



Willow Glen Development Opportunity

LINCOLN & LESTER

FOR SALE: 3 Prime Adjacent Parcels in DT Willow Glen
28,748 SF / .66 Ac

1041 Lincoln Avenue and 4 & 6 Lester Avenue

** DO NOT DISTURB OCCUPANTS – BY APPT ONLY*



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1041 Lincoln Ave: Retail Building 3 Tenants / 3,250 ft bldg. / 8,276 ft parcel
Tenants in place – Rental Income



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FINANCIAL INFORMATION UPON REQUEST.

4 Lester Ave:

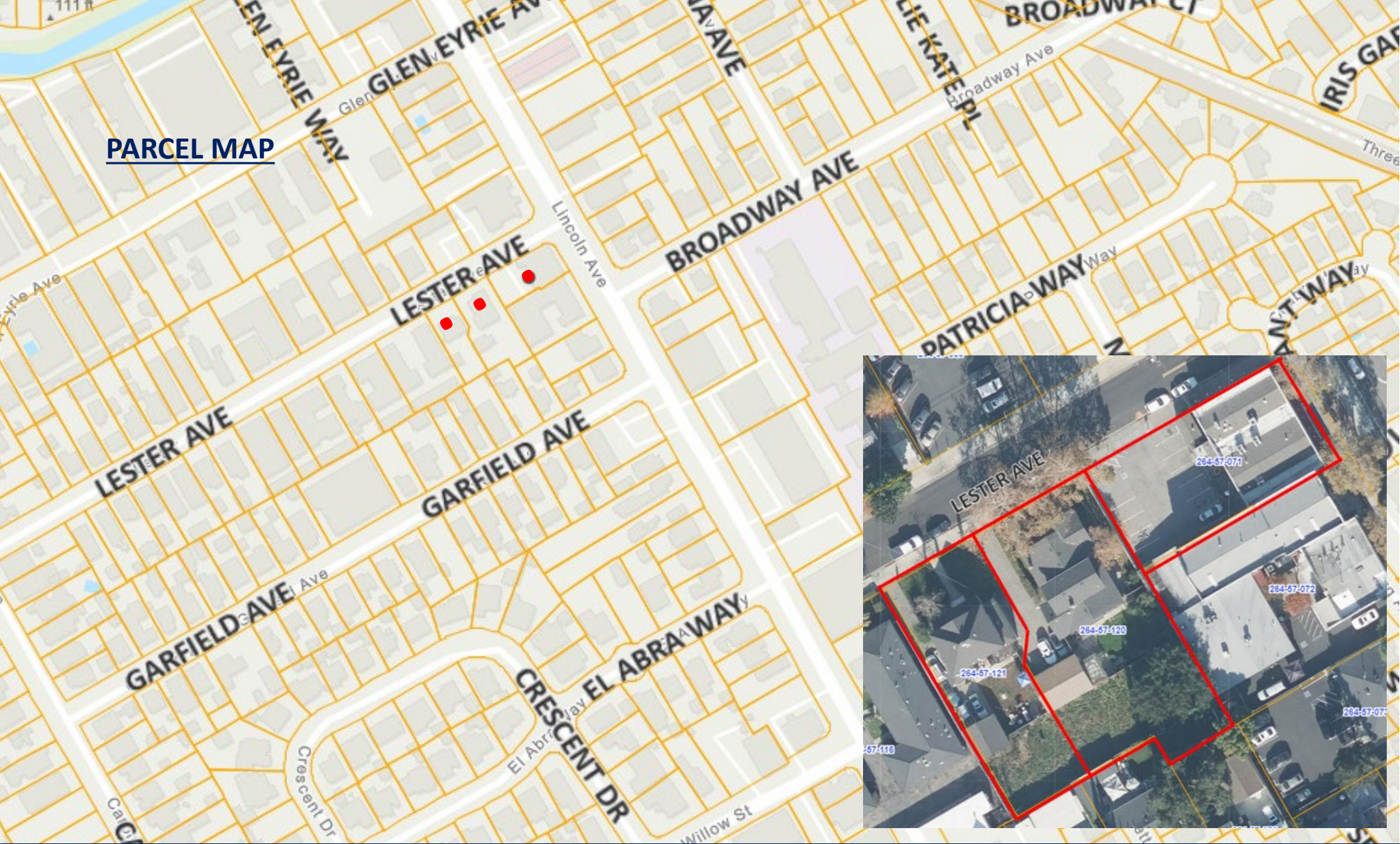
Single Family Residence - 1,870 ft bldg. / 12,632 ft parcel
Apn: 264-57-120 / Tenants in place – Rental Income

6 Lester Ave:

Single Family Residence - 1,680 ft bldg. / 7,840 ft parcel
Apn: 264-57-121 / Tenant in place – Rental Income



PARCEL MAP



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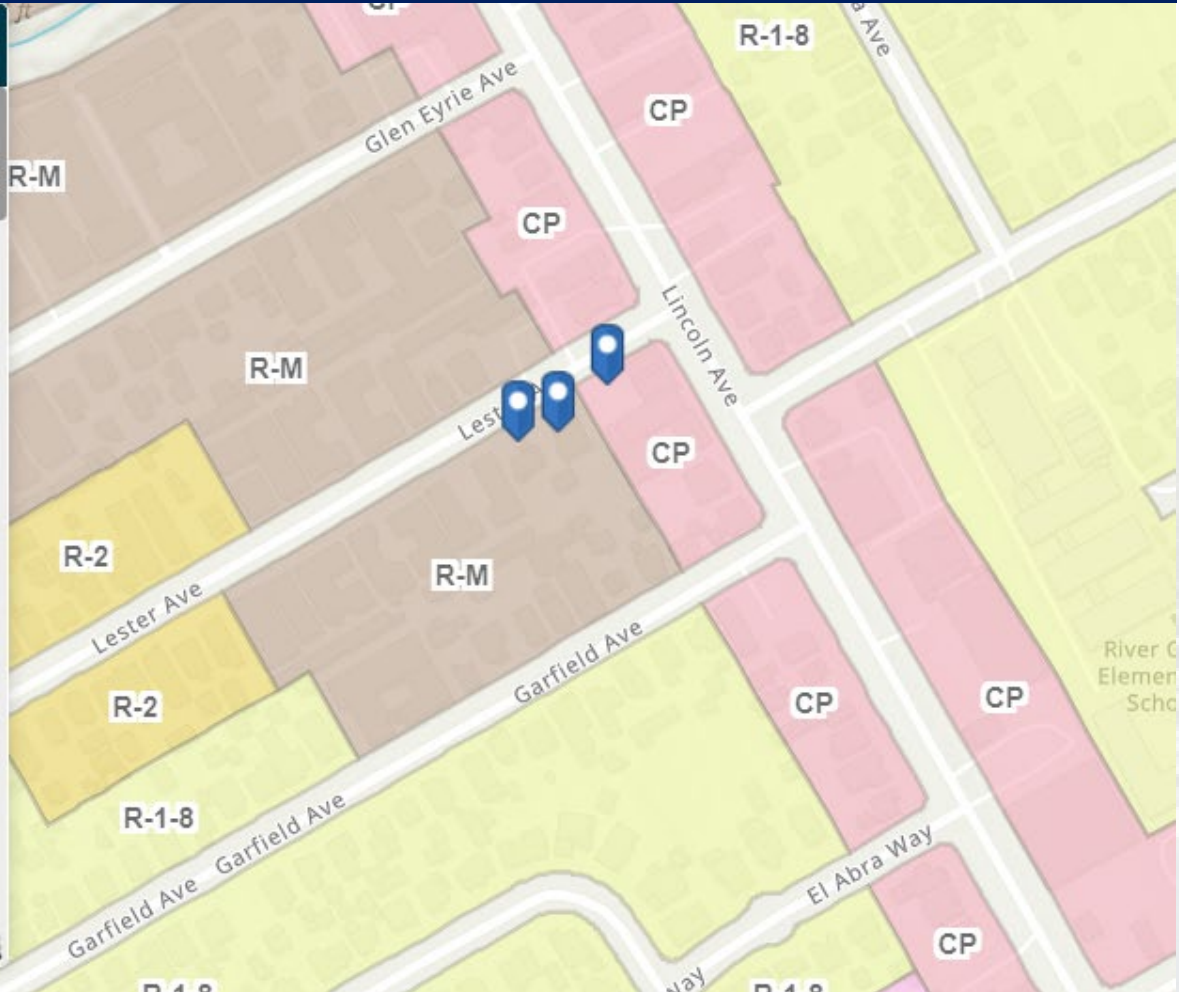
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Legend [X]

Zoning

- Agriculture
- Cluster (Multiple Residence)
- Cluster (R-1-5 Low to Medium Density Residential Based District)
- Cluster (R-1-8 Low to Medium Density Residential Based District)
- Combined Industrial/Commercial
- Commercial General
- Commercial General Development
- Commercial Neighborhood
- Commercial Office
- Commercial Pedestrian
- Downtown Primary Commercial



CP -The Commercial Pedestrian District is intended to support pedestrian-oriented retail activity at a scale compatible with surrounding residential neighborhoods.

RM - The Multiple Residence District reserves land for the construction, use and occupancy of higher density residential development and higher density residential-commercial mixed-use development.



LOCATION

The tree lined streets of downtown Willow Glen offer a small-town feel nestled in the city of San Jose - the 10th largest city in the nation. Stroll downtown Willow Glen and find sidewalk cafes, coffee shops, boutiques, vintage shops, strollers parked outside unique kid stores, and doggie water bowls everywhere.

This property is well located in the Willow Glen neighborhood of San Jose, with very convenient access to amenities, freeways, the San Jose International Airport, Downtown San Jose and the future Google campus near Diridon Station. This building and location are also very well suited for either an investor or developer. The Willow Glen location provides for immediate access to the 280 & 87 freeways and all the Downtown Willow Glen amenities are a nice walk or a short drive from the property. Walking trails, parks and numerous other amenities are also located a short walk from the buildings.

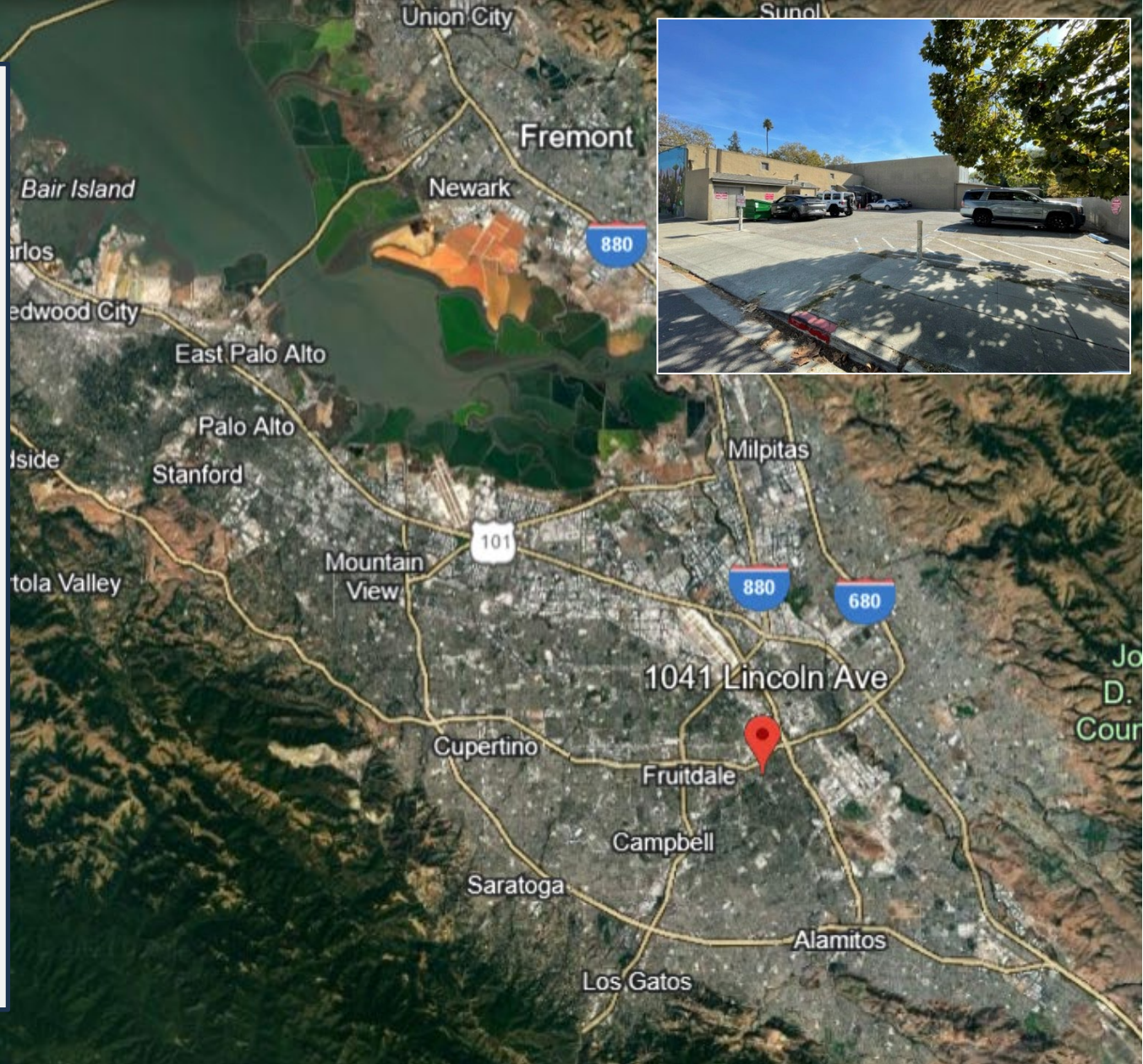


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SILICON VALLEY OVERVIEW

Santa Clara County is located at the southern end of the San Francisco Bay Area and is the region's most populous county with a population of approximately 1.92 million. The highly urbanized Santa Clara Valley within Santa Clara County is more commonly referred to as "The Silicon Valley" a term coined in the early 1970's with the transition from an agriculturally based economy to a technological based economy. As the economic culture of the county shifted, there was a tremendous upsurge in the population growth, as the growing economy brought about an affluent and educated work force. From 1970 to 2020, the population increased by over 180%. Today Santa Clara County is home to over 7,500 technology companies and is tech headquarters for such tech giants as: Apple, Facebook, Sun Microsystems, Google, Hewlett Packard, Cisco, and Intel.



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LOCATION

3-MILE RADIUS

AVERAGE AGE

36

POPULATION

239k

TOTAL # HH

89,312

AVG. HH INCOME

158,225

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Property will be shown by appointment only. Please do not disturb occupants of the property.



THANK YOU!

PLEASE CALL TO TOUR

