

FOR SALE

Willow Glen Office/Retail Buildings

2061-2075 LINCOLN AVENUE

San Jose, CA 95125

PRESENTED BY:

ROBIN SANTIAGO, SIOR, CCIM

O: 408.601.0049

robin.santiago@svn.com

CalDRE #01754421

OWNER-USER OPPORTUNITY WITH INCOME



SVN
CAPITAL VENTURE PARTNERS

PROPERTY SUMMARY



SALE PRICE	\$4,325,750
------------	-------------

OFFERING SUMMARY

BUILDING SIZE	2061 Lincoln: ±2,500 SF 2075 Lincoln: ±4,155 SF Total: ±6,654 SF
LOT SIZE	±0.519 Acres
YEAR BUILT	1955
ZONING	CP - Commercial Pedestrian

PROPERTY OVERVIEW

SVN | Capital West Partners, as the exclusive advisor, is pleased to present for sale 2061 & 2075 Lincoln Avenue in San Jose, CA (“the Property”). The Property includes three buildings across two separate parcels. The 2061 Lincoln Avenue building is fully vacant and ideal for an owner-user, while the two buildings on the 2075 Lincoln Avenue parcel are fully leased and generating income. All tenants are on month-to-month leases, providing flexibility for a new owner. The Property is ideally located in the desirable Willow Glen neighborhood, just minutes from major freeways and a variety of retail amenities.

PROPERTY HIGHLIGHTS

- ±6,655 combined square feet between three buildings on two separate parcels
- ±2,500 SF (2061 Lincoln Avenue) available now for an owner-user buyer
- All short term leases in 2075 Lincoln Avenue building providing flexibility for new owner
- High end improvements and 12’ ceilings
- On-site parking with 4 Per 1,000 parking ratio

PROPERTY HIGHLIGHTS



LOCATION INFORMATION

STREET ADDRESS	2061-2075 Lincoln Avenue
CITY, STATE, ZIP	San Jose, CA 95125
SUB-MARKET	Willow Glen
CROSS-STREETS	Lincoln Avenue and Malone Road

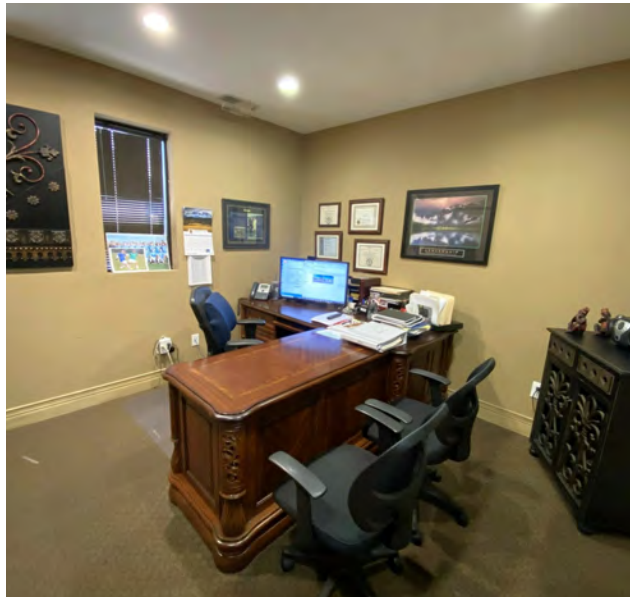
BUILDING INFORMATION

TENANCY	Multiple
PROPERTY TYPE	Office/Retail/Medical
BUILDING SIZE	2061 Lincoln Ave: ±2,500 SF (delivered vacant at COE) 2075 Lincoln Ave: ±4,155 SF (leased)
LAND SIZE/APN	2061 Lincoln Ave: ±0.1159 AC 439-08-066 2075 Lincoln Ave: ±0.4028 AC 439-08-062
PARKING	27 total parking stalls (4/1,000 ratio)
ZONING/GENERAL PLAN	Commercial Pedestrian (CP)/Neighborhood Community Commercial
SOLAR PANELS	Owned system

EXTERIOR PHOTOS



INTERIOR PHOTOS

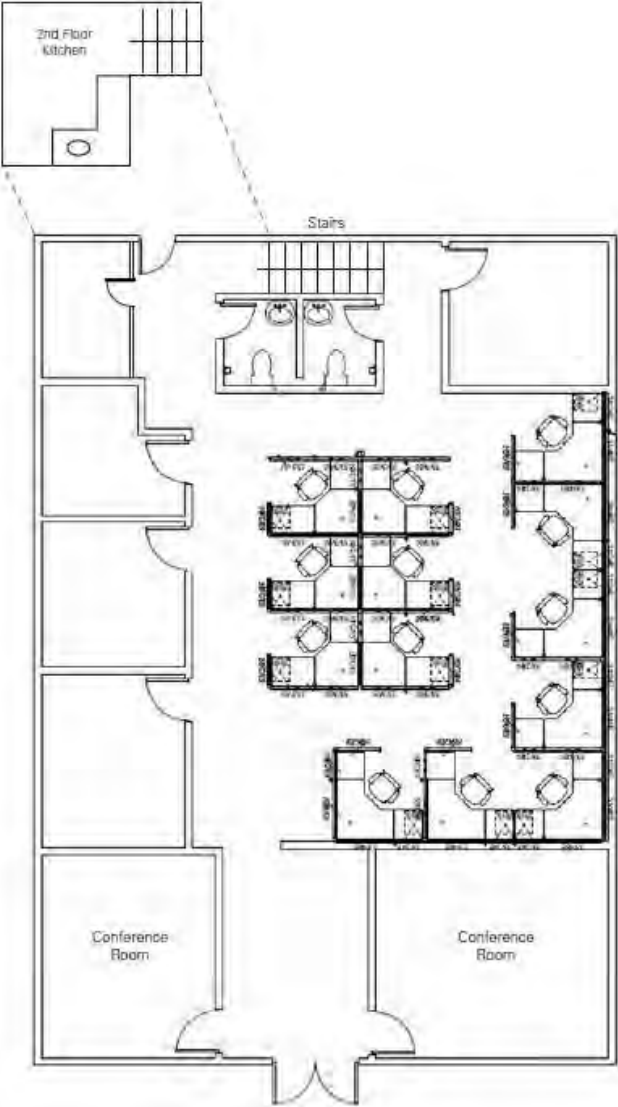


RENOVATION HISTORY



2061 Lincoln Avenue: ±2,500 SF building completely remodeled in 2008 (down to the studs)
2075 Lincoln Avenue: ±4,155 SF (two buildings). The rear building (Units E & F) was rebuilt approximately 15 years ago

FLOOR PLAN - 2061 LINCOLN AVENUE



2061 Lincoln Ave: ±2,500 SF (vacant and available for an owner-user to occupy)

RENT ROLL & CURRENT EXPENSES

2075 Lincoln Avenue, San Jose, CA

Suite	Tenant Name	Monthly	Annual	Lease Exp
A	Waxed by Celi	\$2,600	\$31,200	3/31/2026
B	Sunny Beauty Salon	\$2,450	\$29,400	month-to-month
C	Strada Salon & Day Spa	\$2,500	\$30,000	month-to-month
D	Beautique Salon Spa	\$2,600	\$31,200	month-to-month
E	Jennifer Murray/Studio Beauty	\$2,600	\$31,200	month-to-month
F	Ocean Spa	\$2,600	\$31,200	6/1/2026
Total		\$15,350	\$184,200	

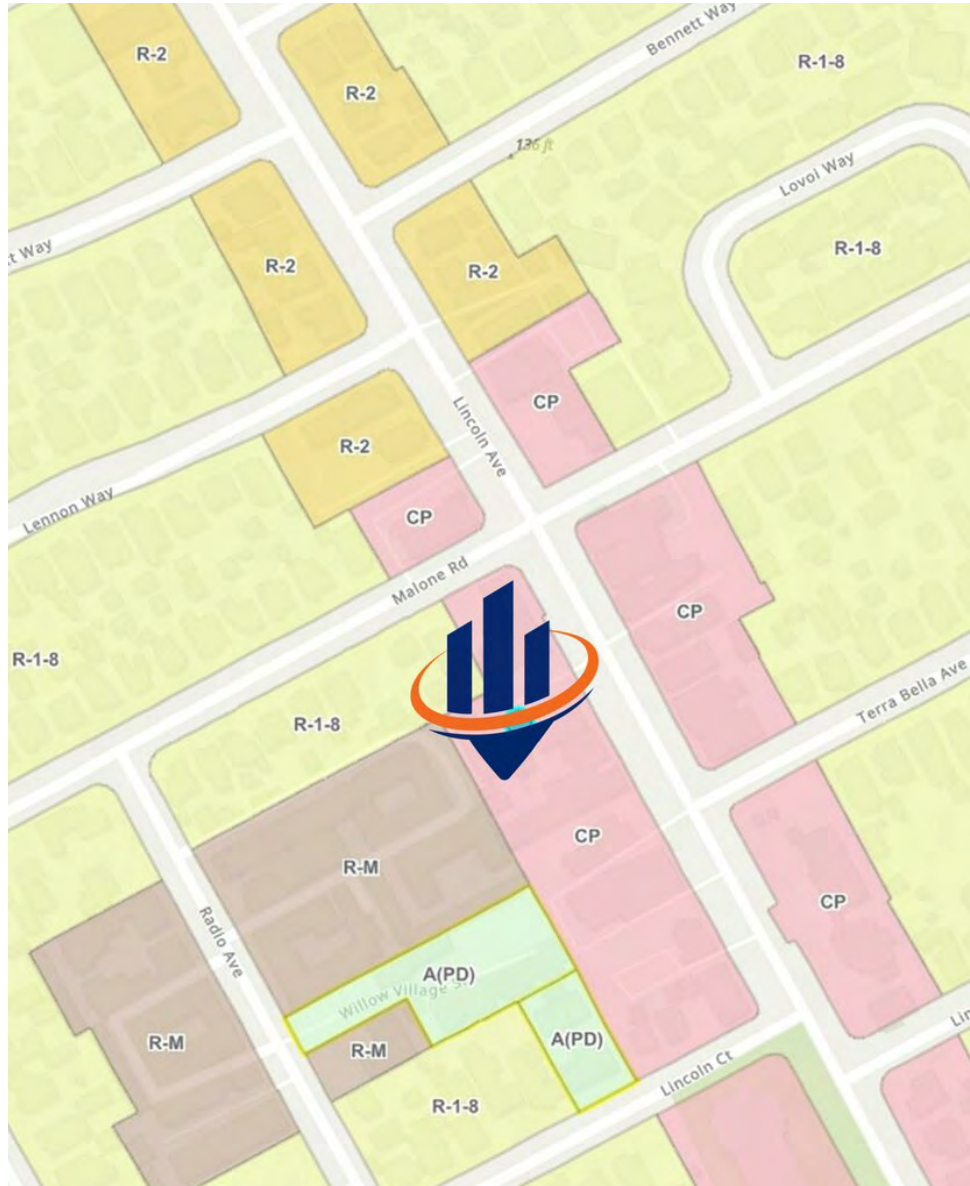
Notes:

-all leases are Modified Gross with each tenant responsible for electricity, and janitorial service.

-all leases are short term or month-to-month allowing flexibility for a new owner to convert to NNN at current market rates.

Estimated Property Expenses	Annual
Property Taxes (estimated based on 1.1474% of list price)	\$49,633
Insurance	\$6,700
Repairs	\$6,000
Maintenance	\$3,000
Garbage	\$3,240
Lan dscaping	\$3,600
Water	\$8,760
Total	\$80,933

ZONING INFORMATION



Commercial Pedestrian Zoning (CP)

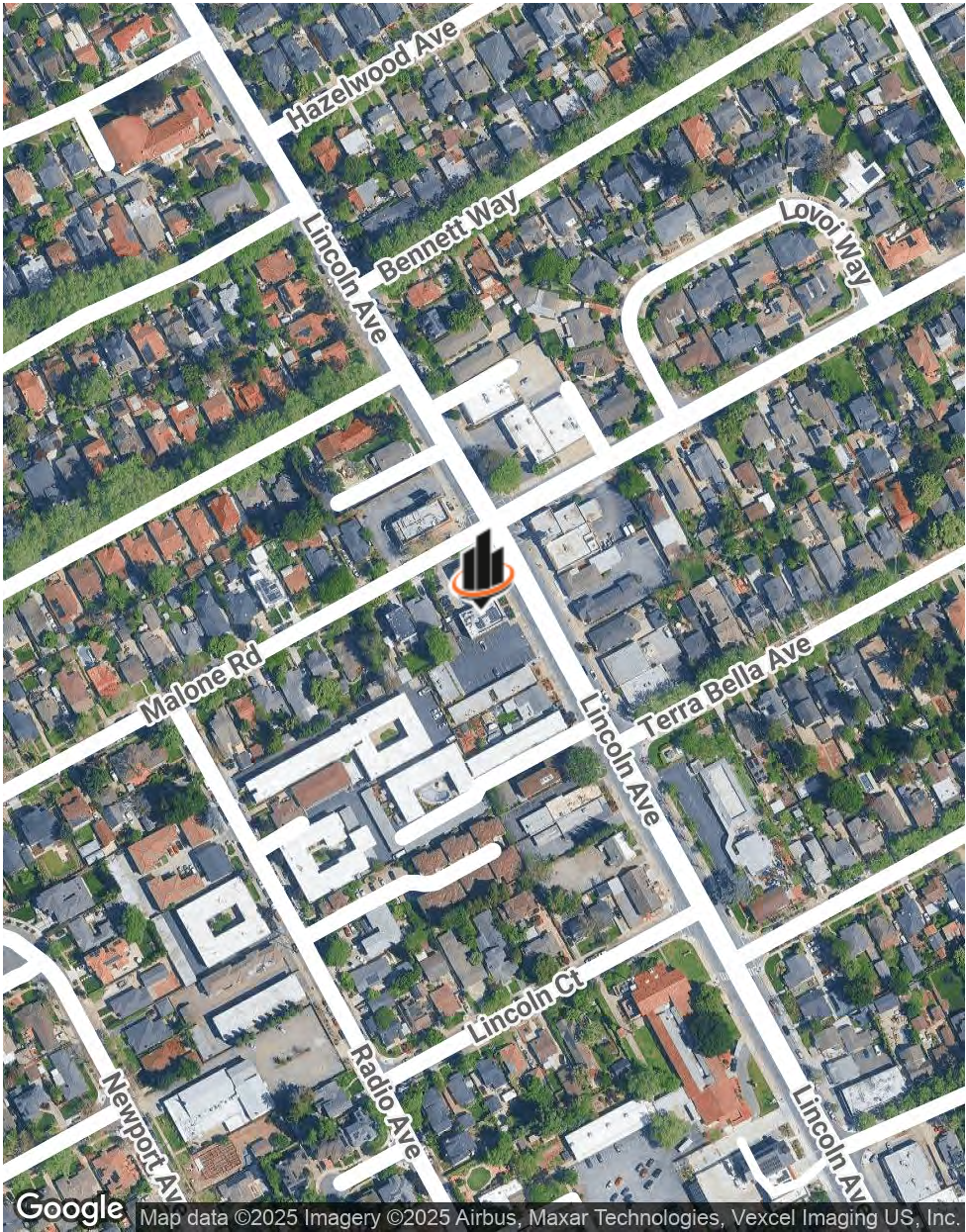
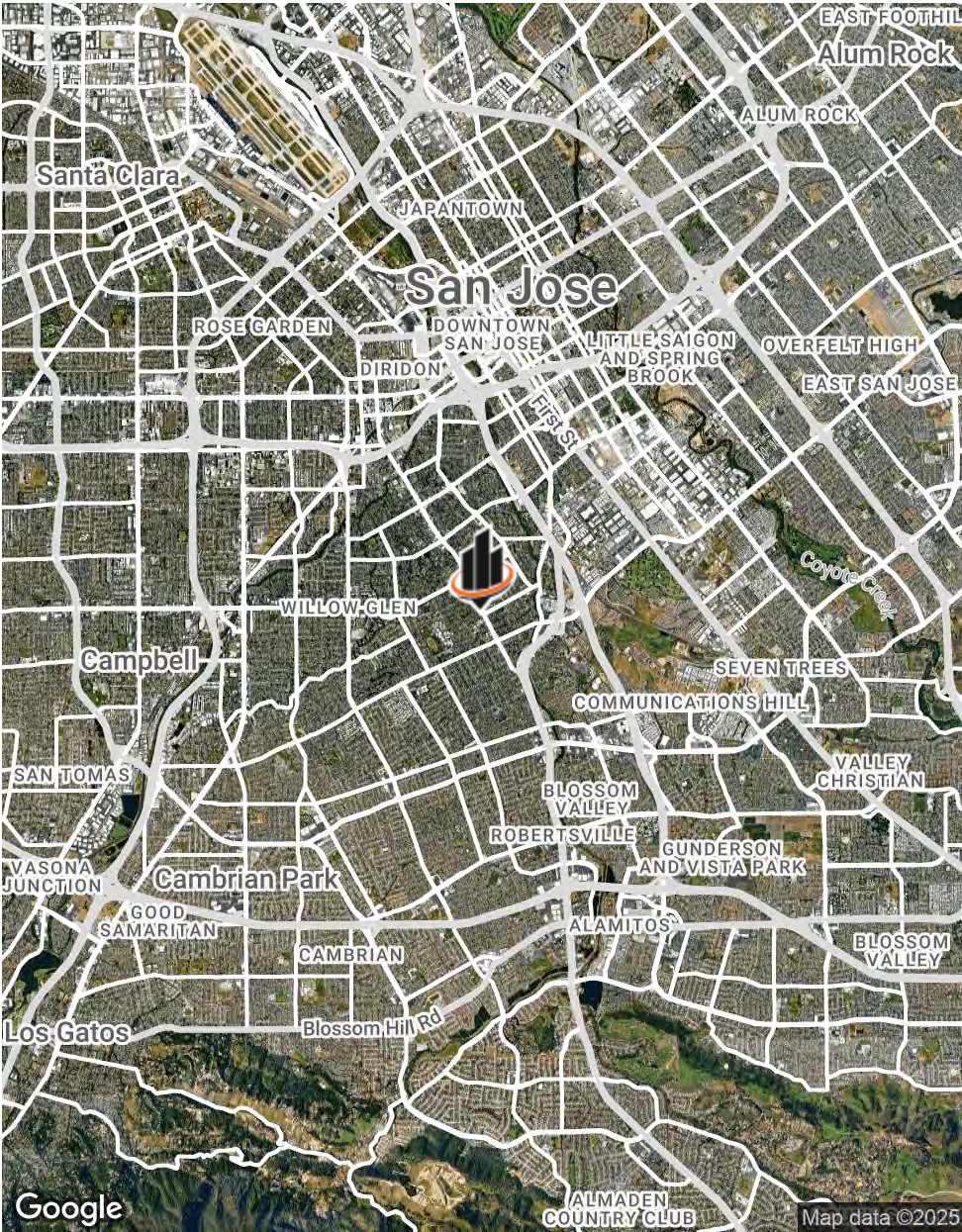
PERMITTED USES

- Animal boarding (indoor), grooming
- Financial services
- Instructional art studio
- Health club/gym
- Hotel/motel
- Office/medical
- Personal services
- Private Instruction
- Retail art studio
- Retail bank
- School, post-secondary
- Veterinary clinic

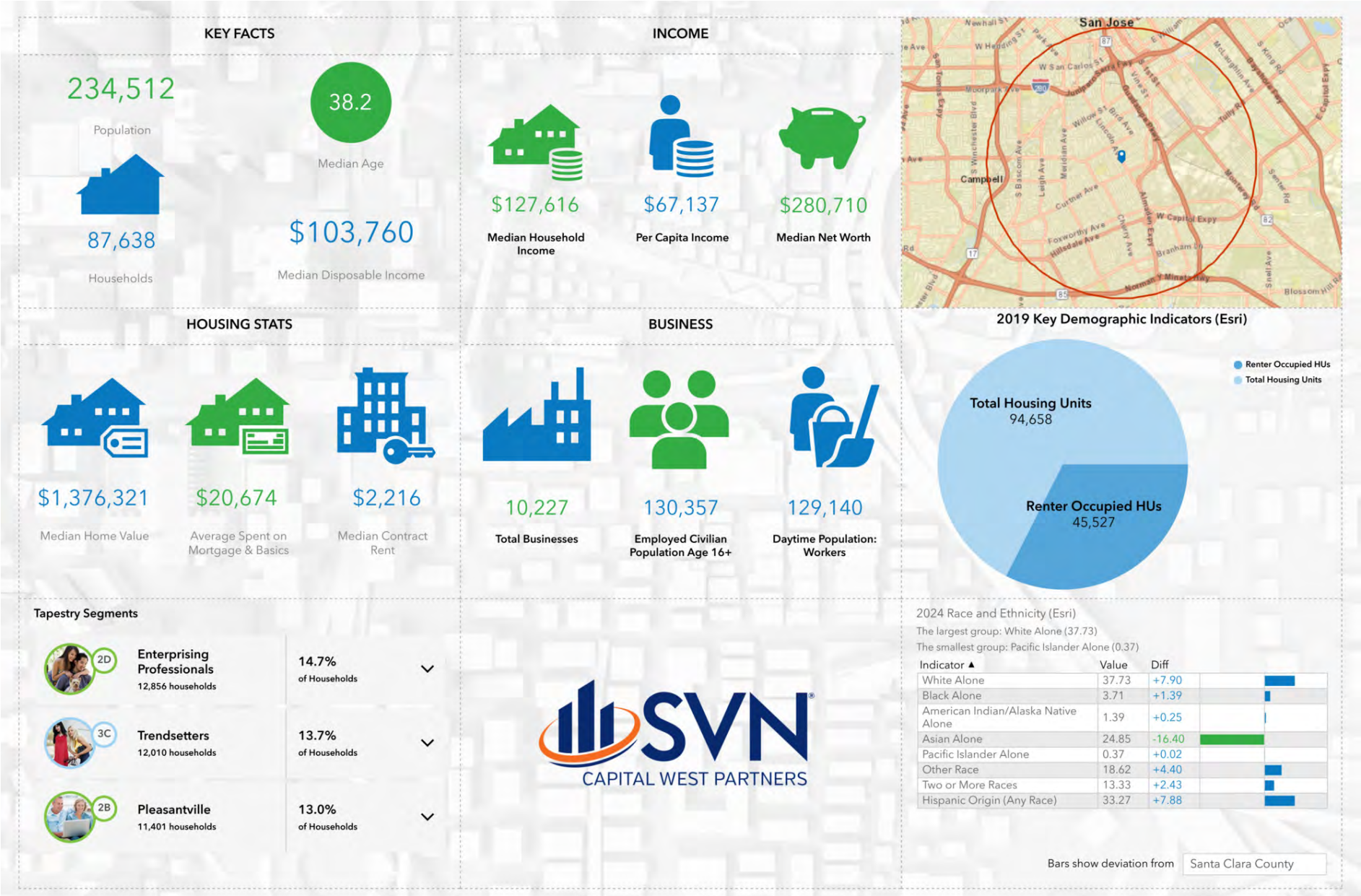


CP Commercial Pedestrian District. The CP Commercial Pedestrian District is a district intended to support pedestrian-oriented retail activity at a scale compatible with surrounding residential neighborhoods.

LOCATION MAP



DEMOGRAPHICS



DISCLAIMER

The material contained in this Proposal is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.