

1044 LINCOLN AVE
SAN JOSE

RARE 1,272±SF OFFICE/MEDICAL/RETAIL FOR SALE
OWNER USER OPPORTUNITY IN DOWNTOWN WILLOW GLEN

LARGE REAR GATED PARKING LOT WITH 6 SPACES



PROPERTY OVERVIEW



OFFERING PRICE: \$1,350,000(\$1,061.32/SF)

BUILDING AREA: ±1,272 SF

YEAR BUILT: 1930

LAND AREA: ±4,700 SF

ZONING: CP – Commercial Pedestrian

PARCEL NUMBER (APN): 264-53-040

GENERAL PLAN: NCC -
Neighborhood/Community Commercial

PARKING: 6 Spaces

Rare 1,272± SF Office/Medical/Retail Owner User Opportunity

Large Rear Gated Parking Lot with 6 Spaces | Monument Signage

- Owner User Opportunity – 1,272± SF Office Building Located one parcel from the Corner of Lincoln Ave & Broadway Ave in Downtown Willow Glen.
- The property is in Excellent Condition with recently renovated interiors.
- Monument Sign with Great Visibility Along Lincoln Avenue.
- The Property has a Dedicated Parking Lot in the Rear with 6 Parking Spaces
- The property is in the CP – Commercial Pedestrian zoning designation which allows for uses such as, professional office, medical office, retail services, personal services, animal boarding, animal grooming, veterinary clinics, and many more.
- CP – Commercial Pedestrian Zoning and NCC – Neighborhood/Community Commercial General Plan Designation.
- High Barrier to Entry Market in Downtown Willow Glen.



PHOTOS





PHOTOS





PHOTOS





PHOTOS





Coe Ave

Lincoln Ave

Broadway Ave



JAKE'S
Willow Glen

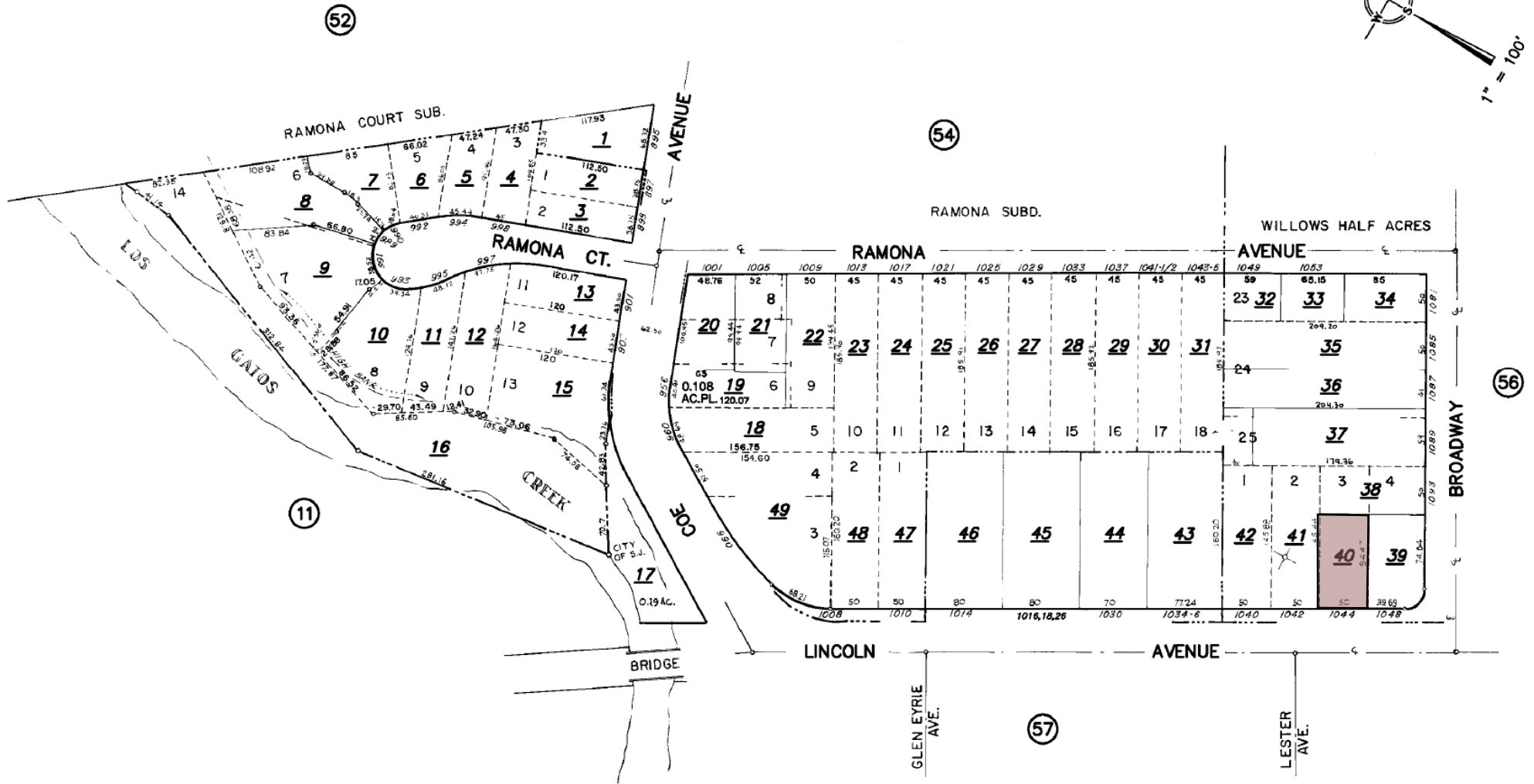
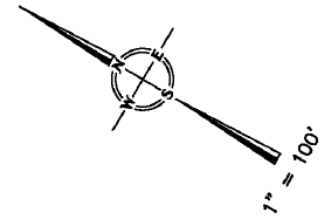
O'Reilly
AUTO PARTS

PARCEL MAP

OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA

BOOK
264

PAGE
53



TIN DET. MAP 118
LAWRENCE E. STONE - ASSESSOR
Cadastral map for assessment purposes only.
Compiled under R. & T. Code, Sec. 327.
Effective Roll Year 2014-2015

DEMOGRAPHICS

| 2026 SUMMARY | 1-MILE | 5-MILE | 10-MILE |
|-------------------------------|-----------|-----------|-----------|
| Population | 28,864 | 657,415 | 1,512,841 |
| Households | 11,648 | 224,677 | 508,975 |
| Average Household Size | 2.4 | 2.8 | 2.9 |
| Owner Occupied Housing Units | 4,767 | 97,457 | 255,399 |
| Renter Occupied Housing Units | 6,428 | 118,657 | 233,579 |
| Median Age | 39.1 | 38.3 | 39 |
| Median Household Income | \$140,589 | \$116,052 | \$143,249 |
| Average Household Income | \$166,324 | \$147,928 | \$169,579 |

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