

FOR LEASE



995 E Santa Clara St | San Jose, CA

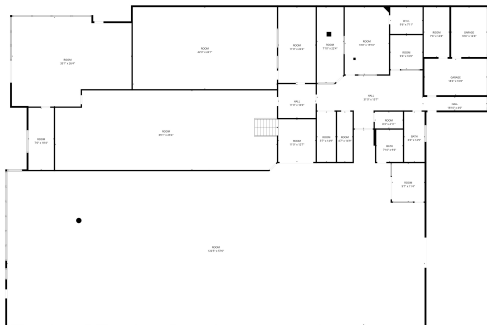
PROPERTY

Highlights

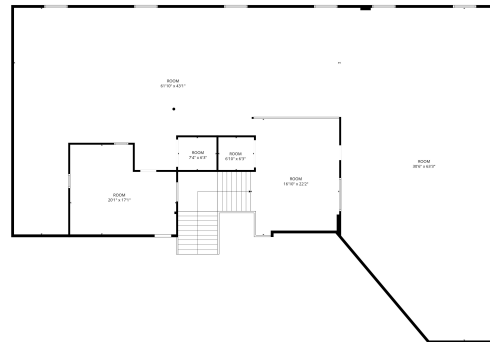
- **±25,942 SF** Commercial Building
Includes basement & mezzanine — est. SF, to be verified
- **±0.42 Acre** Parcel — 18,358 SF Lot
- Prime **E Santa Clara Street** Frontage
- Three Levels: **Main, Mezzanine & Basement**
- Open Interior Layout
- Ideal for **Retail, Sports Training, Showroom, or Flex Use**
- On-Site Parking
- Zoning: **C3** | APN: **467-12-002**

Floor Plans

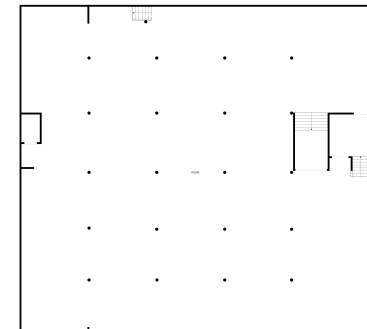
MAIN FLOOR



MEZZANINE FLOOR



BASEMENT



Total Building: **±25,942 SF** (Estimated)

Lot: **±0.42 Acres**

Zoning: **C3**

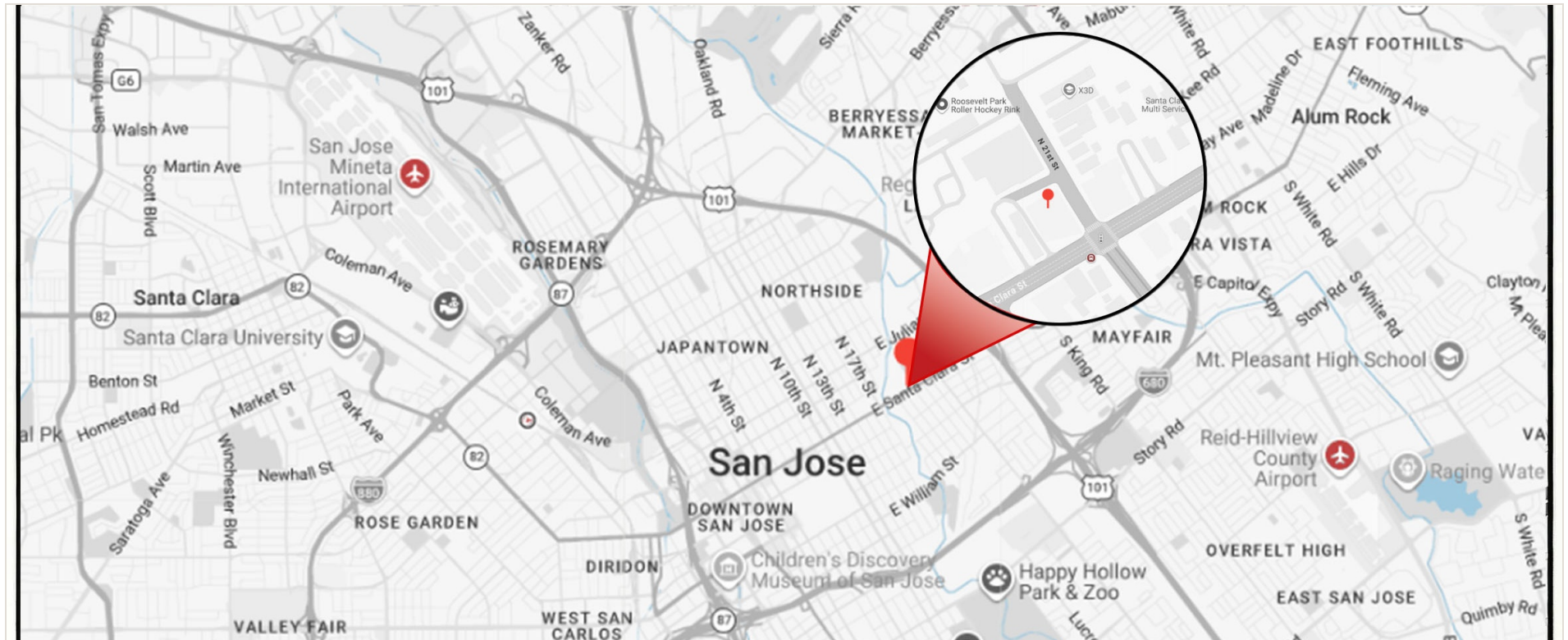
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995 E SANTA CLARA ST • SAN JOSE, CA

Property Photos



Prime Location



- | | | | | | |
|---------------------------------|---------|-----------------------------------|---------|--|---------|
| ■ San Jose Mineta Int'l Airport | ±3.5 mi | ■ Caltrain Station | ±1.5 mi | ■ VTA Light Rail | ±1.3 mi |
| ■ San Jose State University | ±0.8 mi | ■ SAP Center | ±1.4 mi | ■ Downtown San Jose | ±1.2 mi |
| ■ Strategic corner visibility | | ■ Established commercial district | | ■ Easy freeway access — US-101 & I-280 | |



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JEFF HELM

BROKER · HELM PROPERTIES

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