



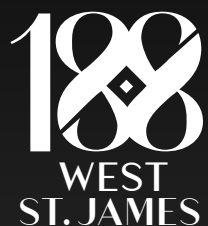
188

WEST ST. JAMES
@San Pedro Square

D · T · S · J

FLAGSHIP RETAIL LEASING OPPORTUNITY

Ground-Floor Space ♦ Luxury Residential Tower ♦ San Pedro Square – Downtown San Jose



POSITION YOUR BRAND at the gateway to one of Downtown San Jose's most vibrant neighborhoods. This rare retail opportunity is located at the base of a luxury condominium building in the heart of San Pedro Square – a walkable, energetic district blending dining, nightlife, arts, and urban living.

Surrounded by new residential towers, tech workers, and visitors, this high-visibility space offers a ready-made customer base and the flexibility to support a range of uses.

IDEAL FOR:

- ◆ Chef-driven restaurant, wine bar, or café concepts
- ◆ Boutique fitness, yoga, wellness, or med spa operators
- ◆ Upscale grocery, specialty foods, natural market, or bottle shop
- ◆ Premium retail, beauty salons, or home & lifestyle boutiques



Downtown San Jose is in the midst of a generational transformation – with Google’s Downtown West, Adobe’s expanded campus, and multiple new residential high-rises all within walking distance. As the core of Silicon Valley’s urban revival, San Pedro Square has become the epicenter of live-work-play energy.

This is a rare chance to secure a high-profile space in a premium building – ideal for concepts that want to grow with the city’s next wave.

LOCATION HIGHLIGHTS:

- Prime San Pedro Square frontage with strong pedestrian visibility and outdoor potential
- Located within a high-income residential tower with hundreds of built-in customers
- Walkable to San Pedro Market, SAP Center, SJSU, Diridon Station, and major hotels
- Easy access to transit (VTA, Caltrain, future BART), bike paths, and public parking
- Adjacent to active day/night/weekend traffic from both residents and visitors

DEMOGRAPHIC & MARKET INSIGHTS (Placer.ai | 2025 Forecast)

Average Household
Income (0.5 mile)

\$148,000

Monthly Foot Traffic in
San Pedro Square District

310,000+

Daytime Working
Population (0.5 mile)

40,000+

Annual Visitors to San
Pedro Square Market Area

2.3 M+

Existing & Pipeline Residential
Units (within 3 blocks)

1,900+

Walk Score

96

Walker’s Paradise

SITE PLAN



LEGEND

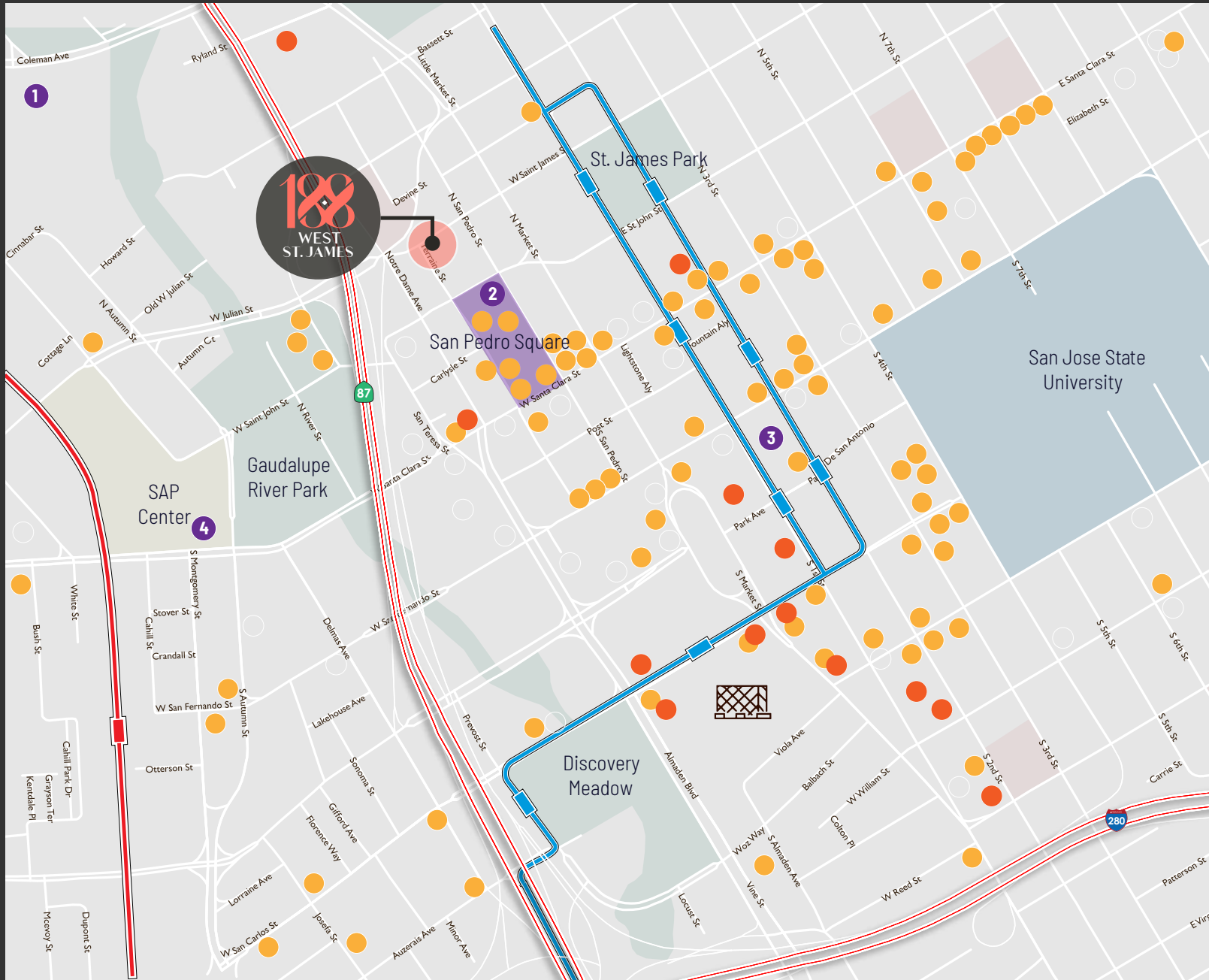
Available Spaces

1,000 SF - 20,229 SF (Divisible)

Pad 4,039 SF - 12,119 SF

- S Stairs
- E Elevator
- T Trash
- R Restroom

188 LOCATION




100+
Restaurants


13+
Main Hotels

- 
Shopping Centers
1. San Jose Market Center
 2. San Pedro Square Market
 3. Pavilion at San Jose
 4. SAP Center

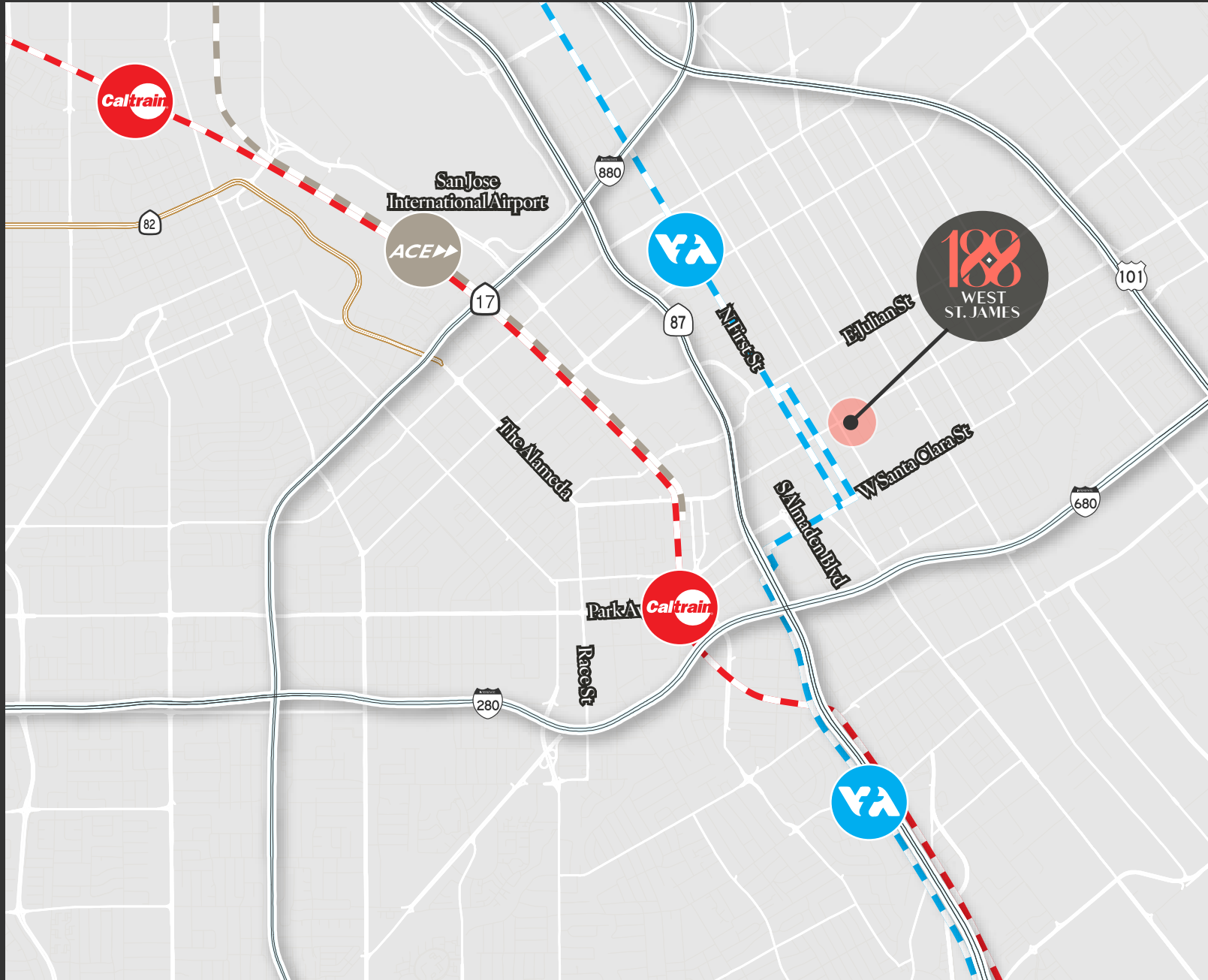

**San Jose McEnery
Convention Center**


**VTA
Light Rail**


Caltrain

TRANSPORTATION

6



APPROX.
DRIVE TIME

5
MIN

San Jose Diridon
Caltrain Station

1
MIN

87N/101N
Ramp

6
MIN

San Jose
Airport

3
MIN

SAP Center



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