

FULLY BUILT OUT RESTAURANT SPACE FOR LEASE

99 EAST SAN FERNANDO STREET @ THIRD STREET

San Jose, California



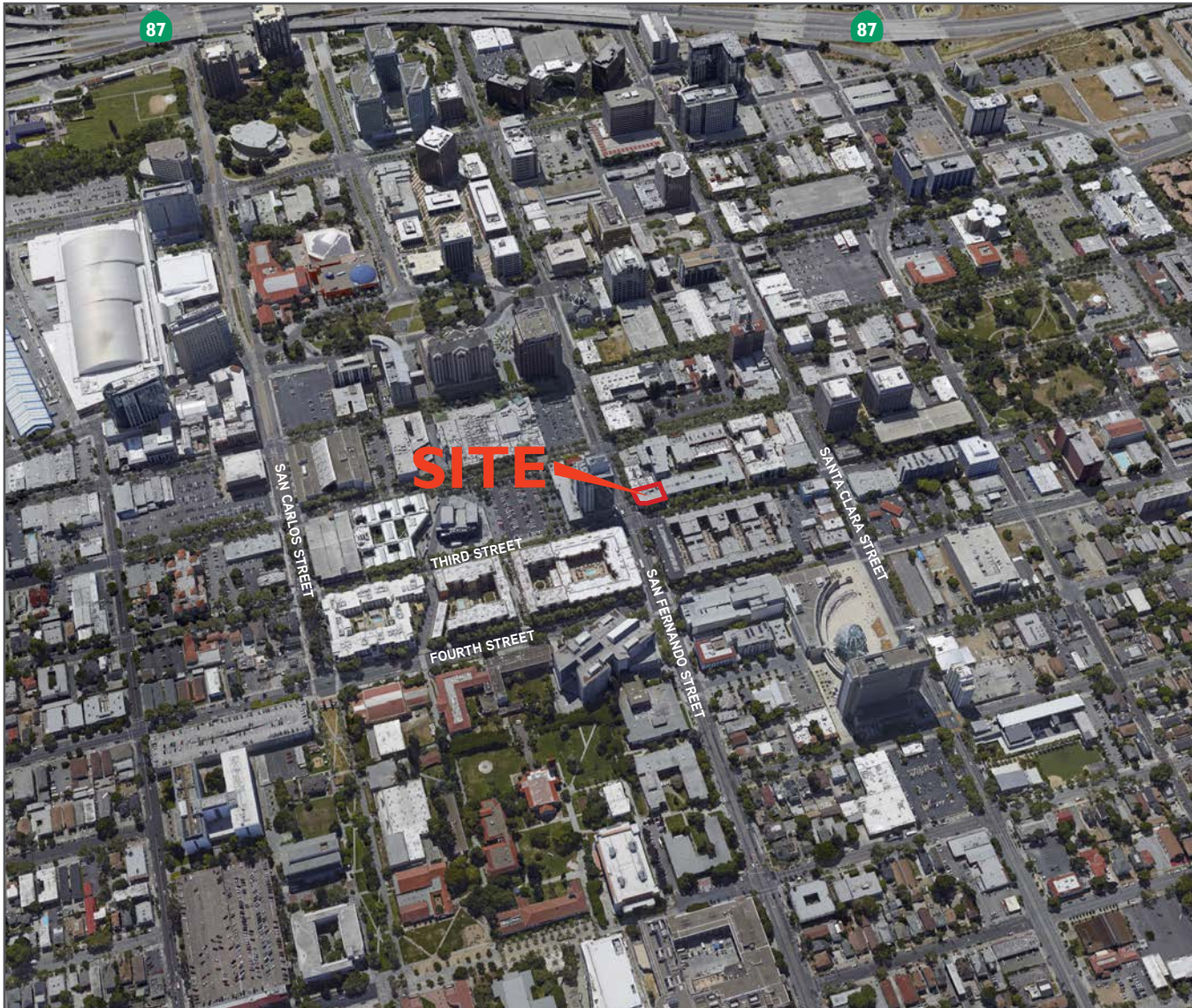
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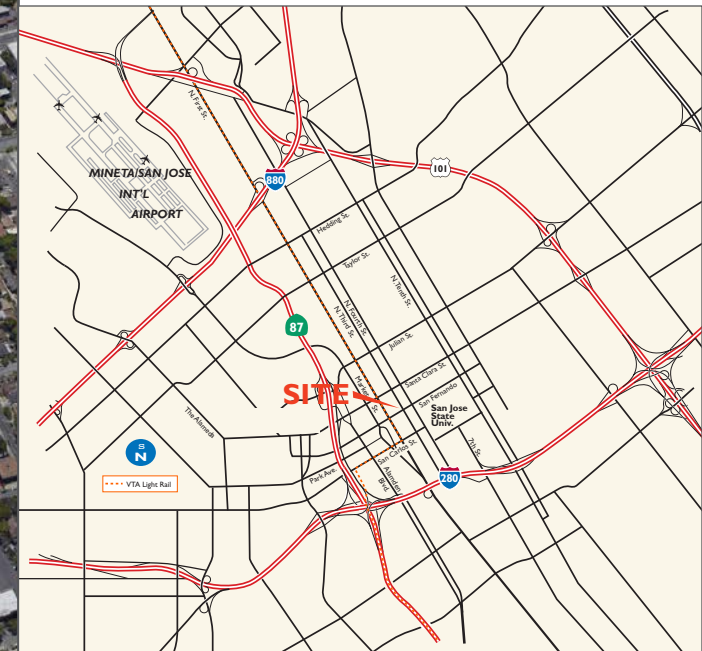
E. SAN FERNANDO STREET

San Jose, California



BUILDING HIGHLIGHTS:

- › Size: ±3,883 Square Feet
- › Availability: June 2015
- › Heart of Downtown San Jose
- › Adjacent to San Jose State University
- › Lease Rate: \$3.00 Sq Ft NNN
- › NNN: Approximately \$0.53



99

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BUILDING AMENITIES:

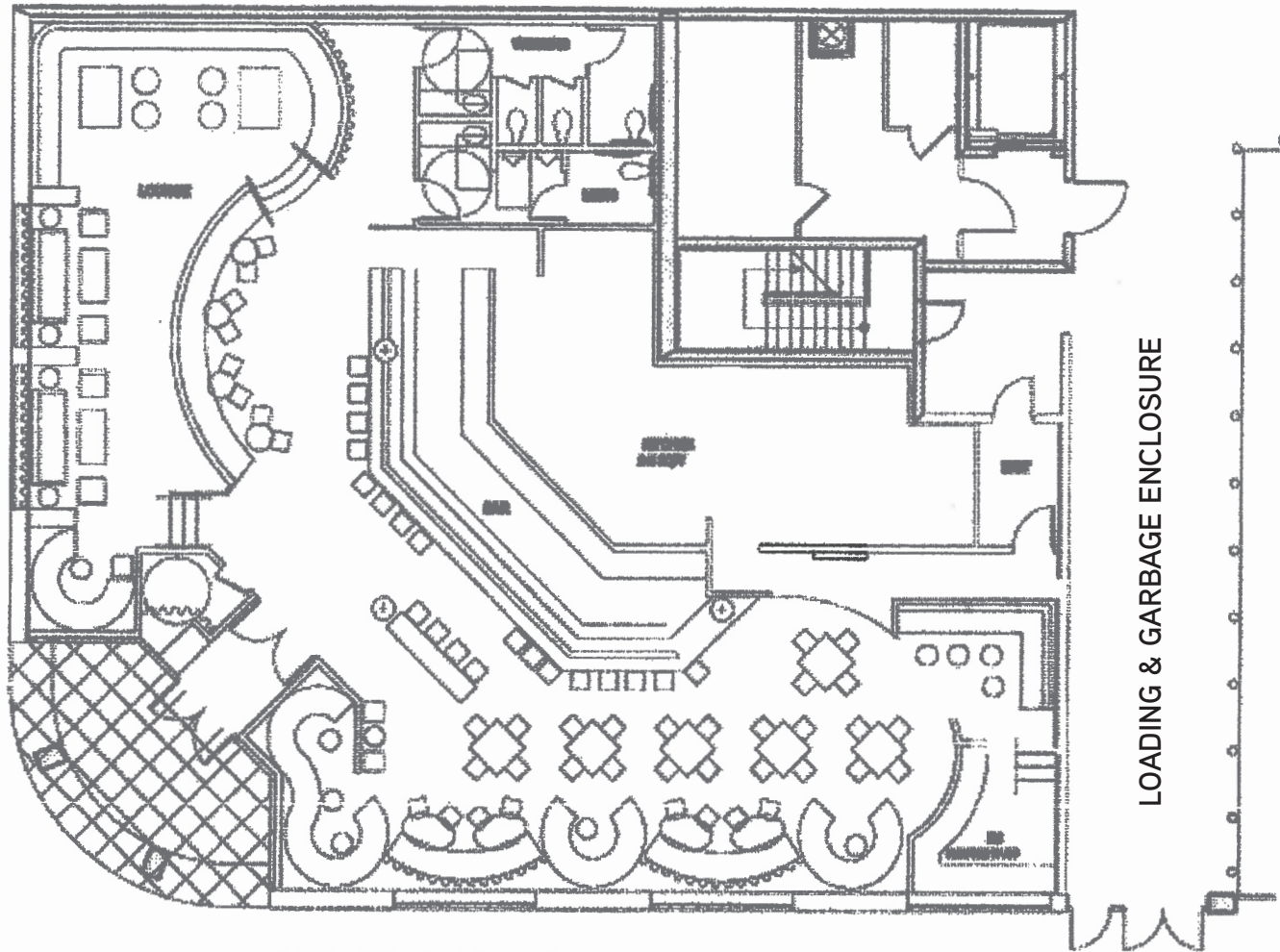
- › Existing Ansul Fire Suppression System and Hood
- › Inplace Grease InterCeptor
- › Side loading and garbage enclosure
- › Newer Class A Construction
 - Full Fire Sprinklers
 - Restaurant Upgraded Utilities
- › Excellent Building Signage Viewable from San Fernando & 3rd Street

99

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EXISTING FLOOR PLAN:



99

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FOOD & DINING

1. The Freshly Baked Eatery
2. Starbucks
3. Peet's Coffee & Tea
4. McCormick & Schmick's
5. Teske's Germania
6. Amici's East Coast Pizzeria
7. Bella Mia
8. Billy Berk's
9. Gordon Biersch
10. Whispers Café
11. House of Siam
12. Il Fornaio
13. Loft Bar & Grill
14. Morton's Steakhouse
15. Scott's Seafood
16. Muchos
17. Original Joe's
18. Azucar Latin Bistro
19. San Pedro Square:
 - Sonoma Chicken Coop
 - Firehouse No 1
 - The Old Wagon Saloon
 - Old Spaghetti Factory
 - Peggy Sue's
 - O'Flaherty's Pub
 - SP2 Communal Bar
 - San Pedro Square Market
20. Silicon Valley Capital Club
21. Philz Coffee
22. Eulipia Restaurant & Bar
23. Motif
24. Agenda Restaurant & Lounge
25. Café Babylon
26. Emile's Restaurant
27. Henry's HiLife
28. Poorhouse Bistro
29. Britannia Arms, Los Gatos Brewing Company, Farmers Union

HOTELS

1. Fairmont
2. Hotel De Anza
3. Hotel Montgomery
4. Hyatt-Saint Claire
5. Marriott
6. San Jose Hilton & Towers

POST OFFICES

1. US Post Office
2. UPS Store
3. FedEx Office

RETAIL SHOPPING

1. The Market Safeway
2. Walgreens
3. Art Cleaners Dry Cleaning
4. Rosies & Posies Florist

BANKS

1. Bank of America
2. Bank of the West
3. Comerica Bank
4. Chase
5. Wells Fargo

FITNESS

1. San Jose Athletic Club

AUTOMOTIVE

1. Chevron Gas Station
2. Avis Rent A Car
3. California Car Wash

DRY CLEANERS

1. Star Cleaners
2. Angel's Cleaners & Alterations
3. Diamond Laundry & Cleaners
4. Poly Cleaners

ENTERTAINMENT & ARTS

1. SAP Center
2. Center for Performing Arts
3. Camera 12 Cinemas
4. Children's Discovery Museum
5. San Jose Museum of Art
6. San Jose Repertory Theatre
7. Tech Museum of Innovation
8. San Jose Convention Center

COMMUNITY SERVICES

1. Dr. Martin Luther King, Jr. Library
2. San Jose City Hall

