

**1351 LINCOLN AVE.
SAN JOSE, CALIFORNIA
Downtown
Willow Glen**

RARE LARGE RETAIL/RESTAURANT SPACE IN DOWNTOWN WILLOW GLEN



PROPERTY INFORMATION:

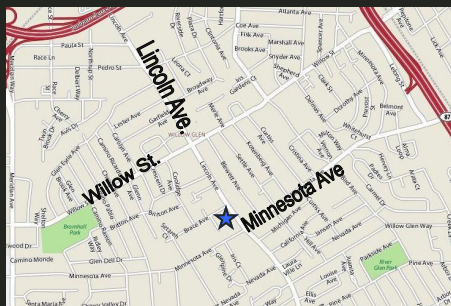
- Two Spaces Available
- 4,685± Square Feet Retail Space on Lincoln Ave.
- 1,700± SF Retail Off Courtyard Entrance from Parking Lot
- Outdoor Dining Area at Storefront
- Potential Mezzanine Space Available
- Grease Trap In Place
- Free City Parking at the Rear of Building
- Exceptional Area Demographics
- Surrounding Businesses Include: Siena Bistro, OZ Salon, Vin Santo, La Villa Delicatessen, CVS Pharmacy and Starbucks Coffee
- Daily Traffic Count: Lincoln Ave: ±24,000

ESTIMATED DEMOGRAPHICS:

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILES</u>
POPULATION:	25,230	241,652	705,244
AVG. HH INCOME	\$151,145	\$116,608	\$112,842

FOR MORE INFORMATION CONTACT:

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COMMERCIAL BROKERAGE | INVESTMENT SALES | PROPERTY MANAGEMENT

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

1351 Lincoln Avenue, San Jose, California



4,685± SF Retail/Restaurant Space, with Outdoor Dining Area

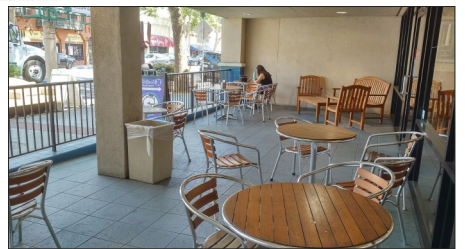
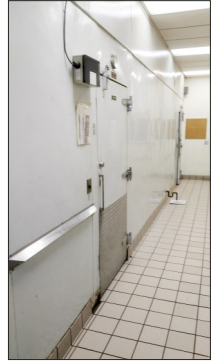


1,700± SF Retail Space Accessed from Courtyard and Parking Lot

1351 Lincoln Avenue, San Jose, California

(E) PARKING LOT

CITY PARKING LOT



1351 Lincoln Avenue, San Jose, California

