

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



DAVID TAXIN
MEACHAM OPPENHEIMER GROUP

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

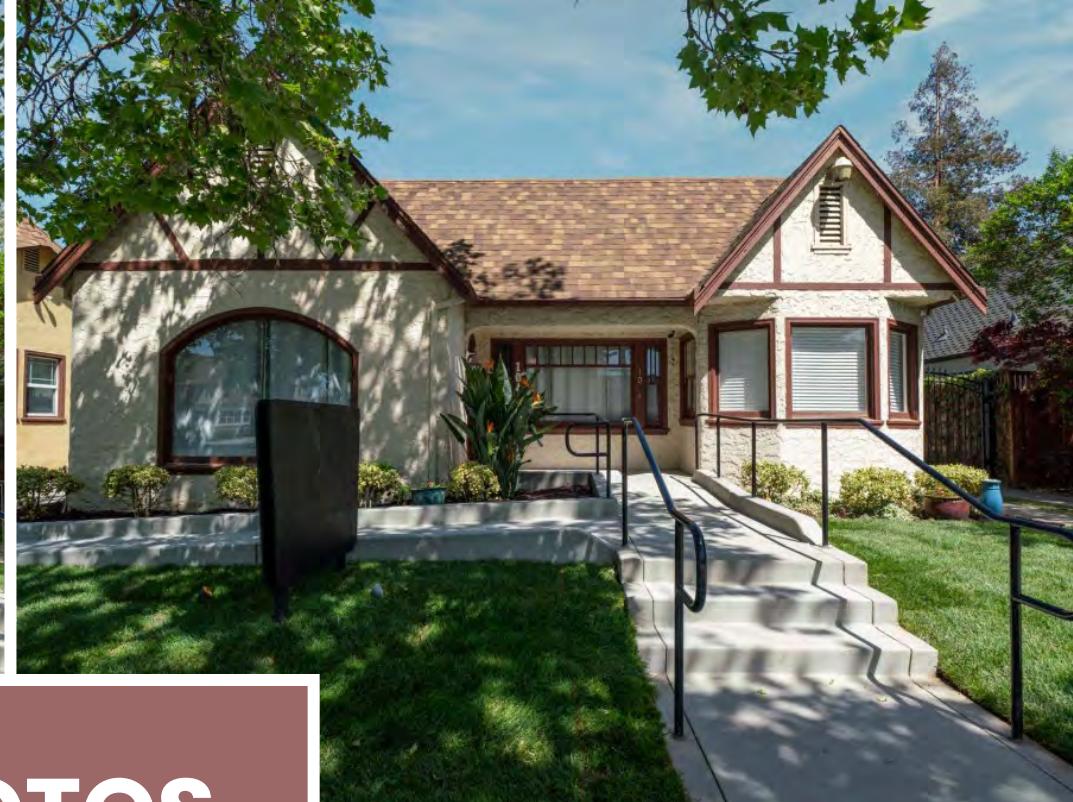
GENERAL PLAN: NCC -
Neighborhood/Community Commercial

PARKING: 6 Spaces

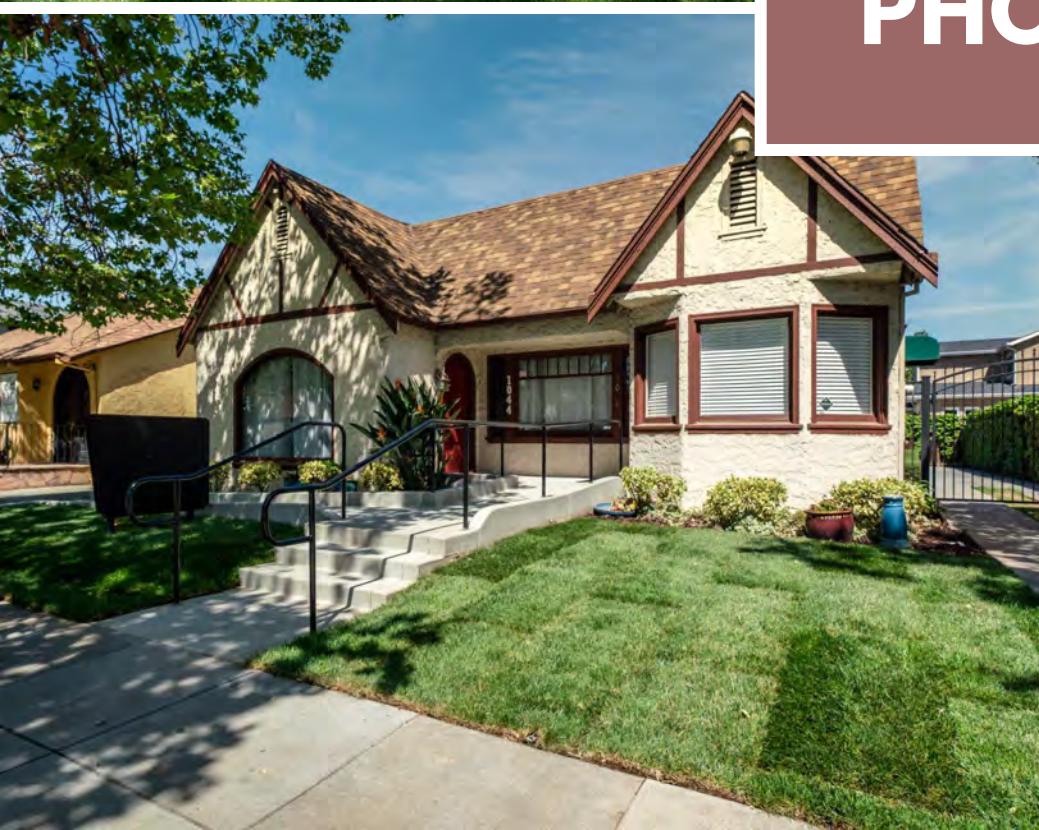
Rare 1,272± SF Office/Medical/Retail Owner User Opportunity

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





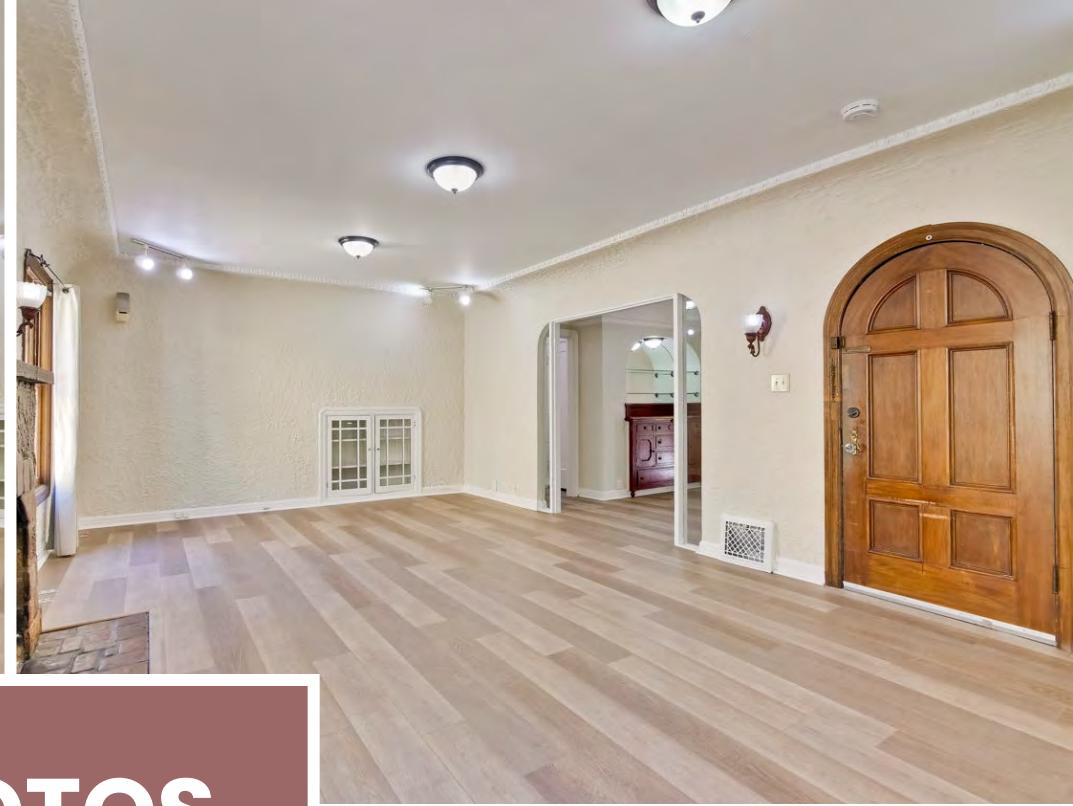
PHOTOS





PHOTOS





PHOTOS





Coe Ave

Lincoln Ave

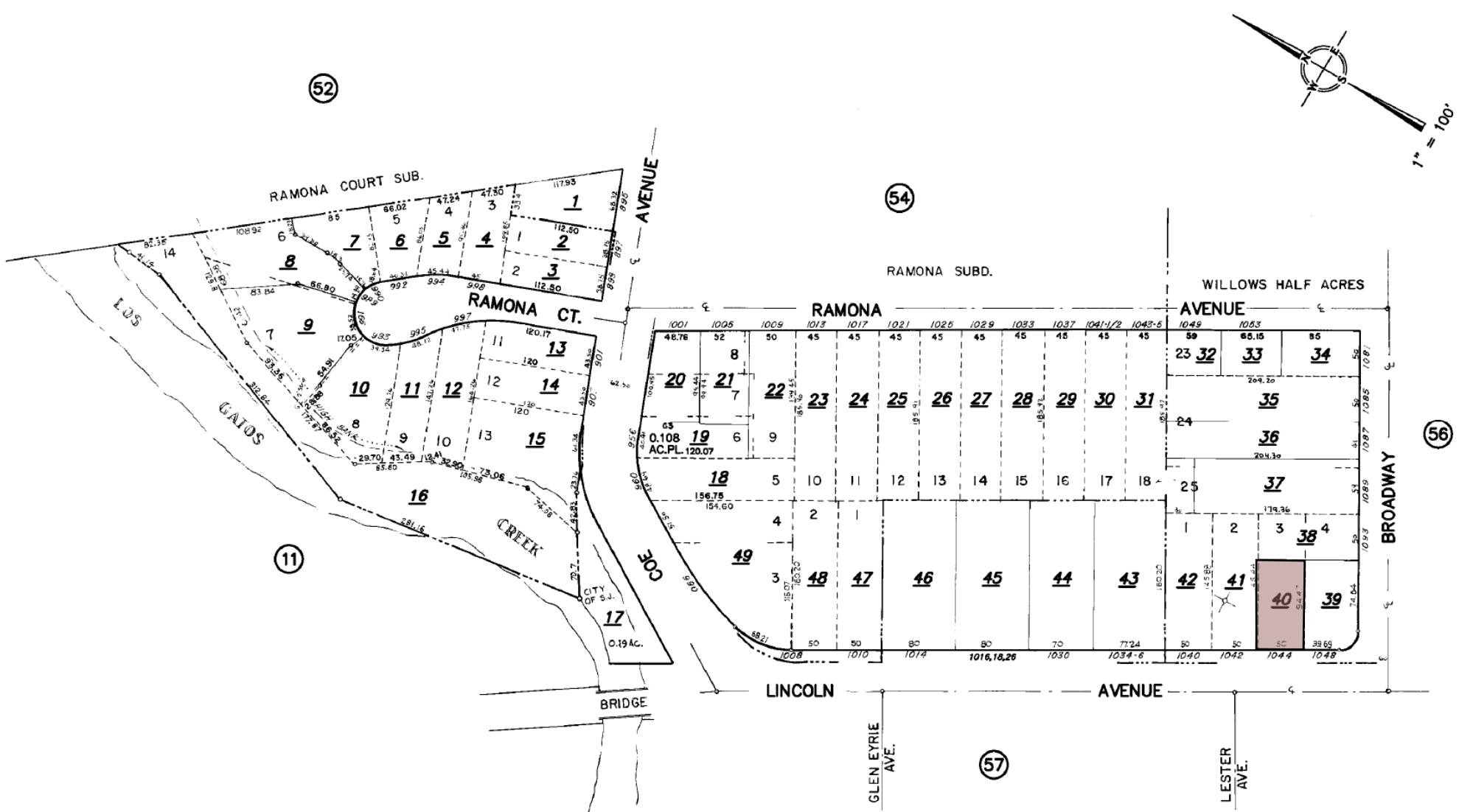
Broadway Ave



PARCEL MAP

OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA

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TRA 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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