



# Historic Mexico Theater

1191 E. Santa Clara St

Asking Rent: \$2.10  
NNN (0.29)

±3,400 SF

## CONTACT

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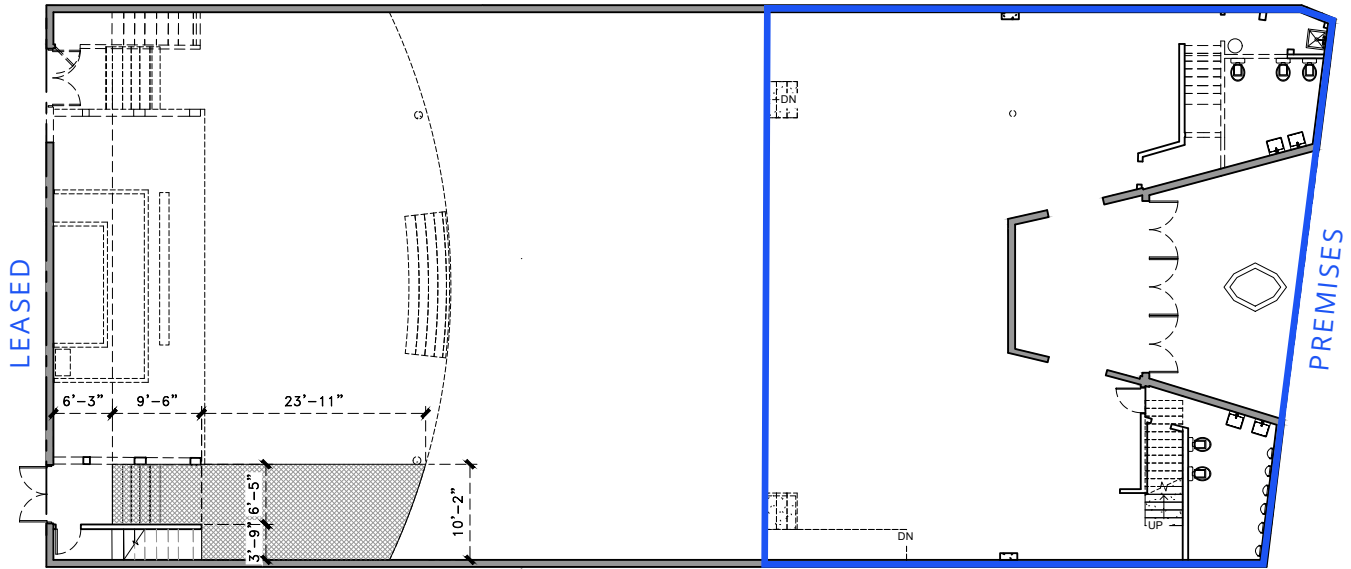
## For Lease

The Mexico Theater, originally opened in 1949 as the Mayfair Theatre, has been a staple of San Jose's entertainment scene for decades. Designed in the Streamline Moderne style, the venue transitioned through various names and uses, ultimately becoming the Mexico Theater in the 1980s, catering to Spanish-language films. Though it ceased operations in 2004, its distinctive neon signage and architectural charm remain iconic in the neighborhood.

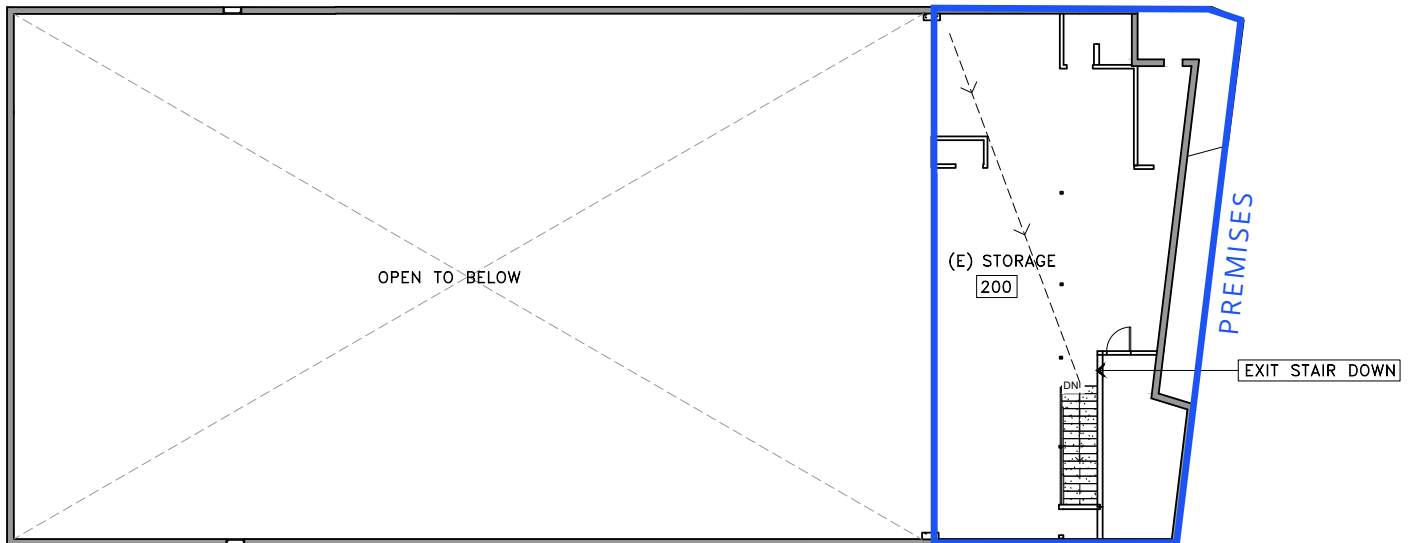
This historic space now presents an exciting opportunity for a future tenant to bring new energy to the property. With its prime location on E. Santa Clara Street, high visibility, and unique character, the building is well-suited for a variety of uses. Its rich history and strong community presence make it an ideal spot for a tenant looking to create a destination that blends nostalgia with modern innovation.

# Floor Plan

Zoning: Commercial General District (CG)



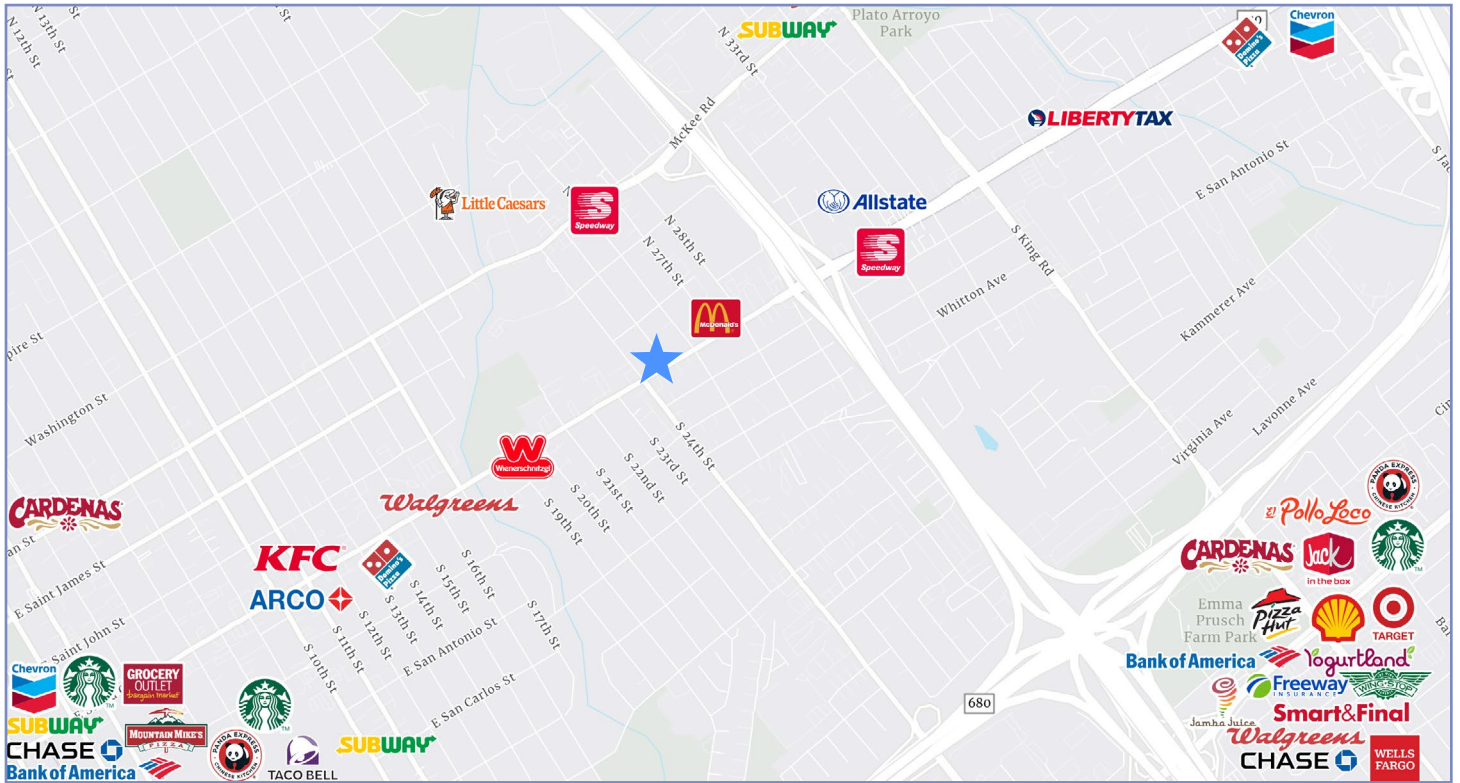
Ground Floor



Second Level

# 1191 E. SANTA CLARA ST

## Amenities Map

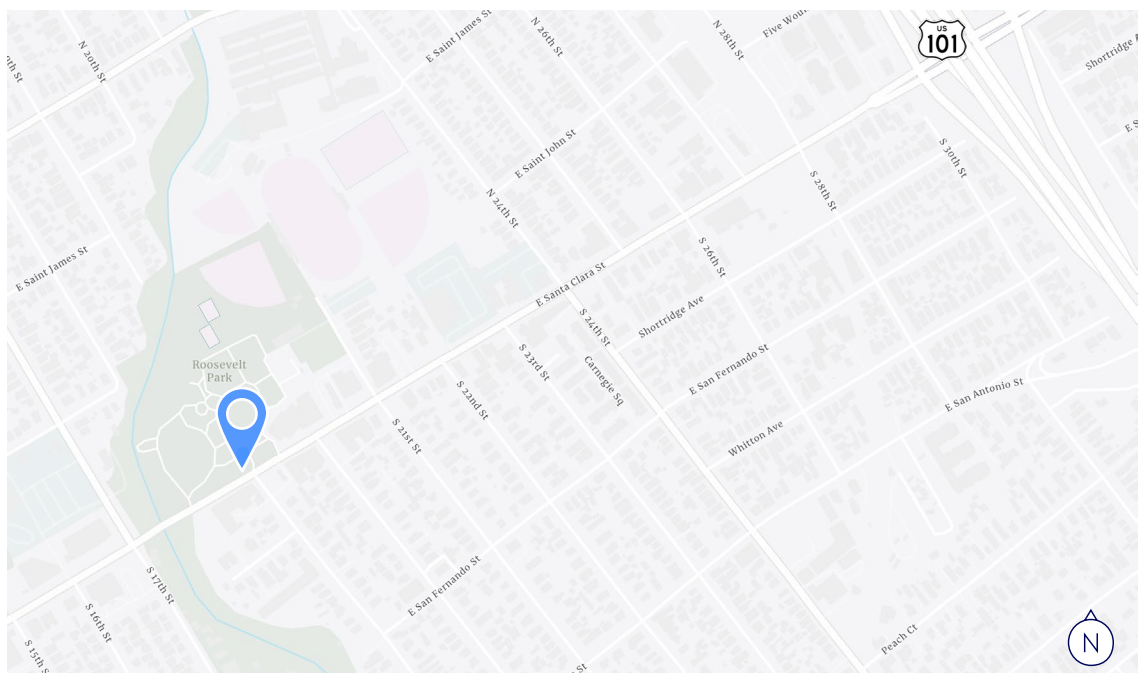


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## Location Map



1191 E. SANTA CLARA ST

## Aerial Map



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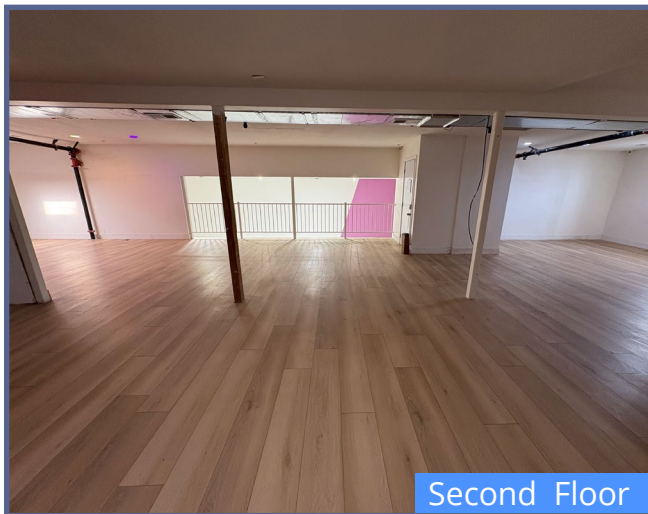
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# Gallery



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