

Rare 1,263 SF Office/Medical/Retail Owner User Opportunity

Building will be Delivered Vacant at Close of Escrow

Fully Remodeled in 2017 | Exceptional Condition | Rear Parking Lot

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1057 Lincoln Ave, San Jose



PROPERTY OVERVIEW



OFFERING PRICE: \$1,299,000

BUILDING AREA: \pm 1,263 SF

YEAR BUILT/RENOVATED: 1931/2017

LAND AREA: \pm 4,250

ZONING: CP – Commercial Pedestrian

PARCEL NUMBER (APN): 264-57-074

GENERAL PLAN: NCC -
Neighborhood/Community Commercial

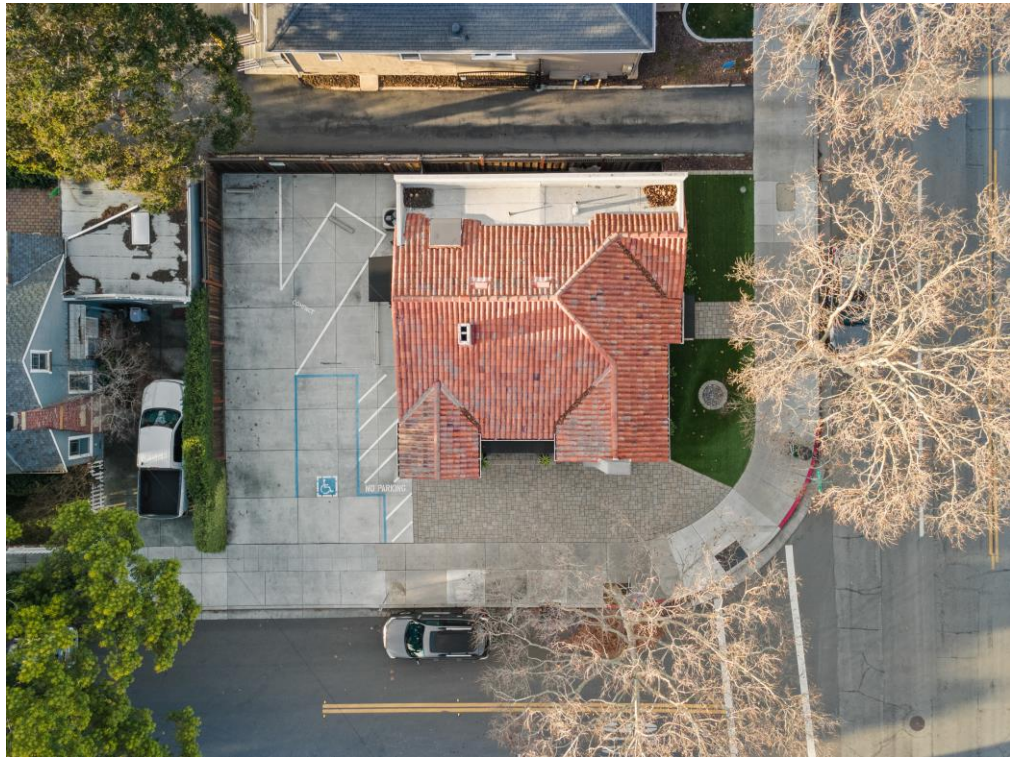
PARKING: 3 Spaces

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- Owner User Opportunity – 1,263 SF Office Building Located on the Corner of Lincoln Ave & Garfield Ave in Downtown Willow Glen.
- The property was Fully Remodeled in 2017 and is in Excellent Condition.
- Insulated Walls, New HVAC, New Water Heater, New Electrical Wiring and SVC Panel.
- ADA Compliant (Handicap Parking, Ramp, and Bathroom)
- Full Brand-New Shower in the Restroom.
- Security Cameras with Security System in the Basement.
- Large Basement not Included in the Square Footage.
- The Property has a Dedicated Parking Lot in the Rear with 3 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.









Lincoln Ave



Willow St



Garfield Ave





Coe Ave

Broadway Ave

Lincoln Ave





Coe Ave

Lincoln Ave



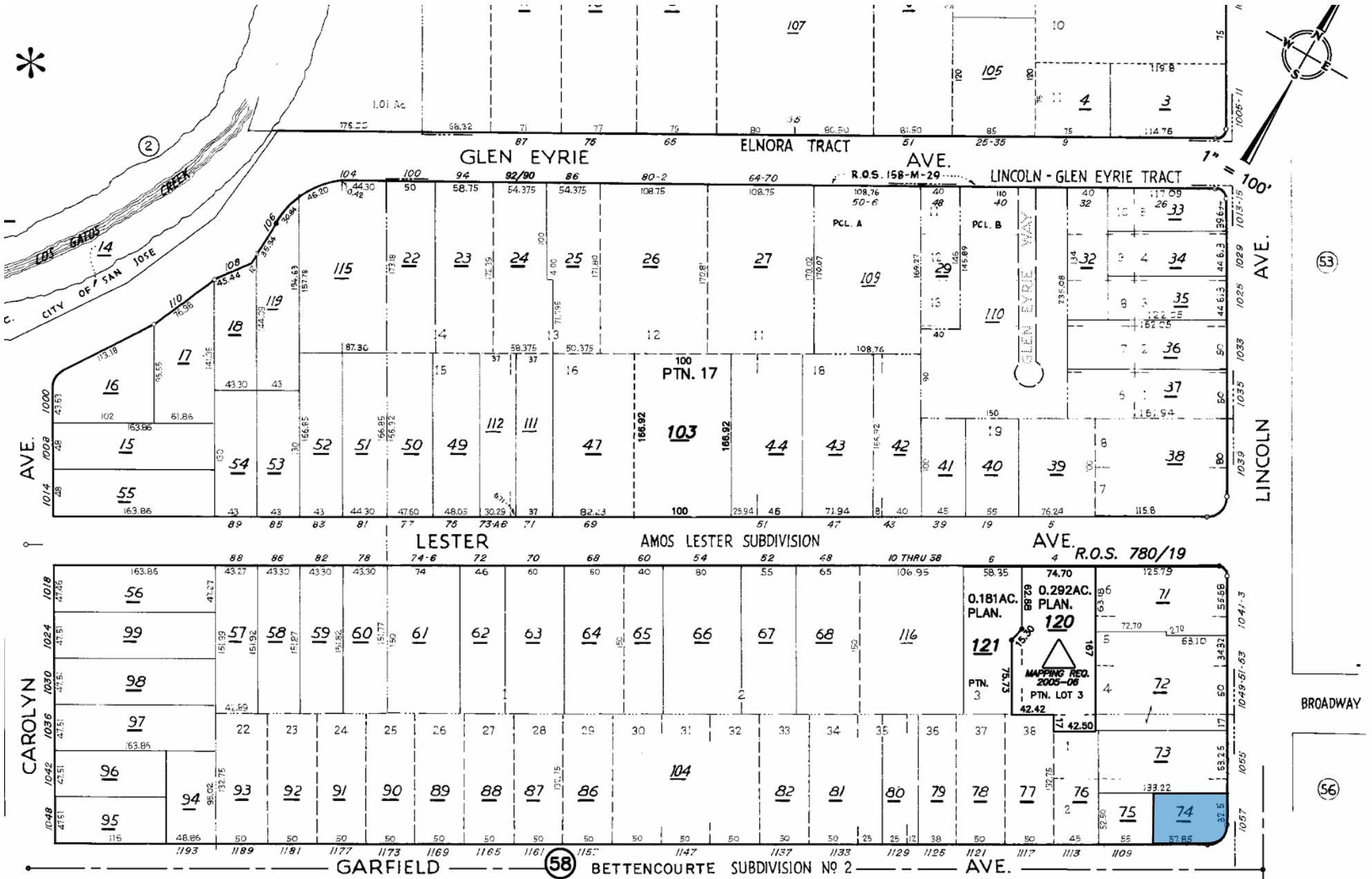


COMPACT



NO PARKING

PARCEL MAP



DEMOGRAPHICS

2024 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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