

# San Jose Redevelopment Agency downtown project **fact sheet**



Original Opening:  
October 1904

Completion:  
October 2001

Opening:  
November 2002

**Project:** Jose Theatre/Improv Comedy Club

**Description:** The Jose Theater, the oldest theater in Downtown San Jose, was built in 1904. The 2-story structure was originally used as a vaudeville theater and later as a movie theater. It operated until 1991 until the non-reinforced masonry building was closed. The San Jose Redevelopment Agency (SJRA) purchased the Jose Theater in 2000 and completed seismic and façade upgrades in October 2001. In June 2001, the SJRA executed a lease with the San Jose Comedy Club, LLC (Improv) for the adaptive reuse of the Jose Theater as a comedy club with restaurant service.

**Location:** 62 South Second Street

**Benefit:** The Jose Theatre was once home to vaudeville theatre, making its historic rehabilitation into a live stand-up comedy venue most appropriate. The building's future, once uncertain, is now assured as a cultural and historic asset to the downtown.

- Features:**
- 14,700 square feet
  - 2-story structure
  - Approximately 300 theater & dining seats
  - Spanish Eclectic architectural style
  - Marquee was added in 1941

**Total Costs:** \$14.8 million

- \$13.3 million San Jose Redevelopment Agency
- \$7.2 million to purchase building for seismic improvements
- \$6.1 million historic restoration and tenant improvements
- \$1.5 million from Improv

**Project Team:**

Council District:	3
Developer:	Phase I (seismic and façade upgrades): Century Residential LLC. (Saratoga Capital) Phase II (landlord and tenant improvements): San Jose Comedy Club LLC. (Improv)
Architect:	Phase I (seismic and façade upgrades): Berger Detmer Architects (San Francisco) Phase II (landlord and tenant improvements): Mouton + Long – Metarie, LA Garden City Construction
Contractor:	Garden City Contractor
Owner:	San Jose Redevelopment Agency