

For Lease
Two Prime 2nd Floor Office Suites
In Willow Glen



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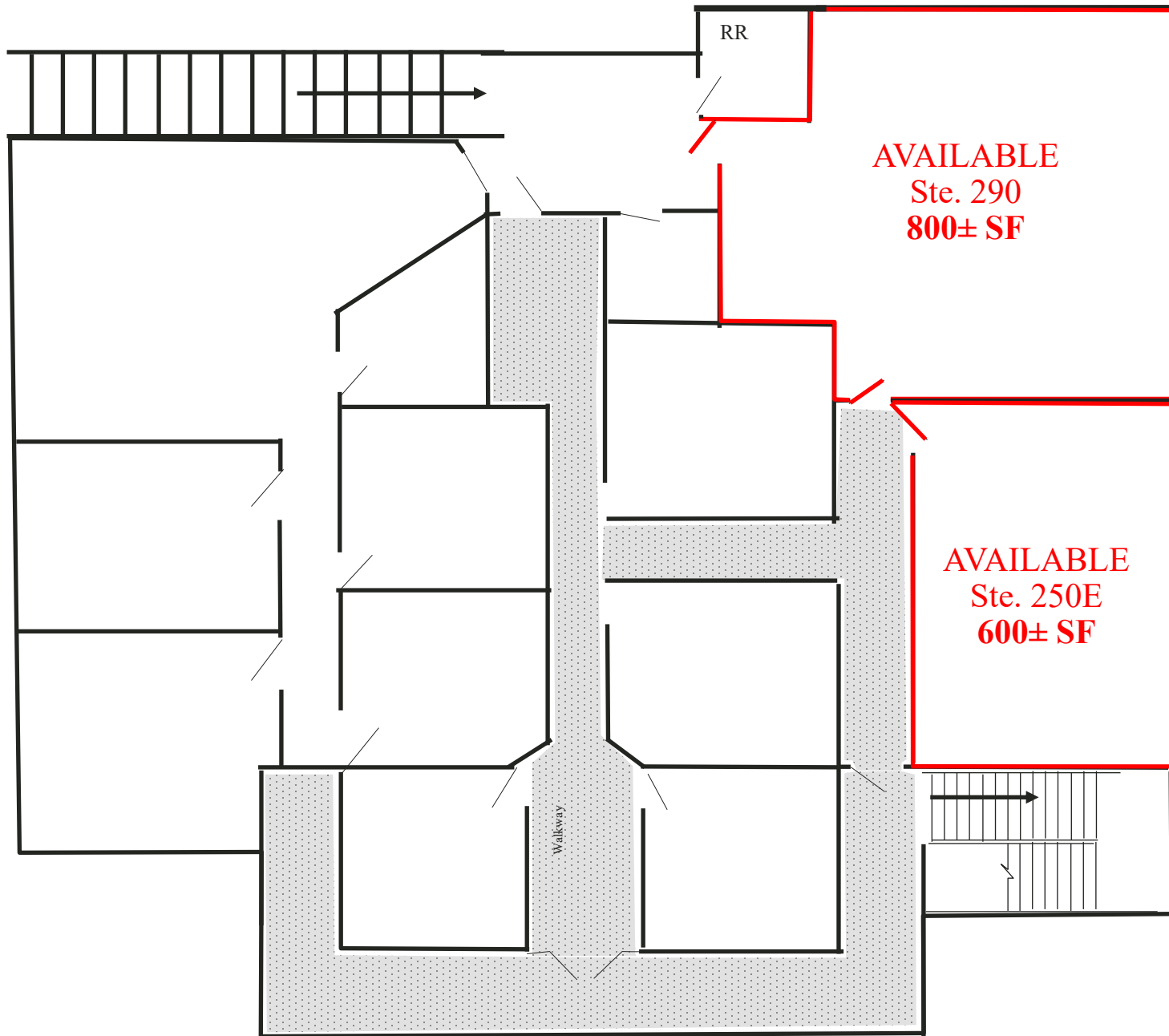
2280 Lincoln Ave, San Jose CA



- Two 2nd floor office units available for lease.
- Suite 290 is 800± SF and Suite 250E is 600± SF (Can be combined to total 1,400± SF).
- Rent is \$3.00 PSF, plus NNN.
- Signage available in front of building.
- Parking in rear of the building.
- Two staircases on both sides of the building.

- Close proximity to Downtown Willow Glen.
- Excellent Demographics.
- High Traffic Area of Willow Glen, Near the Corner of Curtner Ave (Major East West Thoroughfare) and Lincoln Avenue (Major North-South Thoroughfare).
- Daily Traffic: 13,438+ ADT Lincoln, 25,000+ on Curtner.

SITE PLAN: 2ND FLOOR - 600± to 1,400± SF



UNITS 290 and 250E
CAN BE COMBINED
MAKING THE SPACE
1,400± SF

SIGNAGE SPOT for AVAILABLE UNITS

YOUR NAME HERE

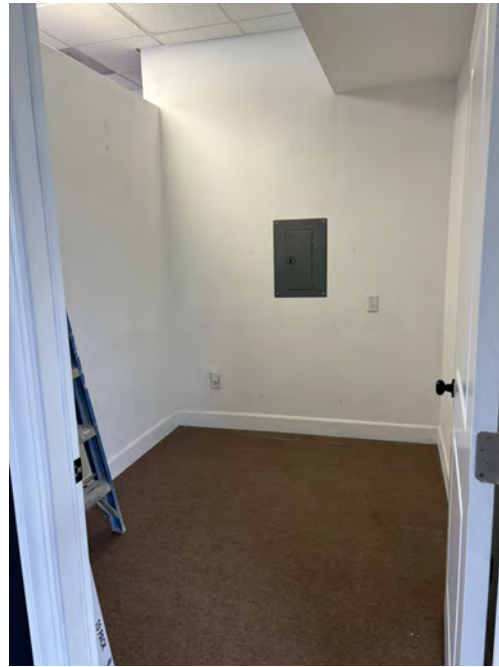


INTERIOR PHOTOS



The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

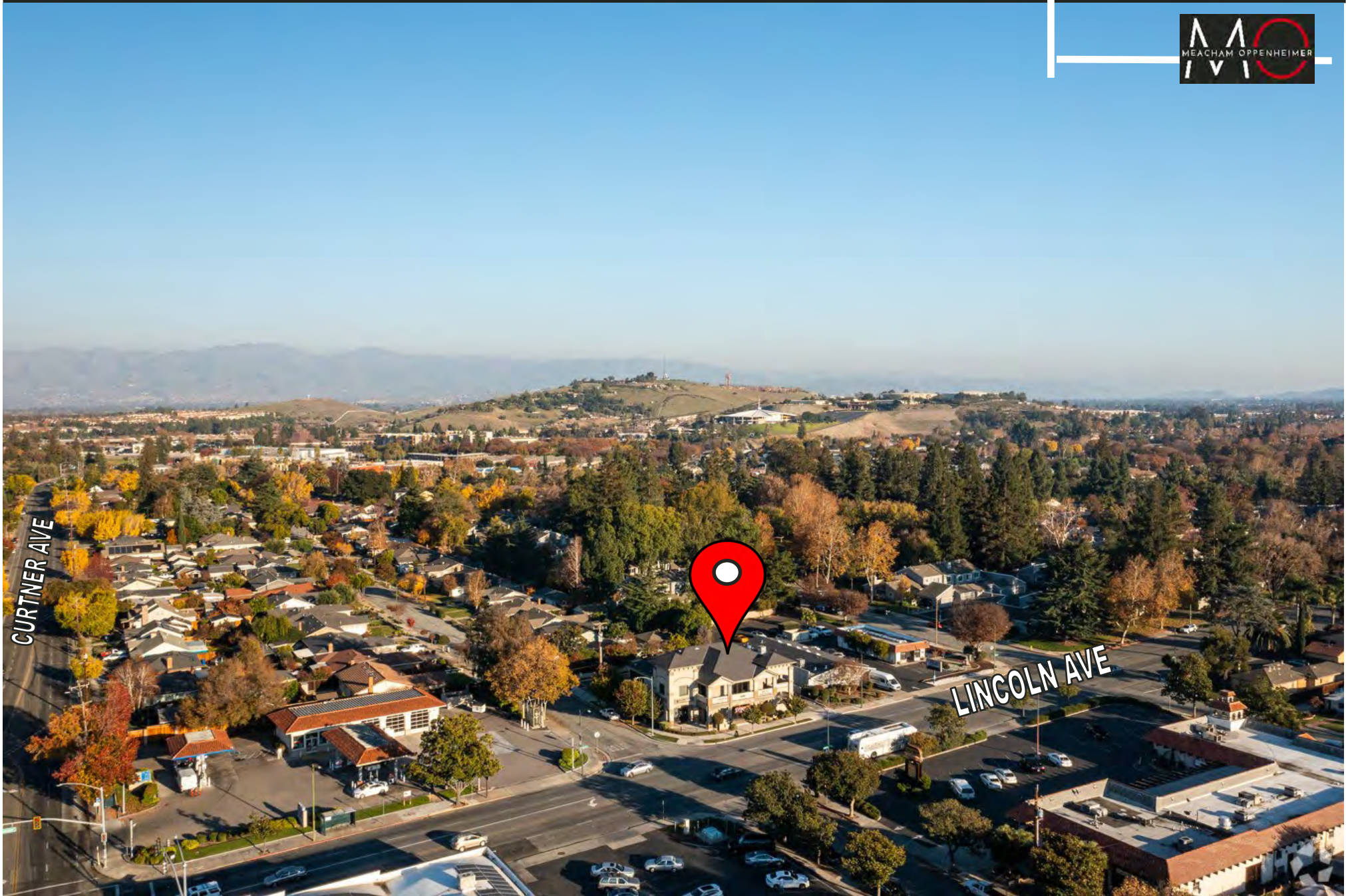
INTERIOR PHOTOS

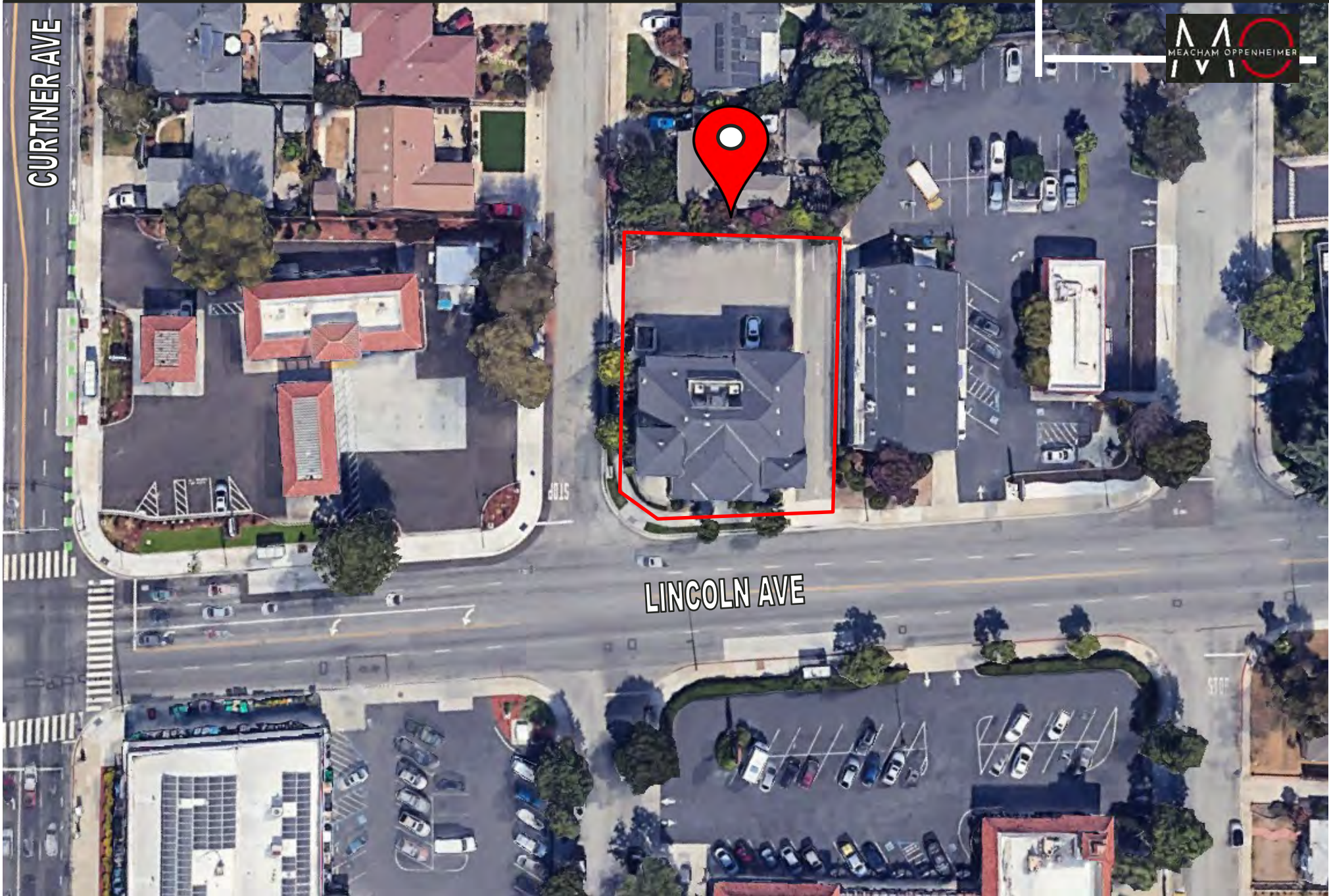


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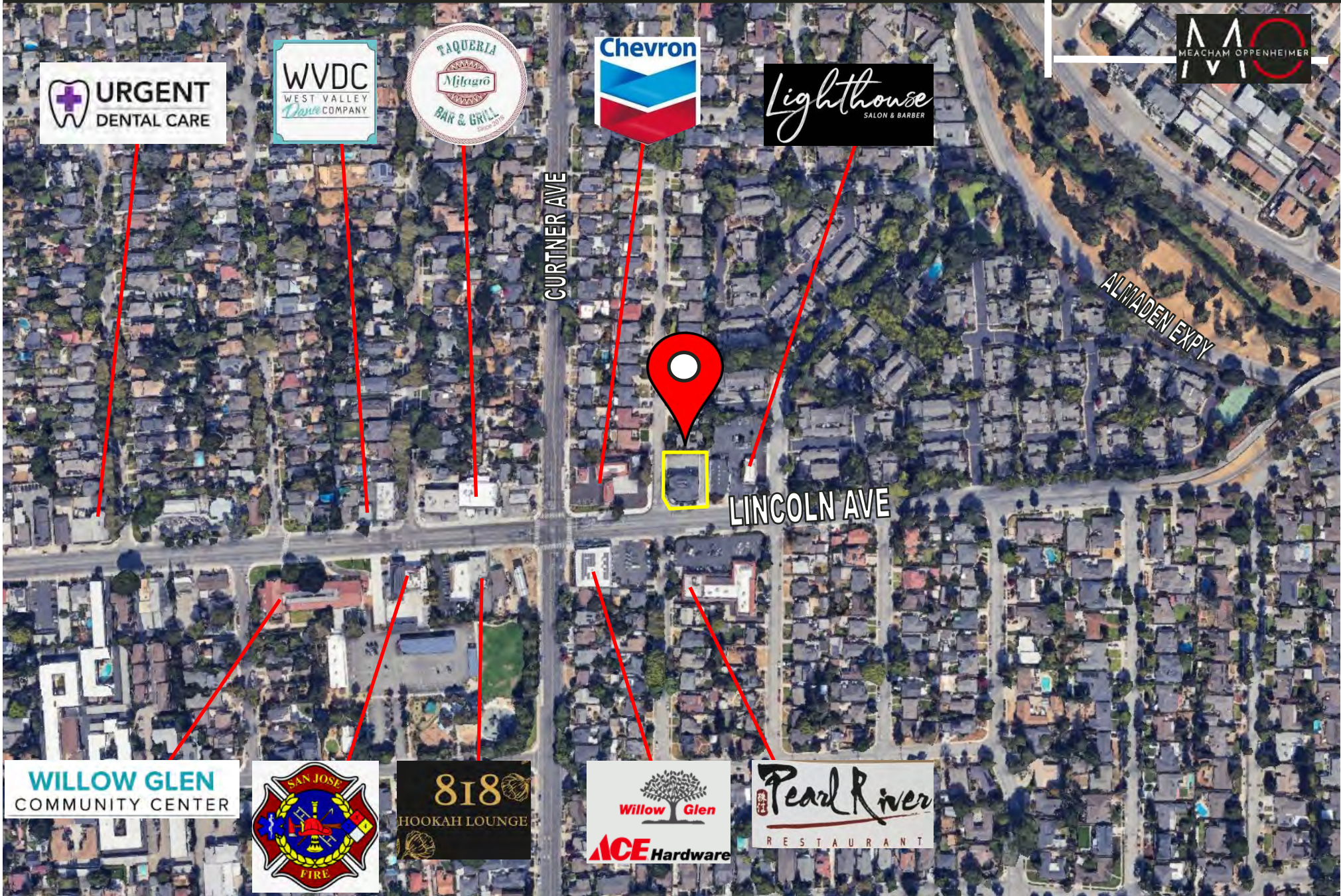
EXTERIOR PHOTOS







LOCATION MAP



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DEMOGRAPHICS



2024	1-MILE	3-MILE	5-MILE
Population	25,033	241,164	681,356
Households	2.67	2.70	2.89
Average Household Income	\$190,789	\$167,929	\$170,272
Owner Occupied Housing Units	5,792	45,020	118,630
Renter Occupied Housing Units	3,501	43,085	111,534
Median Age	40.2	37.5	36.7
Median Household Income	\$137,723	\$116,407	\$119,855

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