

Rare Downtown Willow Glen

Owner User Opportunity

2,889 ± SF Retail/Office/Medical Office Building For Sale

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1114 Brace Ave., San Jose



INVESTMENT OVERVIEW



OFFERING PRICE: \$3,260,000

BUILDING AREA: 2,889± SF

Property Type: Retail/Office/Medical Office

LAND AREA: 3,255± SF

YEAR BUILT: 1959

PARCEL NUMBER (APN): 429-17-030

Zoning: CP - Commercial Pedestrian

of Units: 2

RARE DOWNTOWN WILLOW GLEN OWNER USER OPPORTUNITY

2,889 ± SF Freestanding Retail/Office/Medical Office Building
For Sale

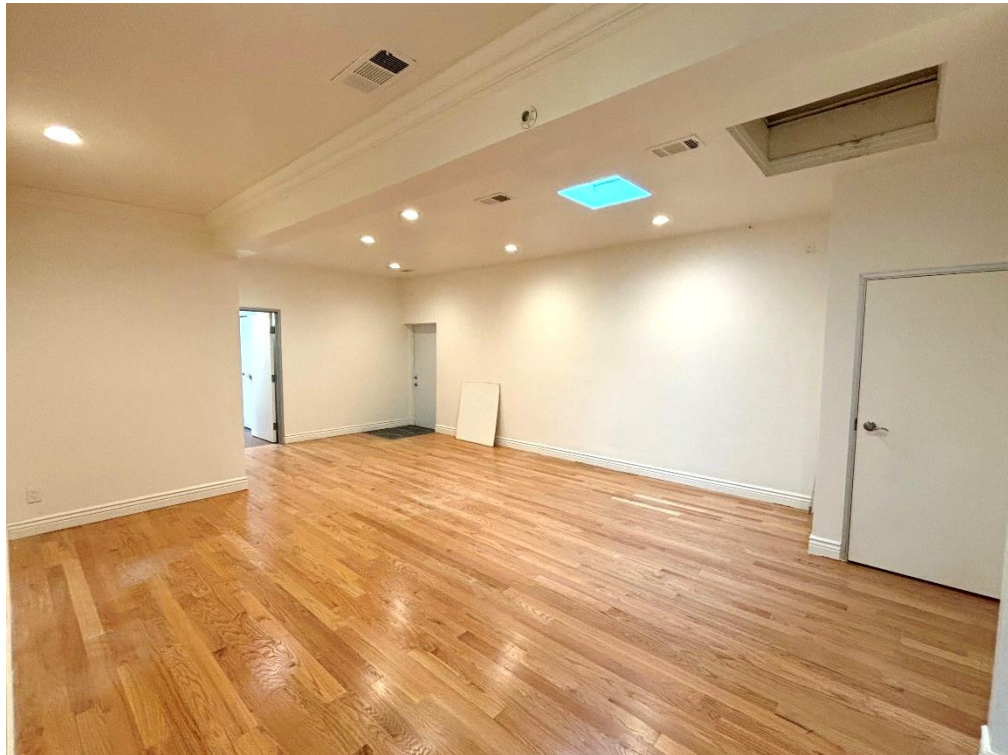
- 1114 Brace Ave, San Jose presents a rare opportunity for an owner-user/investor to acquire a 2,889± square foot freestanding retail/office/medical office building with two units of which can be combined or separated.
- The property is situated on a 3,255± square foot lot with a large parking lot directly behind the building.
- The property is in the CP – Commercial Pedestrian zoning designation which allows for uses such as, professional office, medical office, retail services, personal services, veterinary clinics, and many more.
- The property is currently vacant, allowing for immediate occupancy by an Owner User.
- The property is located on Brace Avenue 1 parcel from Lincoln Avenue in the heart of Downtown Willow Glen.
- Extremely strong demographics with household incomes in excess of \$169,000 in a 1-mile radius.

Minnesota Ave

Lincoln Avenue

BERTUCELLI'S
La Villa

Brace Ave











CRIME
ALERT
78-4001

1114









Lincoln Ave

Brace Ave



Downtown San Jose

Lincoln Avenue

Minnesota Ave

Brace Ave





Minnesota Ave

Lincoln Avenue

Brace Ave

2024 SUMMARY	1-MILE	5-MILE	10-MILE
Population	23,763	674,649	1,524,300
Households	9,641	229,274	509,627
Average Household Size	2.4	2.8	2.9
Owner Occupied Housing Units	5,395	109,478	280,901
Renter Occupied Housing Units	3,915	114,314	216,860
Median Age	42.1	37.8	38.8
Median Household Income	\$140,569	\$111,936	\$135,913
Average Household Income	\$169,228	\$142,976	\$162,976

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