

FOR SALE

FULLY LEASED RETAIL/RESIDENTIAL INVESTMENT PROPERTY

801-809 LINCOLN AVENUE, SAN JOSE CA 95126



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FULLY LEASED RETAIL/RESIDENTIAL INVESTMENT PROPERTY

- **Property Description:** Property consists of a retail building consisting of approximately 7,825 SF which is fully leased to 3 tenants. In addition, there are 2 fully leased residential units consisting of 1,100 SF & 1,200 SF respectively. This mixed-use leased investment is unique in today's investment marketplace.
- **Location Description:** The subject property is located on the fringe of downtown "Willow Glen" and also near downtown San Jose. Lincoln Avenue is the gateway to the affluent "Willow Glen" neighborhood and is in close proximity to numerous restaurants, retail amenities, offices, and much more. The property offers easy access to state highways 280 and 87.
- **Potential redevelopment opportunity**



Josh Gispan

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LIC: #00974978

Clayton Temple

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LIC: #02006440

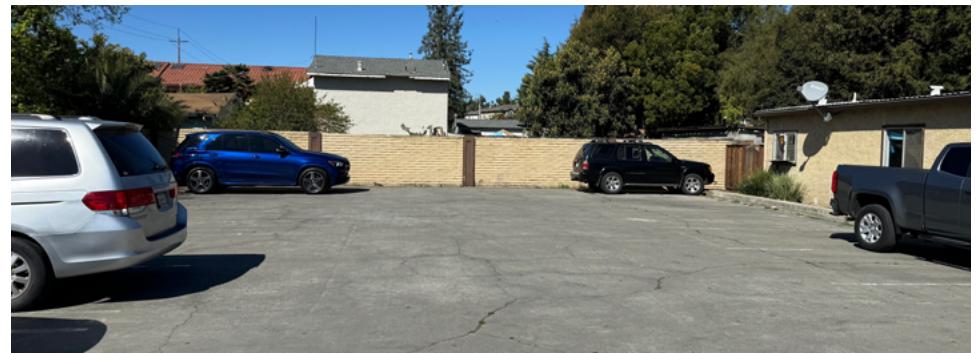
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801-809 Lincoln Ave

Asking Price \$4,349,652.00 (6.0% CAP)

Annual NOI \$260,979.09

Contact Broker for rent roll and expense information



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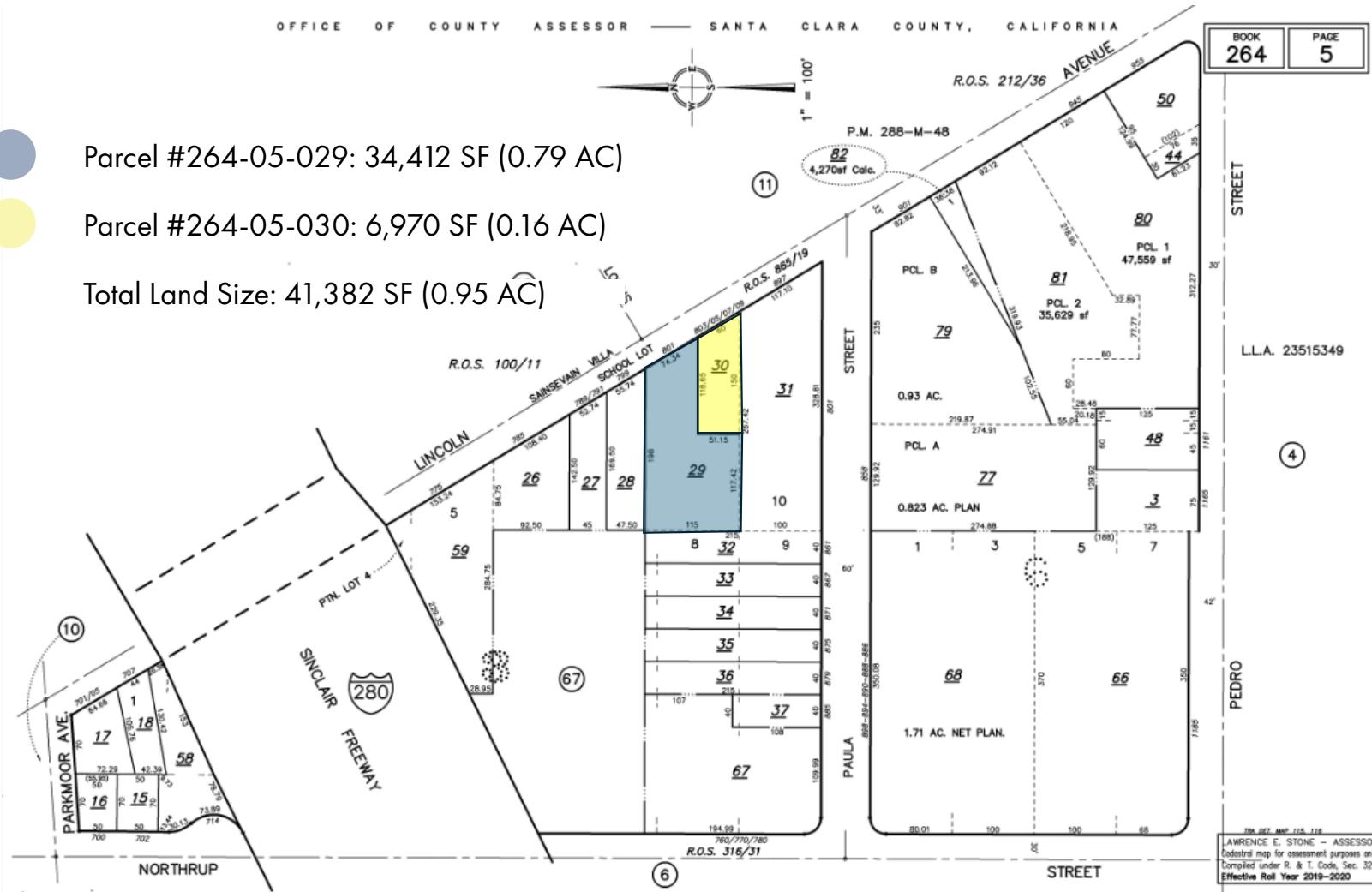
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**801-809 LINCOLN AVE, SAN JOSE
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Parcel #264-05-029: 34,412 SF (0.79 AC)

Parcel #264-05-030: 6,970 SF (0.16 AC)

Total Land Size: 41,382 SF (0.95 AC)



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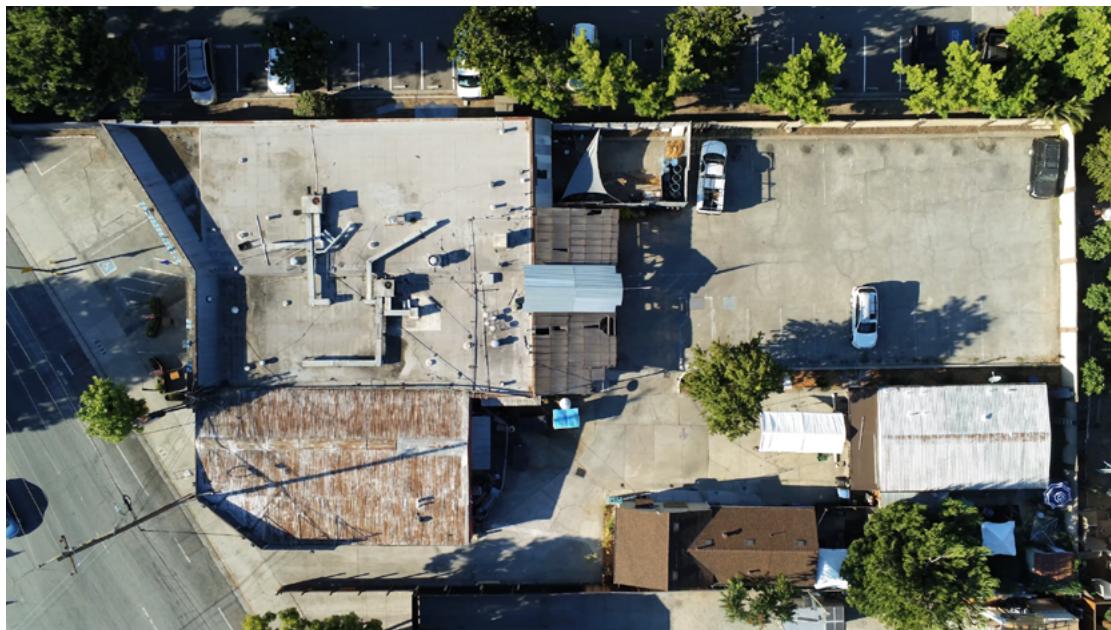
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Rent Roll

Properties: Lincoln Ave - 801A - 809 Lincoln Ave. San Jose, CA 95126

Units: Active

As of: 2/1/2026

Include Non-Revenue Units: No

Unit	Tenant	Status	Sqft	Market Rent	Rent	Deposit	Lease From	Lease To	Move-in	Move-out
<i>Lincoln Ave - 801A - 809 Lincoln Ave. San Jose, CA 95126</i>										
801										
801A										
801B										
803, 805, 807										
809										
5 Units										
Total 5 Units										

Call Broker for Rent Roll and Expense Information

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LIC: #02006440

APNS: 264-05-029

264-05-030

41,382 SF (0.95 Acres)



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Operating Income & Expense (01/01/2025 - 12/31/2025)

Income

RENTAL REVENUE

Rent

Prepaid Rent

Total RENTAL REVENUE

CAM INCOME

Estimated CAM

Estimated Insurance

Estimated Property Tax

Estimated Admin Fee

Insurance Reconciliation

Total CAM INCOME

OTHER INCOME

Late Fee

Misc Income

Total OTHER INCOME

Total Operating Income

Expense

NON RECOVERABLE EXPENSES

Electrical

Plumbing

Gate/Fence

HVAC

Maintenance

Management Fee

Pest Control

Total NON RECOVERABLE EXPENSES

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NON RECOVERABLE UTILITIES

Garbage

Water

Total NON RECOVERABLE UTILITIES

COMMON AREA MAINTENANCE

Landscaping

Maintenance

Paint

Plumbing

Total COMMON AREA MAINTENANCE

PROPERTY TAXES

Real Estate Taxes

INSURANCE

Insurance - General Liability

Insurance - Property

Insurance - Umbrella

Total INSURANCE

CAPITAL IMPROVEMENT EXPENSES

Roof

Total CAPITAL IMPROVEMENT EXPENSES

PERMITS AND FEES

Business Tax Registration

Total PERMITS AND FEES

AMORTIZATION AND DEPRECIATION

Amortization Expense

Total AMORTIZATION AND DEPRECIATION

Total Operating Expense

NOI - Net Operating Income

Total Income

Total Expense

Net Income

Total Net Income for 2025 will be \$260,979.09

Tenants are on NNN lease types and are responsible for property taxes, insurance, etc.



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