

555 SOUTH SECOND ST

San Jose, CA 95112 | Leasing Brochure



MATTHEWS™

LEASING HIGHLIGHTS

±573 SF
SF FOR LEASE

\$4.00/SF GROSS
ASKING RENT

555 S SECOND ST
SAN JOSE, CA 95112

1928
YEAR BUILT

STREET RETAIL
ASSET TYPE

±14,577 SF
LOT SIZE

Lessees at 555 S Second Street benefit from a premier location within one of the South Bay's most dynamic and sought-after submarkets. The offering consists of approximately 573 square feet of rentable retail/office space positioned within a well-established residential neighborhood in Downtown San Jose. The property is within walking distance to both Downtown San Jose and San Jose State University, providing access to a dense and consistent consumer base. Directly across the street, Notre Dame High School serves as a strong daily traffic generator, drawing students, faculty, and parents to the immediate area. The surrounding retail corridor is complemented by a mix of local neighborhood-serving businesses, including Third Space Yoga, Academic Coffee, and Stained Wheat Bakery. With a walk score of 93, the property offers exceptional pedestrian accessibility, supporting a wide range of retail and office uses.

Compelling Small-Format Leasing Opportunity

±573 square feet of rentable retail/office space, well-suited for boutique retail or service-oriented users seeking efficient, high-visibility space in a supply-constrained submarket.

Strategic Downtown San Jose Location

Situated at 555 S Second Street within a highly desirable residential neighborhood, offering immediate proximity to Downtown San Jose's employment, dining, and entertainment amenities, as well as San Jose State University.

Strong Pedestrian Traffic Drivers

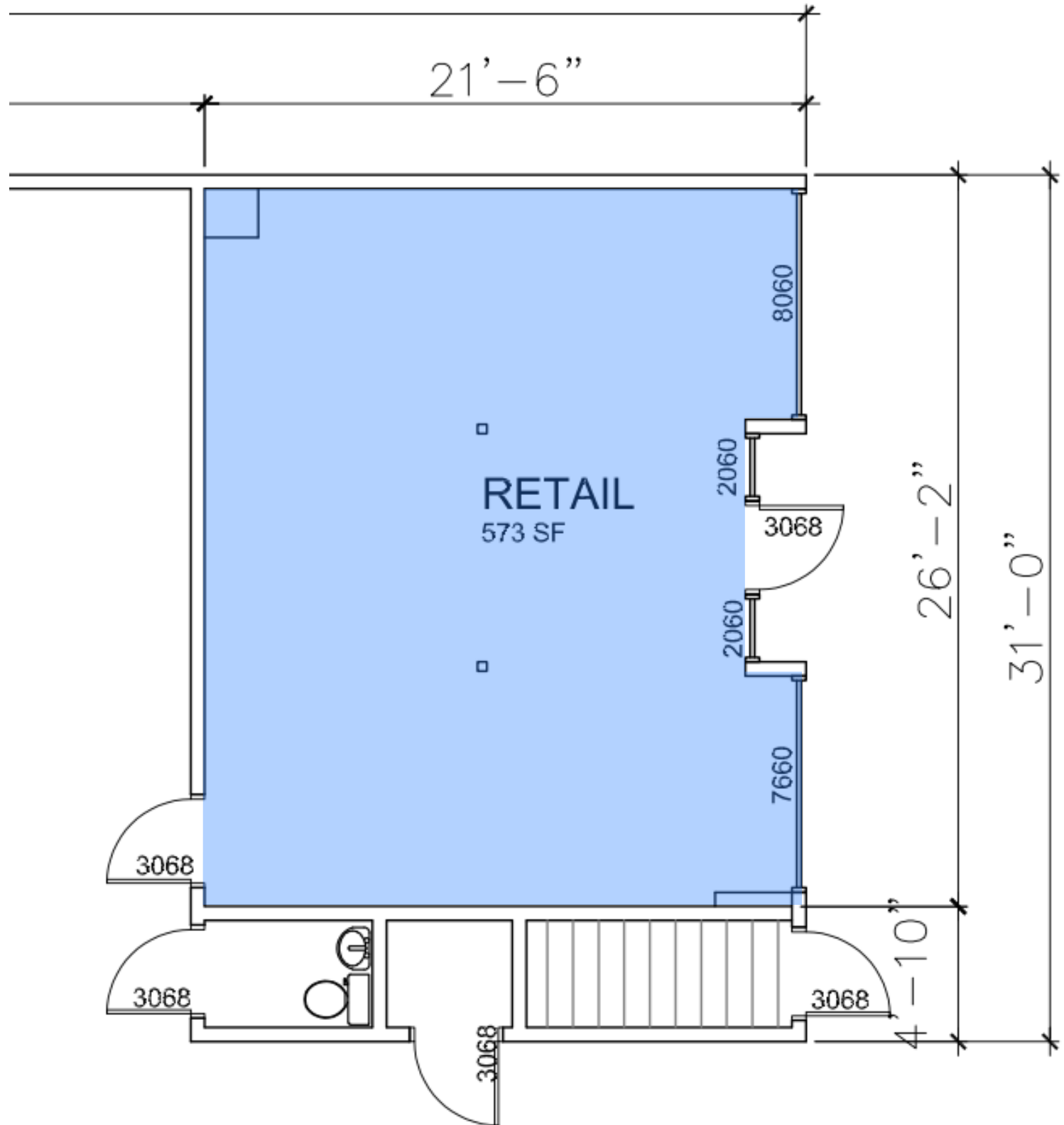
Directly across from Notre Dame High School, generating consistent daily foot traffic from students, faculty, and parents, enhancing visibility and customer engagement.

Excellent Accessibility and Connectivity

Convenient access to major transportation infrastructure, including the Guadalupe Freeway and multiple nearby transit options, providing strong regional connectivity for both customers and employees.



SITE PLAN



 **San Jose Mineta International Airport**
±2 Miles Away

 **TARGET**
Marshalls **SPROUTS**
WORLD MARKET **PETSMART**

 **SAN PEDRO SQUARE MARKET**

 **San Jose High School**
±907 Students

 **McKinley Elementary School**
±475 Students

  
THE PRESSROOM

 **San Jose State University**
±40,000 Students

 **SAP center**
at san jose
Home of the San Jose Sharks
±1.5M Annual Visitors

87

±123,000 VPD

Downtown
San Jose

Subject Property

 **Notre Dame High School**
±681 Students

Public Storage

 **WHOLE FOODS MARKET**

Adobe
Headquarters

280

±226,000 VPD

Walmart
Supercenter

 **San Jose Diridon**
Train Station **ACE**

SAN JOSE McENERY CONVENTION CENTER

 **Lowell Elementary School**
±267 Students

Walmart
Neighborhood Market

Japanese Friendship Garden
Garden

SAFeway

 **Gardner Elementary School**
±397 Students

 **Washington Elementary**
±720 Students

Walgreens

techcu arena
Home of the San Jose Barracuda

COSTCO
WHOLESALE

Google Earth



101

±251,000 VPD

SAN JOSE, CA

San Jose, the largest city in Northern California's Silicon Valley, is a globally recognized hub for innovation, technology, and high-income employment. The region benefits from sustained population stability driven by a highly skilled workforce and consistent demand from leading technology firms. With above-average household incomes and a concentration of educated residents, San Jose supports strong consumer spending and housing demand. The area's extensive infrastructure, including proximity to major highways, transit systems, and San Jose Mineta International Airport, enhances accessibility and economic connectivity across the Bay Area.

The city offers a balanced lifestyle with access to cultural amenities, outdoor recreation, and a strong employment base anchored by global corporations. San Jose's residential and commercial markets are supported by limited land availability and high barriers to entry, contributing to long-term asset value stability. For investors, the market presents a combination of institutional-grade tenancy, innovation-driven economic resilience, and one of the most affluent consumer bases in the United States.



\$136,000 HH INCOME
WITHIN 5-MILES OF SUBJECT PROPERTY

330,000 HOUSEHOLDS
WITHIN 5-MILES OF SUBJECT PROPERTY

971,000 RESIDENTS
WITHIN 5-MILES OF SUBJECT PROPERTY

\$7.5B CONSUMER SPENDING
WITHIN 5-MILES OF SUBJECT PROPERTY

MARKET OVERVIEW



555 SOUTH SECOND ST

San Jose, CA 95112 | Leasing Brochure

EXCLUSIVELY LISTED BY



MARKO BULJAN
VICE PRESIDENT
marko.buljan@matthews.com
DIR (925) 718-7524
LIC No. 01970496 (CA)

DAVID HARRINGTON | *BROKER OF RECORD* | Broker Lic. No. 01320460 (CA) | Firm License No. 02168060 (CA)

This Leasing Package contains select information pertaining to the business and affairs of **555 South Second St, San Jose, CA 95112** ("Property"). It has been prepared by Matthews™. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence. Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered. In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property. This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

MATTHEWS™