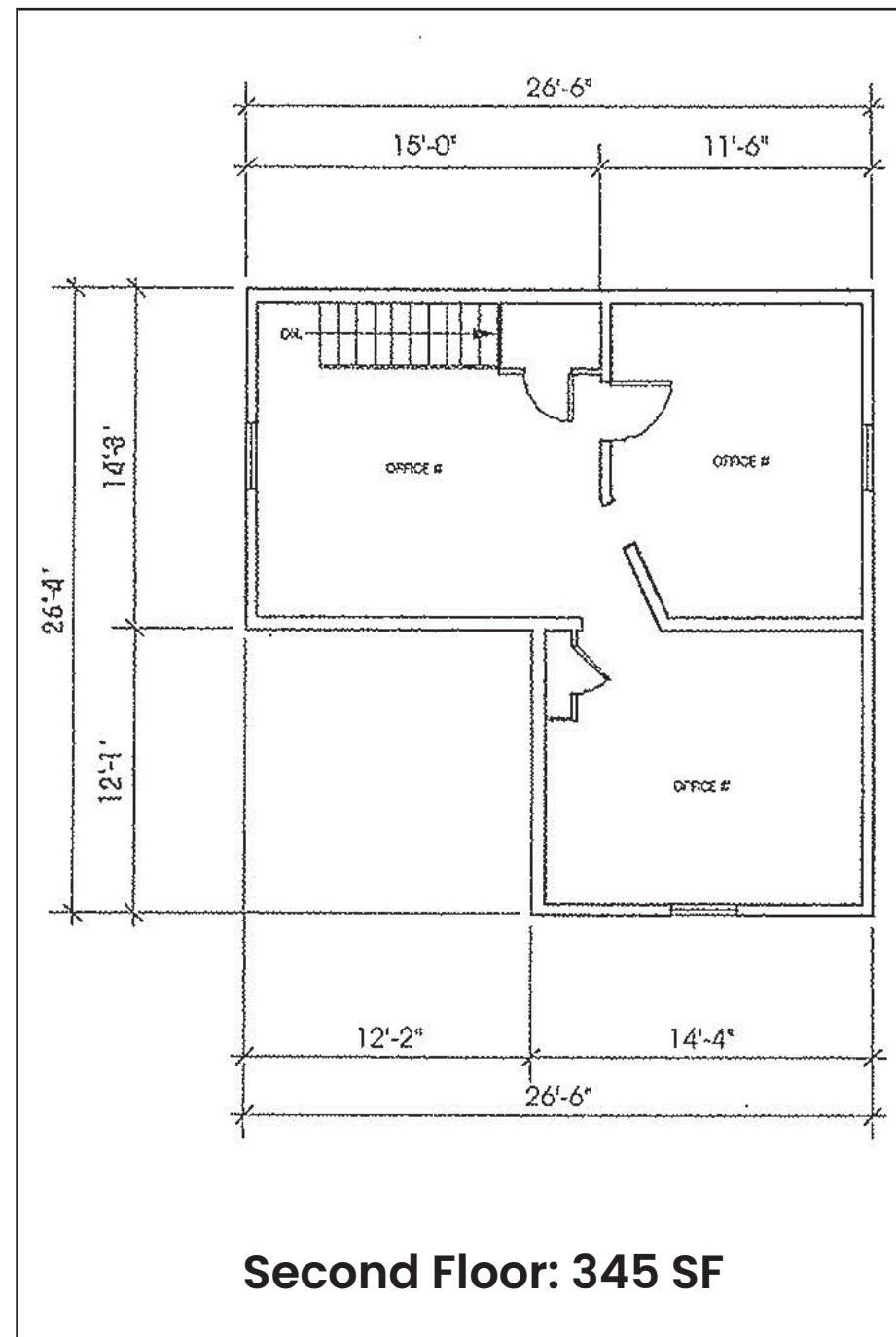
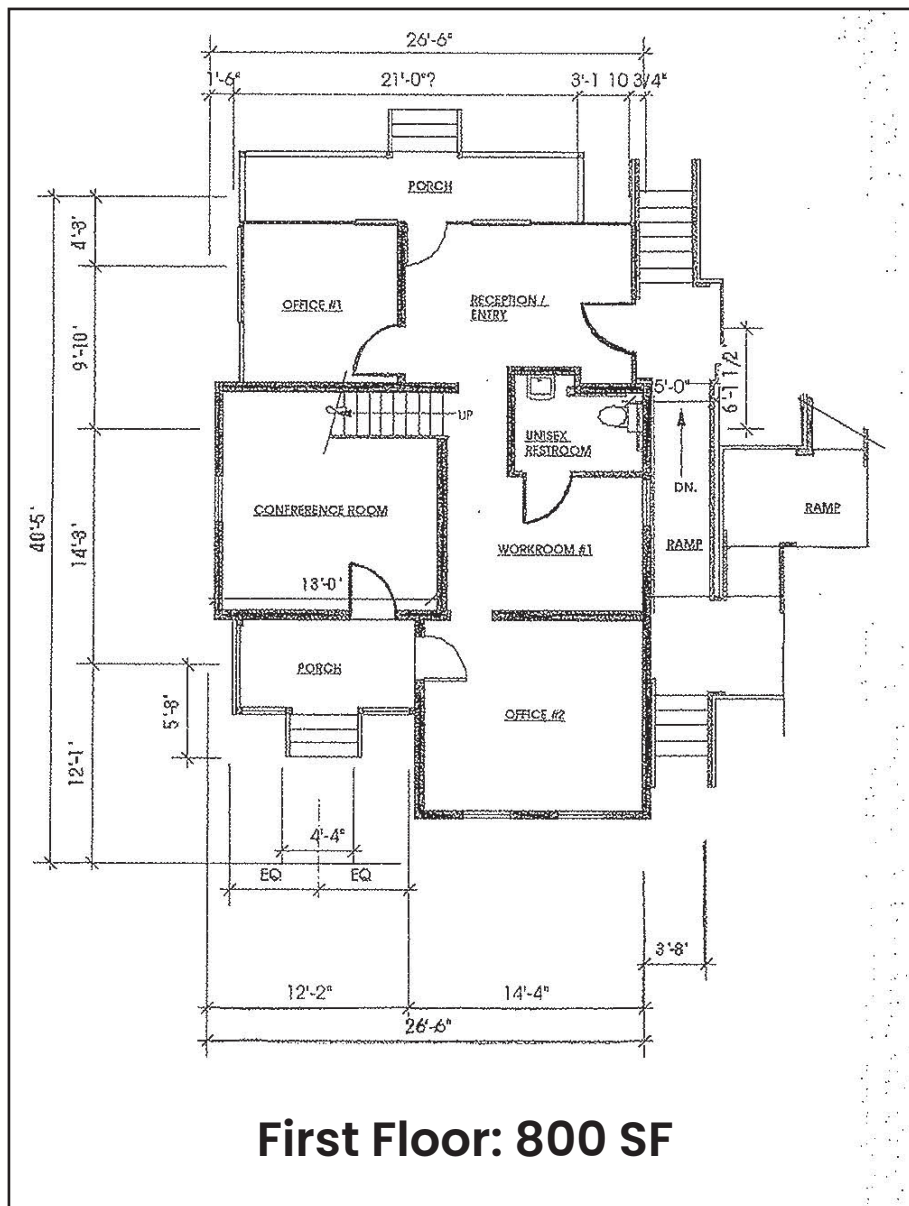
GALLERY

HISTORIC RIVER STREET - COURTYARD



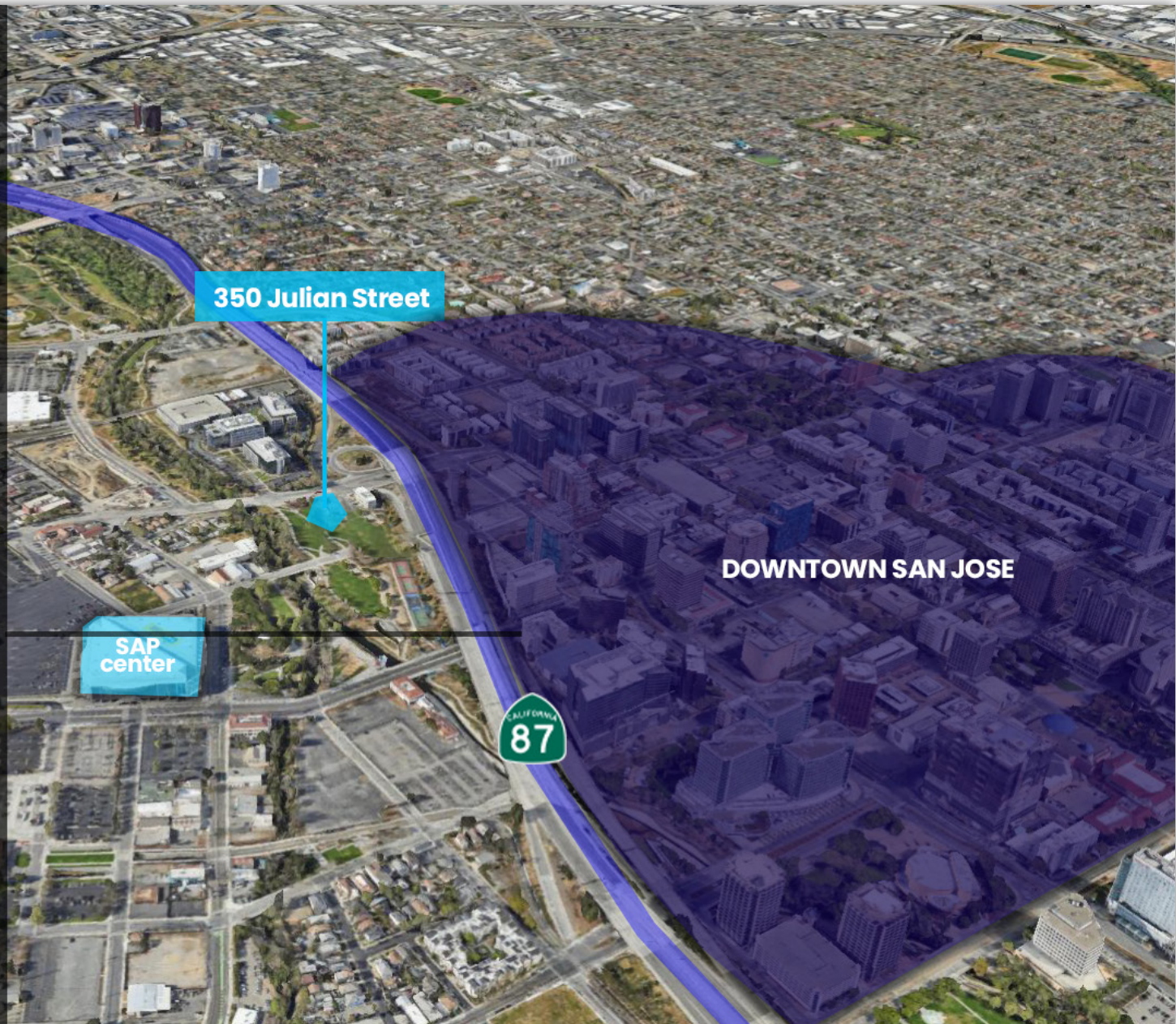
FLOOR PLAN

BUILDING 8



AERIAL MAP

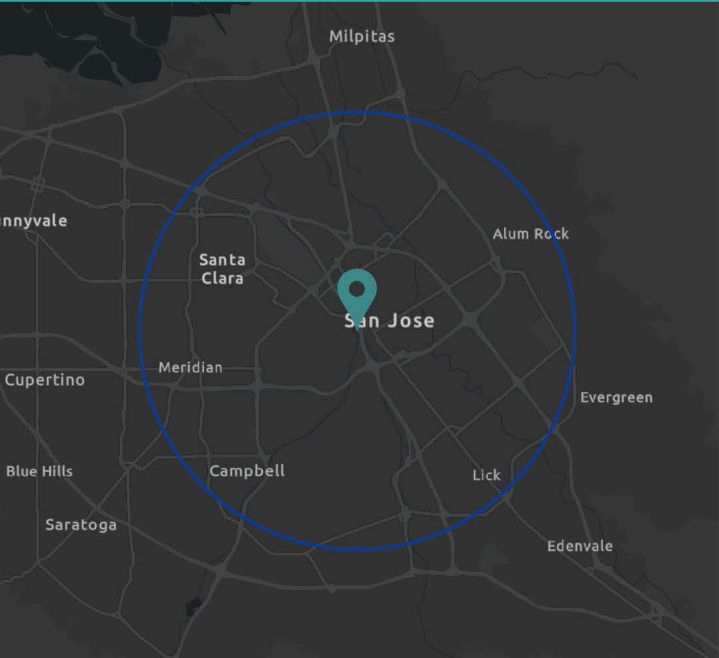
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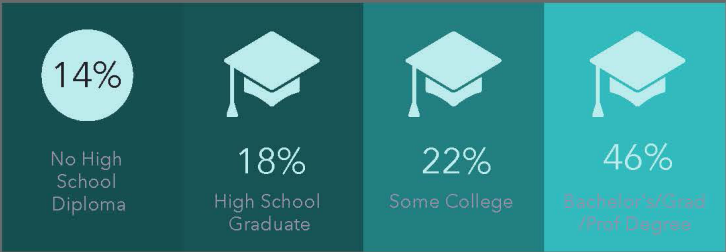
DEMOGRAPHIC PROFILE

350 W. Julian Street, San Jose

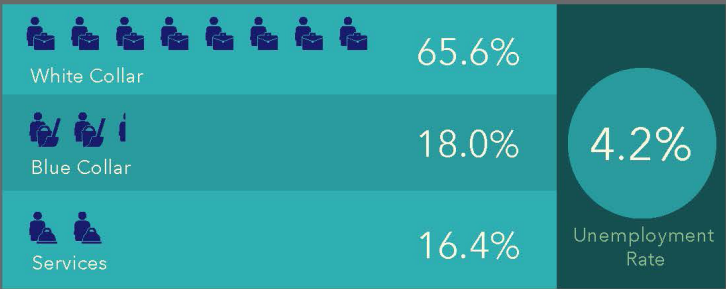


This infographic contains data provided by Esri. The vintage of the data is 2022, 2027
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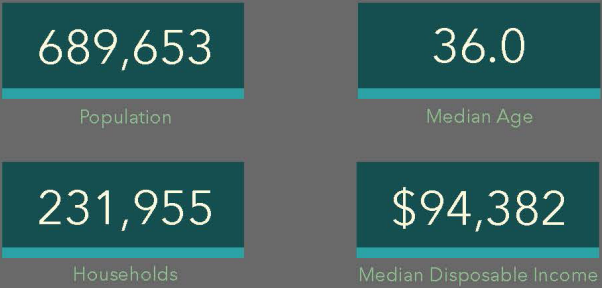
EDUCATION



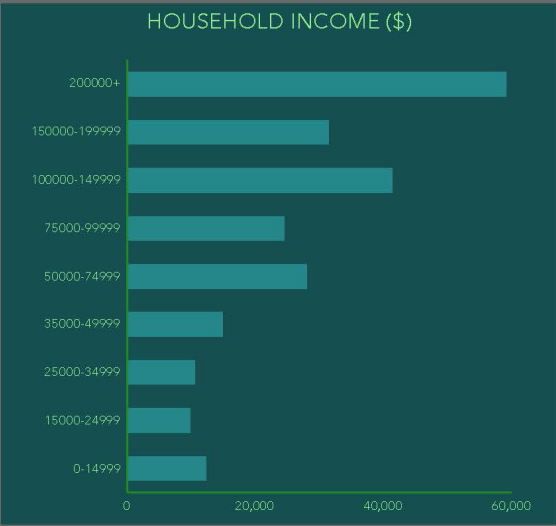
EMPLOYMENT



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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