

Iconic Willow Glen Office Building For Sale

Owner User/Investment Opportunity

1,088 SF.+ Office/Retail Building with Monument Signage

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702 Minnesota Avenue, San Jose 95125



Property Overview



Offered At: \$1,595,000

Type: Office/Retail

Zoning CP - Commercial Pedestrian

Year Built: 1973

Building Area 1,088 +-Square Feet

Lot Size 7,275+-SF

General Plan: MUN - Mixed Use Neighborhood

Assessor Parcel # 434-17-124

Willow Glen Owner User Opportunity

1,088+- Square Foot Freestanding Office/Retail Building For Sale

Opportunity for a owner/user or investor to purchase a 1,088+- square foot freestanding office/retail building in the commercial pedestrian zoning. CP - Commercial Pedestrian zoning allows for uses such as retail services, professional office, medical office, personal service, and many more.

This property is within the Mixed Use Neighborhood general plan designation which is intended for development with small lot single family homes & townhomes and supports infill development and medium density residential uses such as stacked flats. This district also offers opportunity for live/work, mixed residential and commercial, or small scale stand alone commercial uses.

The property is situated on a 7,275 +- square foot corner lot with a large parking area. Monument signage on Minnesota Avenue. There is off street parking for 8-10 vehicles.

Property is located roughly 1/2 mile from Downtown Lincoln Avenue Shops and Dining and 1 block from Bird Avenue. 1 Block from Safeway, Bibo's NY Pizza and Toast Café & Grill

NEIGHBORHOOD DEMOGRAPHICS:

Daily Traffic Count (Minnesota Avenue @ Bird Avenue)	11,801
Median Household Income	\$154,000+ in a 1 mile radius
Median Home Values	\$1.6 - \$1.7 million
Median Age	38 - 44 years, with a high proportion of families



Parking Area



Front Entry

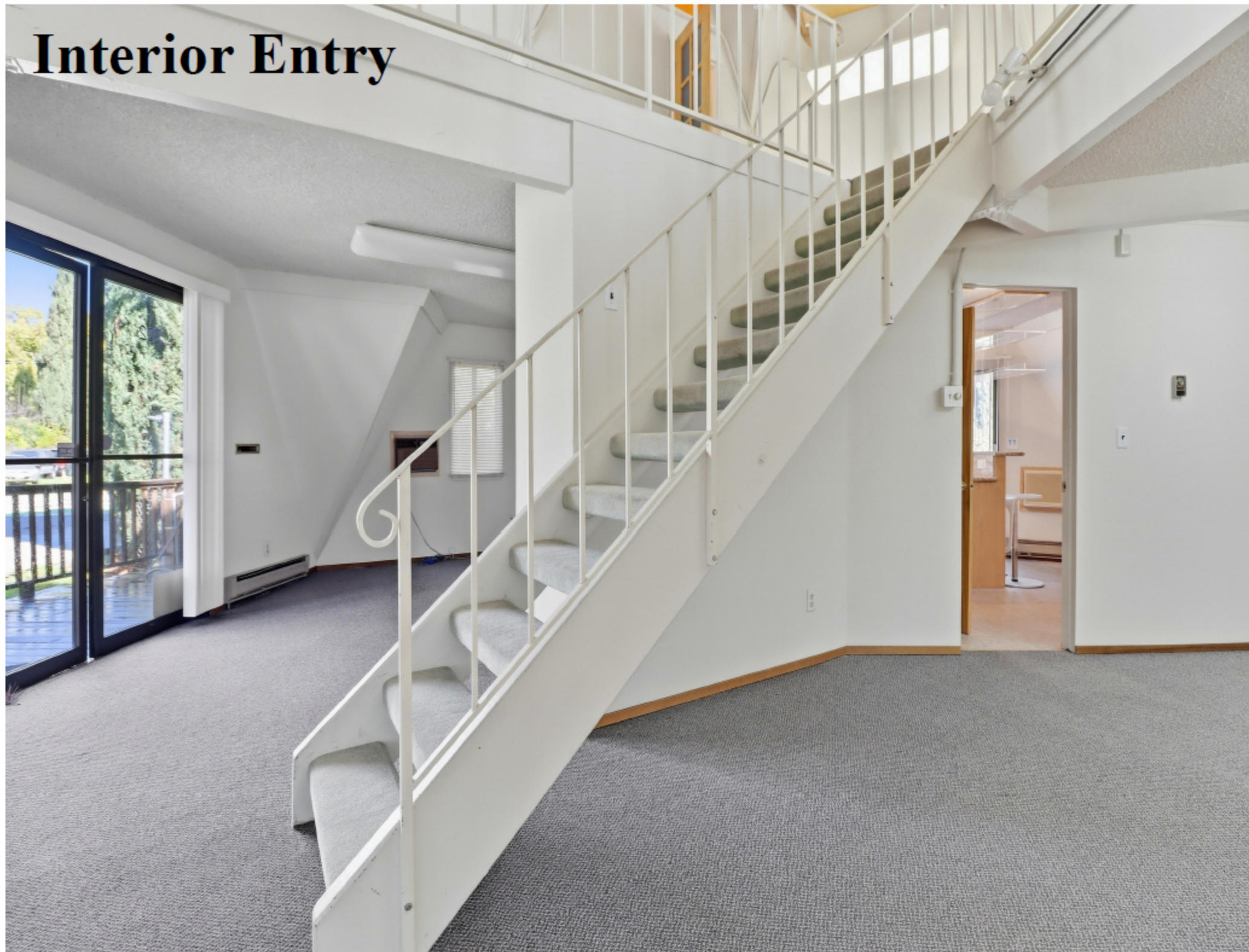


Front View

Overhead View



Interior Entry





First Floor



Break Room



Full Bath




Second Floor




Mezzanine Storage

Ariel Overview



Lincoln Avenue



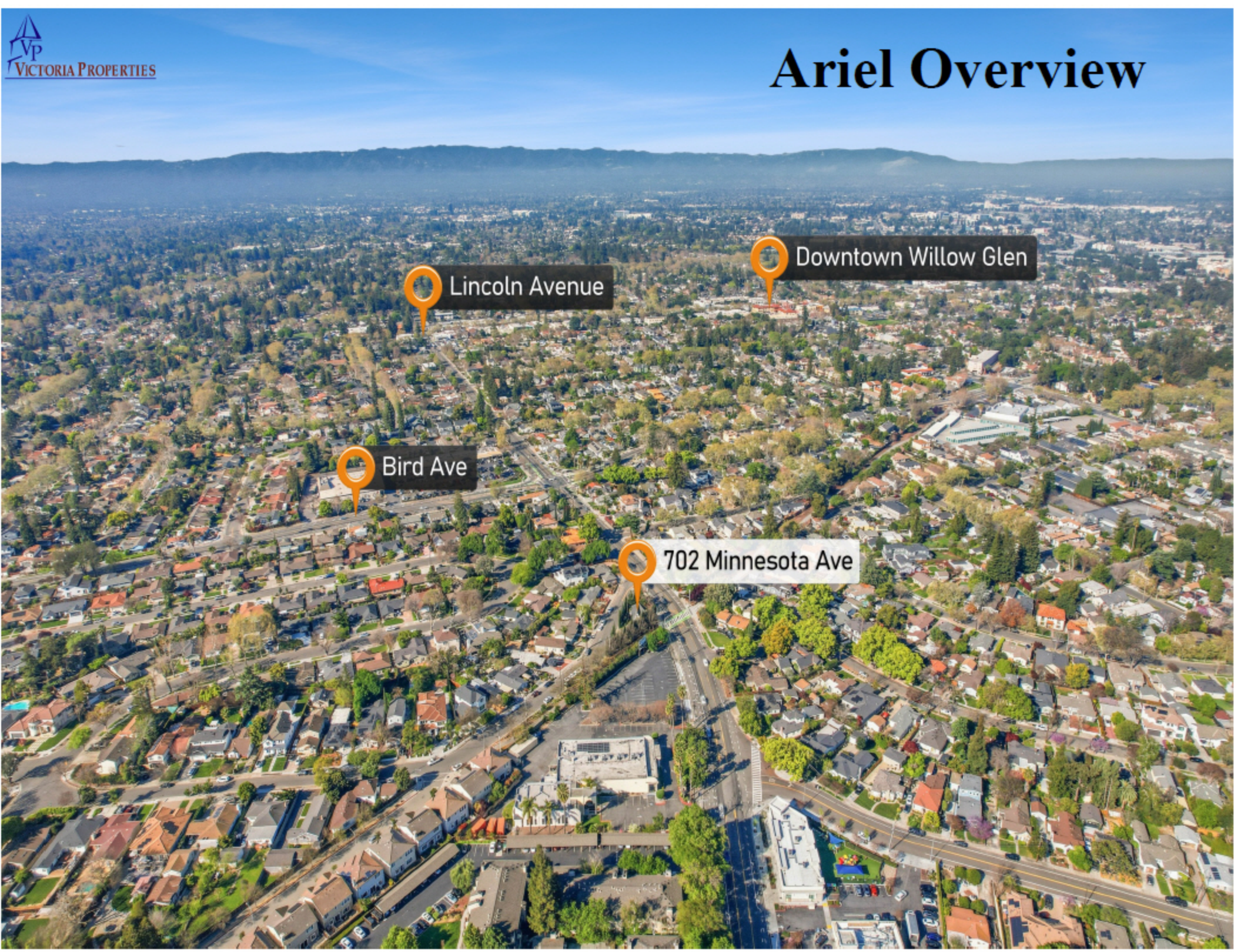
Downtown Willow Glen




Bird Ave



702 Minnesota Ave



Ariel Overview



Downtown San Jose



Highway 280



Highway 87



702 Minnesota Ave



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Scan for more information and virtual tour



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