

ICONIC DOWNTOWN RESTAURANT BUILDING FOR LEASE

98 S. Second Street  
San Jose, CA 95113



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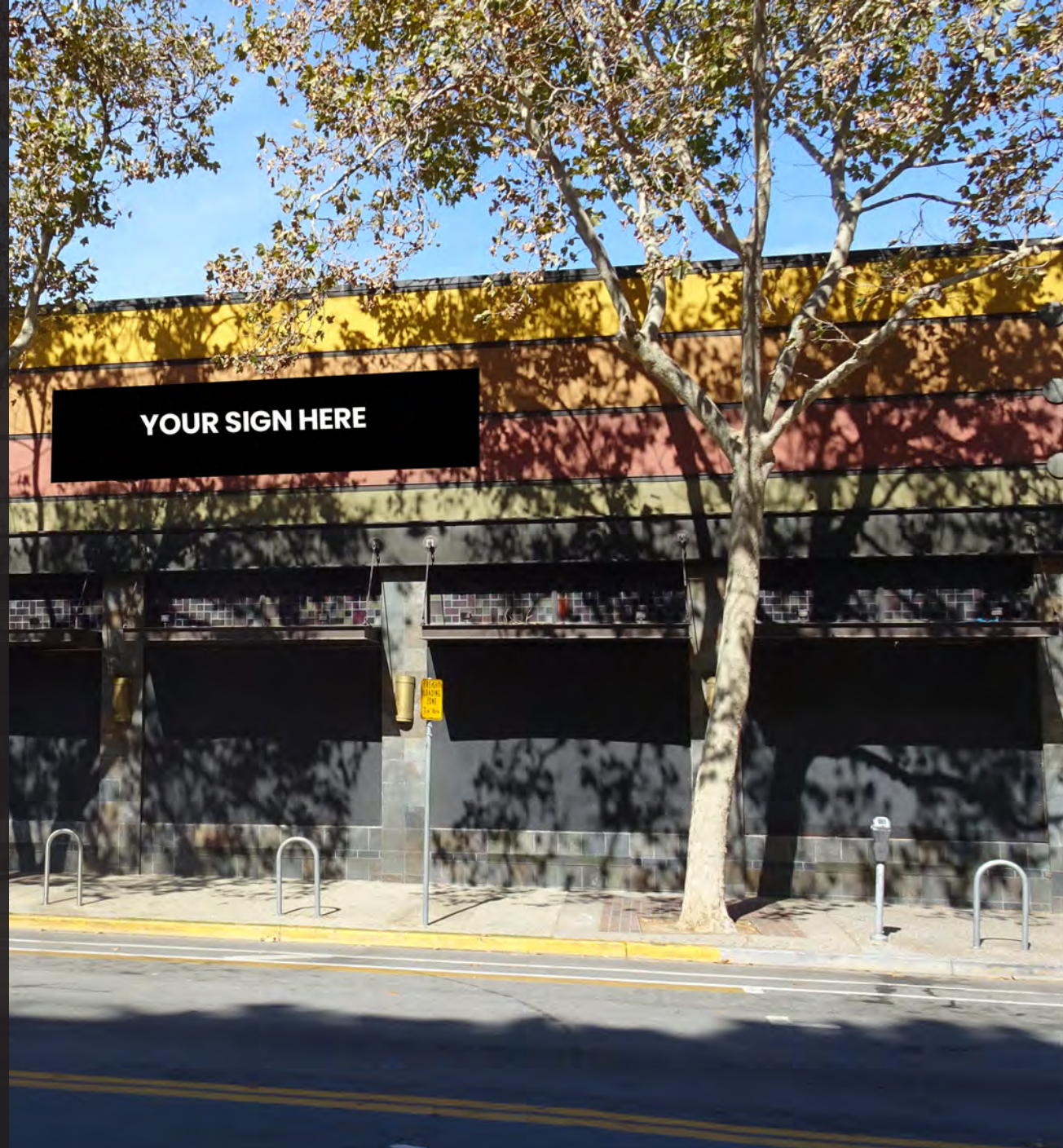
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## Features & Amenities

**7,129**  
**SQUARE FEET**

- + Free-standing second generation restaurant
- + 891 square foot outdoor dining patio
- + Substantial restaurant infrastructure in place
- + Highly visible corner location at S. 2nd Street and San Fernando Ave.
- + Across from the Energy Hub, a proposed 289 foot tower with 741,000 square foot mixed use development
- + Public parking conveniently located nearby and excellent walkability score of 86
- + Former PF Chang's 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

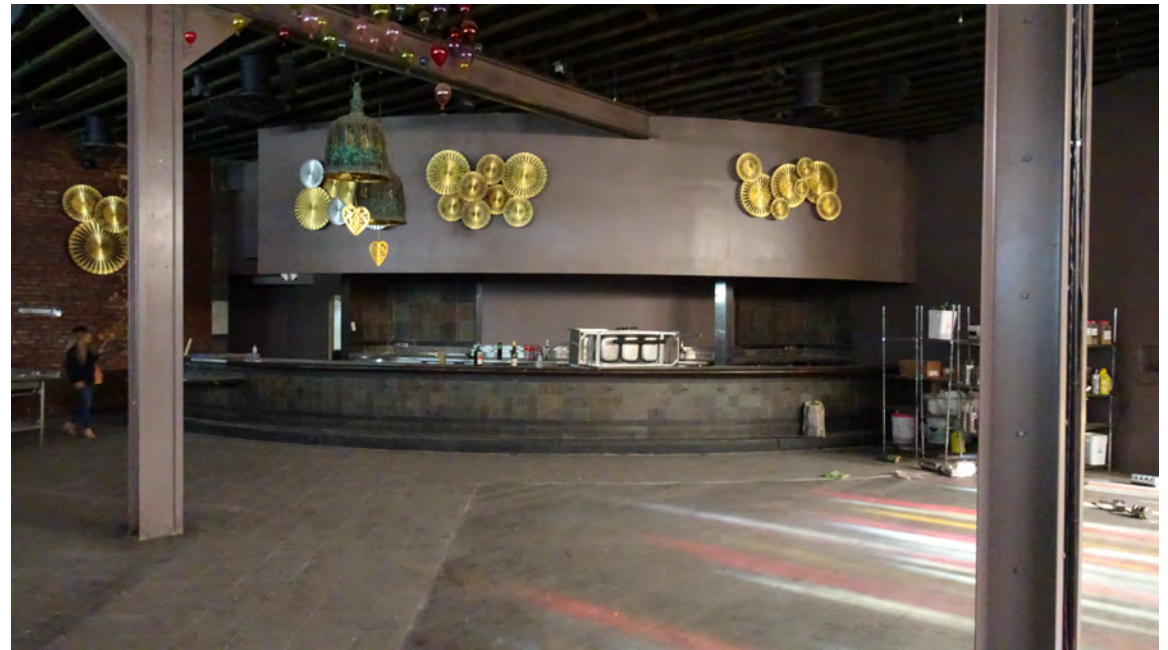
1 MILE

\$146,519

3 MILES

\$156,173

5 MILES



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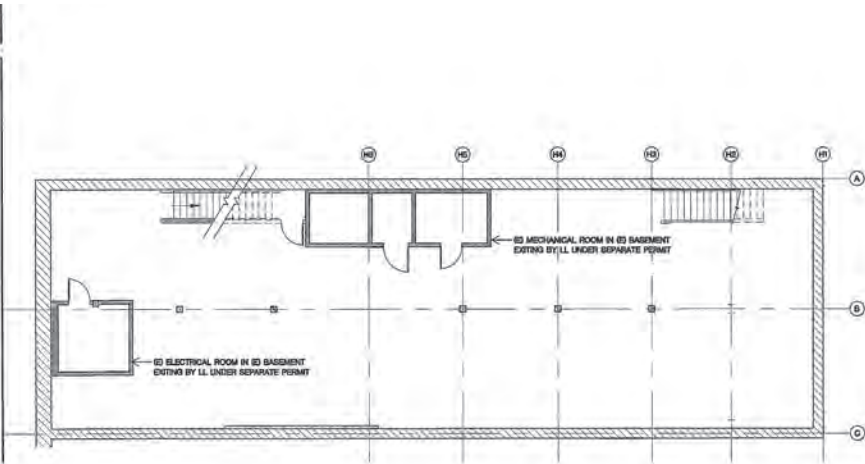
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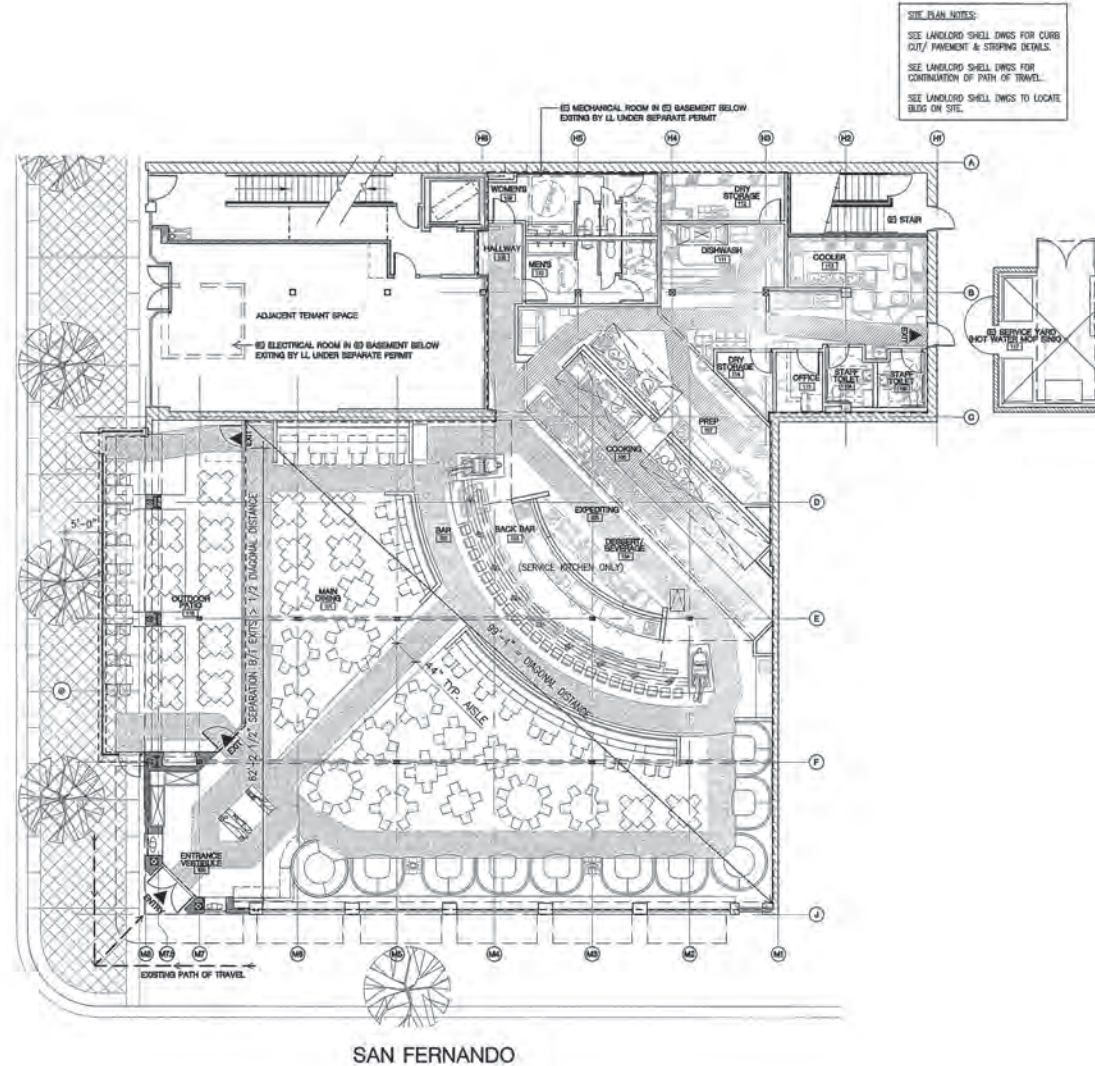
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# Floor Plan..... S. 2nd Street, San Jose, CA 95113



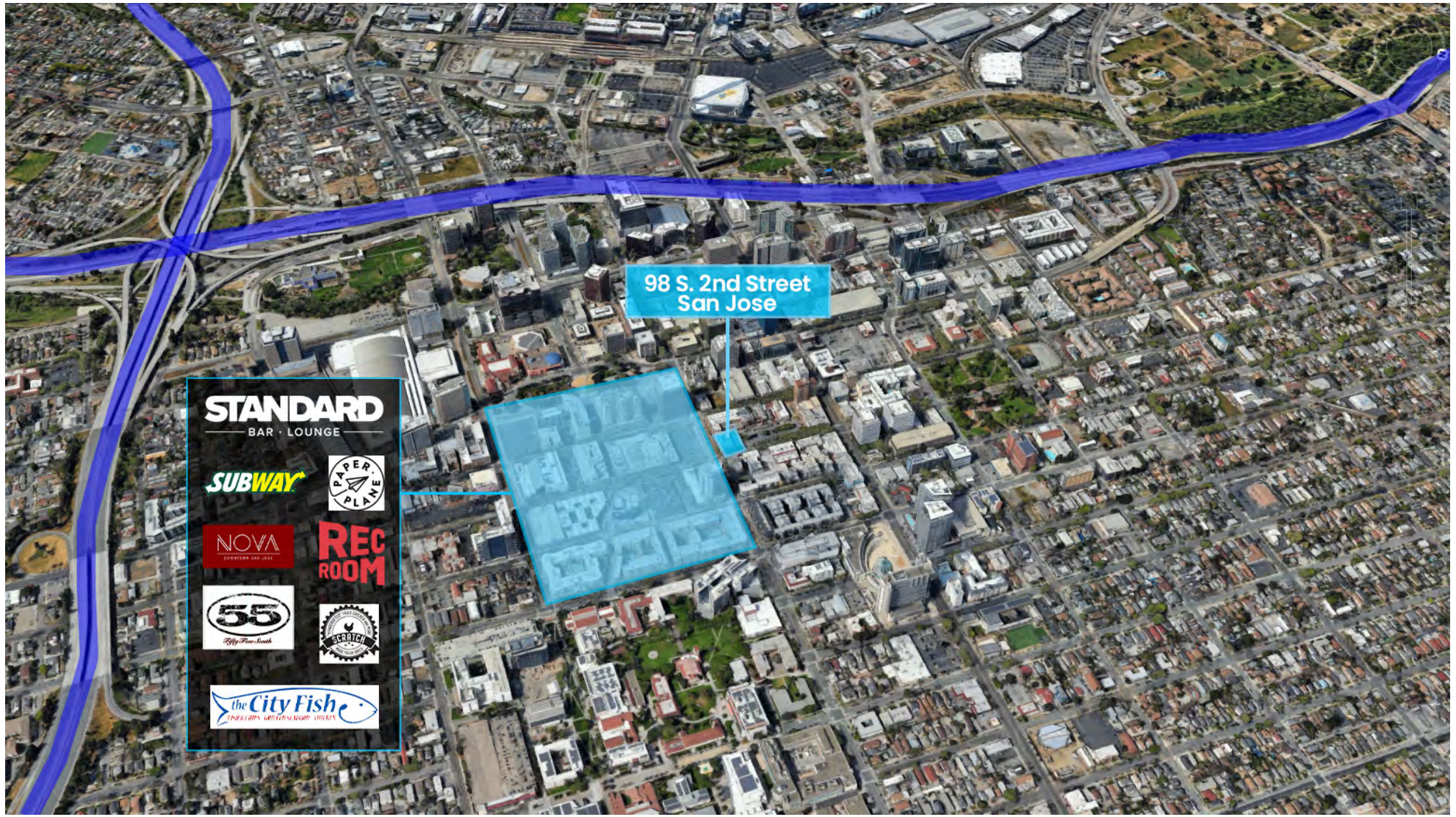
(E) BASEMENT PLAN 2  
SCALE 1/8"=1'-0"  
A02

SOUTH SECOND STREET



SAN FERNANDO

# Aerial Map.....



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