

# Downtown Willow Glen Retail/Office

Freestanding building for lease

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

1114 Brace Ave., San Jose

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## PROPERTY OVERVIEW



**Rent:** \$3.75 PSF, plus NNN

**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 OPPORTUNITY

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

- RARE DOWNTOWN WILLOW GLEN LEASING OPPORTUNITY
- 2,889± SF Freestanding Retail/Office/Medical Office Building
- Rent is \$3.75 PSF NNN
- 1114 Brace Ave, San Jose presents a leasing opportunity 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.
- 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.

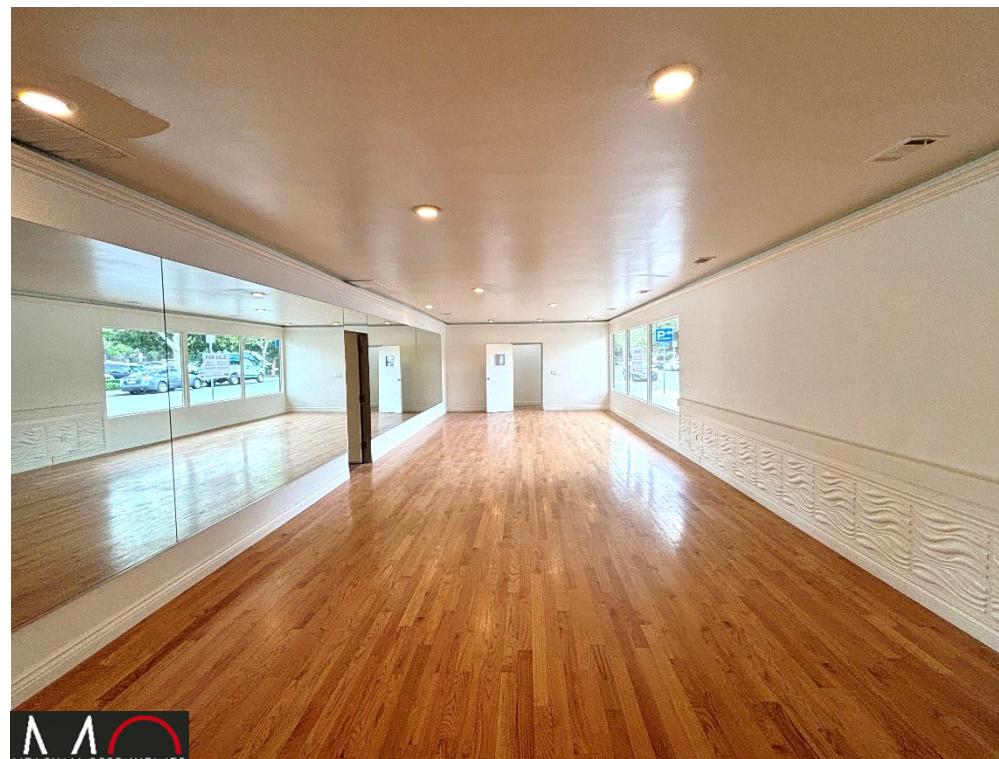


Lincoln Avenue

Minnesota Ave

Brace Ave













1114

CRIME  
ALERT

911-4200











Lincoln Ave

Brace Ave





Downtown San Jose

Lincoln Avenue

Minnesota Ave

Brace Ave





Minnesota Ave

Lincoln Avenue

Brace Ave

## DEMOGRAPHICS



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

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