

FOR SALE

FULLY LEASED RETAIL/RESIDENTIAL INVESTMENT PROPERTY

801-809 LINCOLN AVENUE, SAN JOSE CA 95126



Josh Gispan

SVP, Silicon Valley Sales Manager

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LIC: #00974978

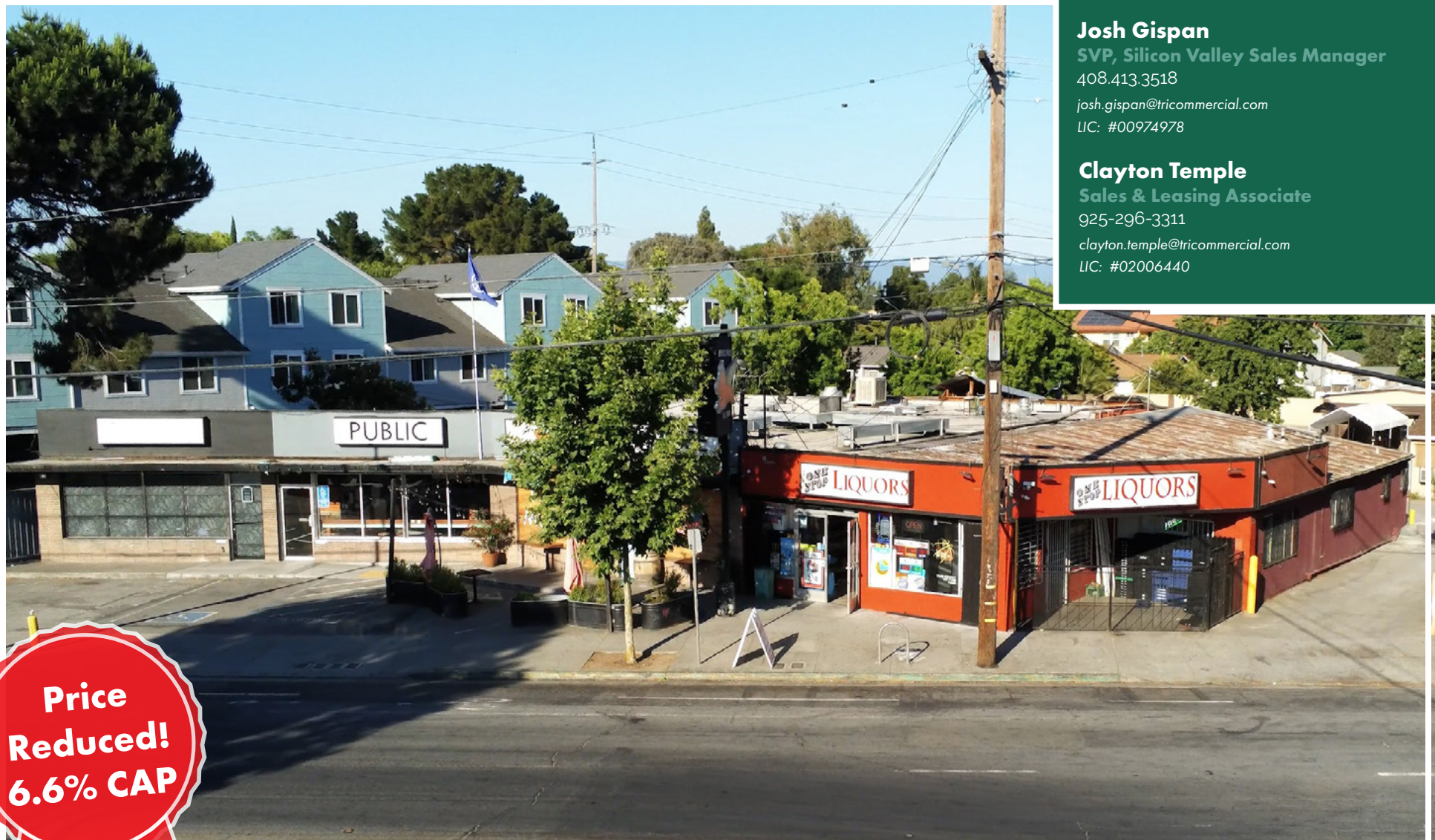
Clayton Temple

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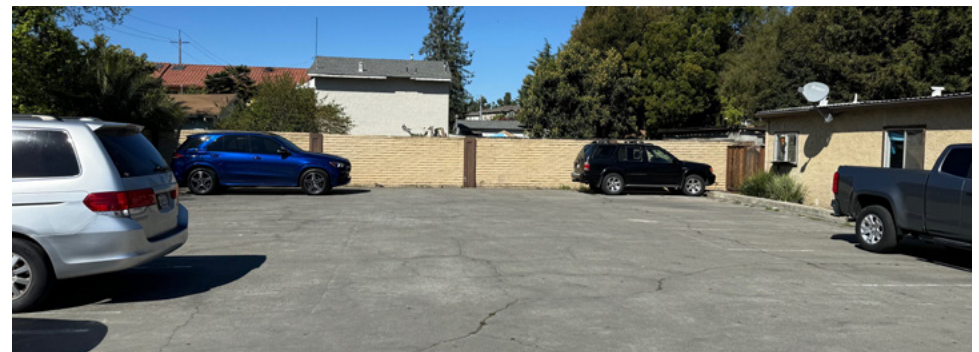
**Price
Reduced!
6.6% CAP**

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- **Property Description:** Property consists of a retail building consisting of approximately 7,825 SF which is fully leased to 3 tenants. In addition, there are 2 fully leased residential units consisting of 1,100 SF & 1,200 SF respectively. This mixed-use leased investment is unique in today's investment marketplace.
- **Location Description:** The subject property is located on the fringe of downtown "Willow Glen" and also near downtown San Jose. Lincoln Avenue is the gateway to the affluent "Willow Glen" neighborhood and is in close proximity to numerous restaurants, retail amenities, offices, and much more. The property offers easy access to state highways 280 and 87.
- **Potential redevelopment opportunity**

FOR SALE	801-809 Lincoln Ave
Asking Price	\$4,408,456 (6.6% CAP)
Annual NOI	\$290,964
Contact Broker for rent roll and expense information	



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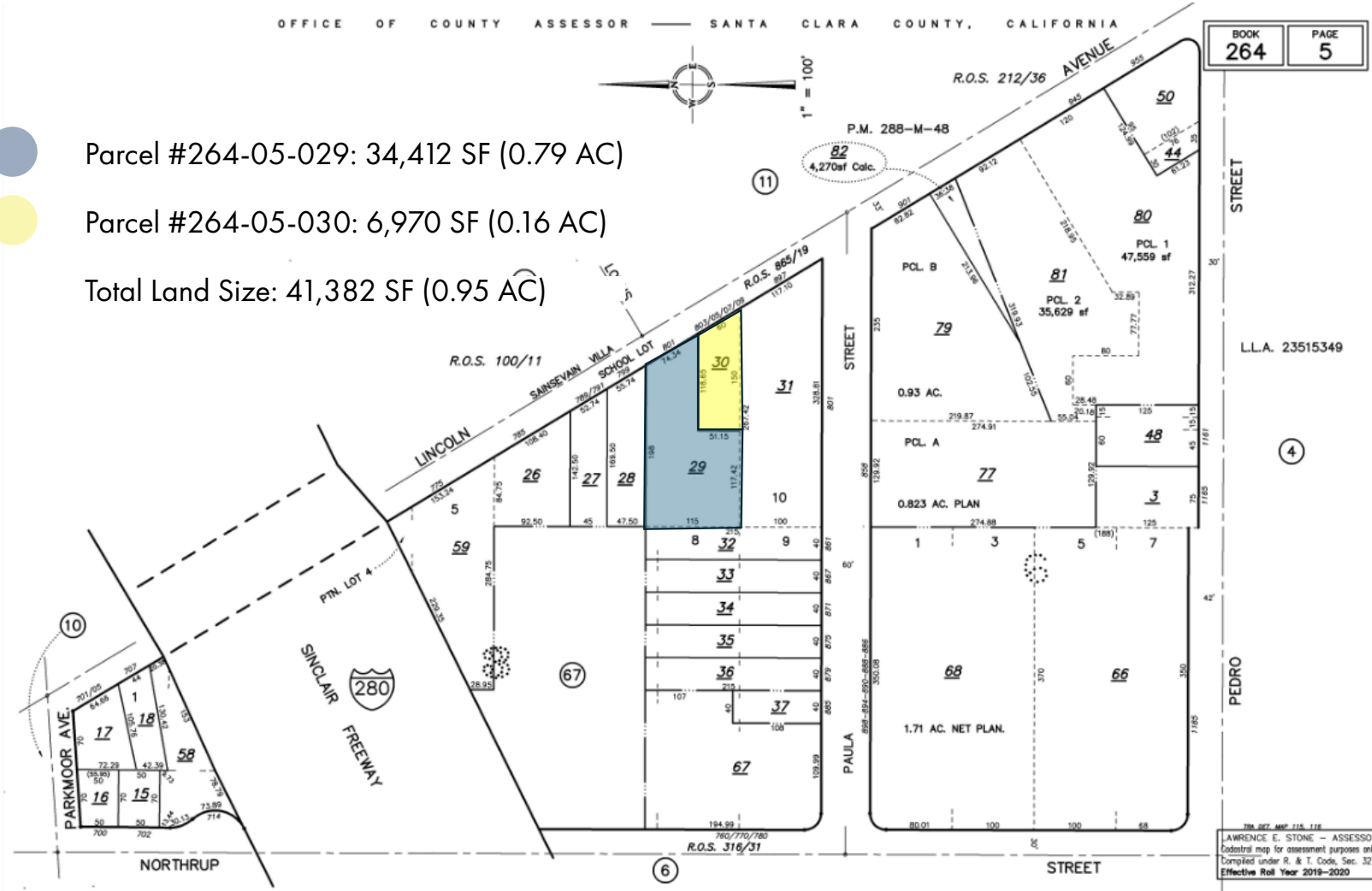
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Parcel #264-05-029: 34,412 SF (0.79 AC)

Parcel #264-05-030: 6,970 SF (0.16 AC)

Total Land Size: 41,382 SF (0.95 AC)



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Rent Roll

Properties: Lincoln Ave - 801A - 809 Lincoln Ave. San Jose, CA 95126

Units: Active

As of: 4/17/2025

Include Non-Revenue Units: No

Unit	Tenant	Status	Sqft	Market Rent	Rent	Deposit	Lease From	Lease To	Move-in	Move-out
Lincoln Ave - 801A - 809 Lincoln Ave. San Jose, CA 95126										
801										
SUITE 801 (JASKARAN SINGH): 4% INCREASE TO \$5,544 MONTHLY STARTING 9/1/2025 ON A NNN BASIS										
801A										
801B										
803, 805, 807										
SUITE 803, 805, 807 (THE PUB): 4% INCREASE TO \$9,234 MONTHLY STARTING 4/1/2025 ON A NNN BASIS										
809										
*SUITE 809 (FLOURISH TATTOO & FOLIAGE): 1 3-Year Option at \$5,900 with 3% NNN Increases										
5 Units										
Total 5 Units										

Call Broker for Rent Roll and Expense Information

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APNS: 264-05-029

264-05-030

41,382 SF (0.95 Acres)



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Operating Income & Expense (01/01/2024 - 10/31/2024)

Income	
RENTAL REVENUE	
Rent	
Prepaid Rent	
Total RENTAL REVENUE	
CAM INCOME	
Estimated CAM	
Estimated Insurance	
Estimated Property Tax	
Estimated Admin Fee	
Insurance Reconciliation	
Total CAM INCOME	
OTHER INCOME	
Late Fee	
Misc Income	
Total OTHER INCOME	
Total Operating Income	
Expense	
NON RECOVERABLE EXPENSES	
Electrical	
Plumbing	
Gate/Fence	
HVAC	
Maintenance	
Management Fee	
Pest Control	
Total NON RECOVERABLE EXPENSES	

NON RECOVERABLE UTILITIES	
Garbage	
Water	
Total NON RECOVERABLE UTILITIES	
COMMON AREA MAINTENANCE	
Landscaping	
Maintenance	
Paint	
Plumbing	
Total COMMON AREA MAINTENANCE	
PROPERTY TAXES	
Real Estate Taxes	
Total PROPERTY TAXES	
INSURANCE	
Insurance - General Liability	
Insurance - Property	
Insurance - Umbrella	
Total INSURANCE	
CAPITAL IMPROVEMENT EXPENSES	
Roof	
Total CAPITAL IMPROVEMENT EXPENSES	
PERMITS AND FEES	
Business Tax Registration	
Total PERMITS AND FEES	
AMORTIZATION AND DEPRECIATION	
Amortization Expense	
Total AMORTIZATION AND DEPRECIATION	
Total Operating Expense	
NOI - Net Operating Income	
Total Income	
Total Expense	
Net Income	
Net Income	222,315.10

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Total Net Income for 2024 will be \$269,965.10