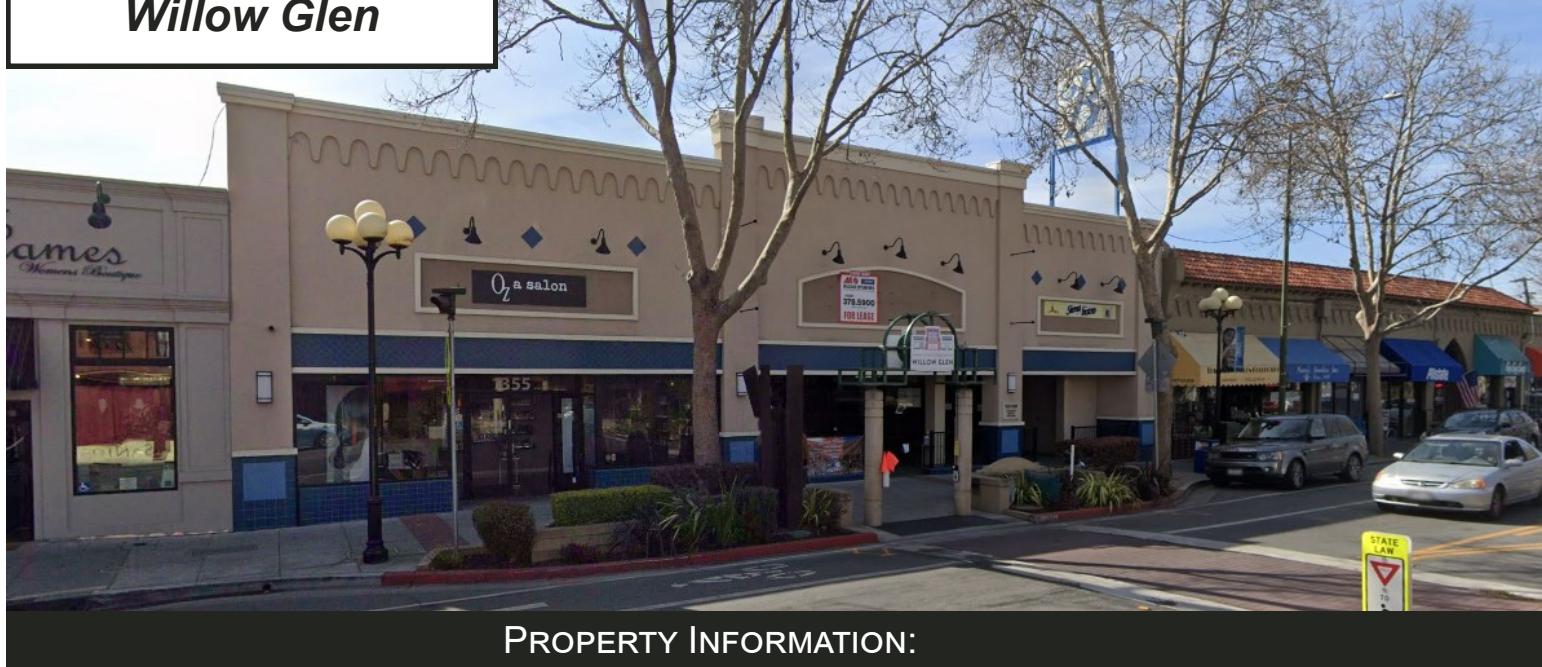


**1351 LINCOLN AVE.  
SAN JOSE, CALIFORNIA  
Downtown  
Willow Glen**

# 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:

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

## FOR MORE INFORMATION CONTACT:



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Lic. #00983163  
[dtaxin@moinc.net](mailto:dtaxin@moinc.net)  
**(408) 477-2508**



**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

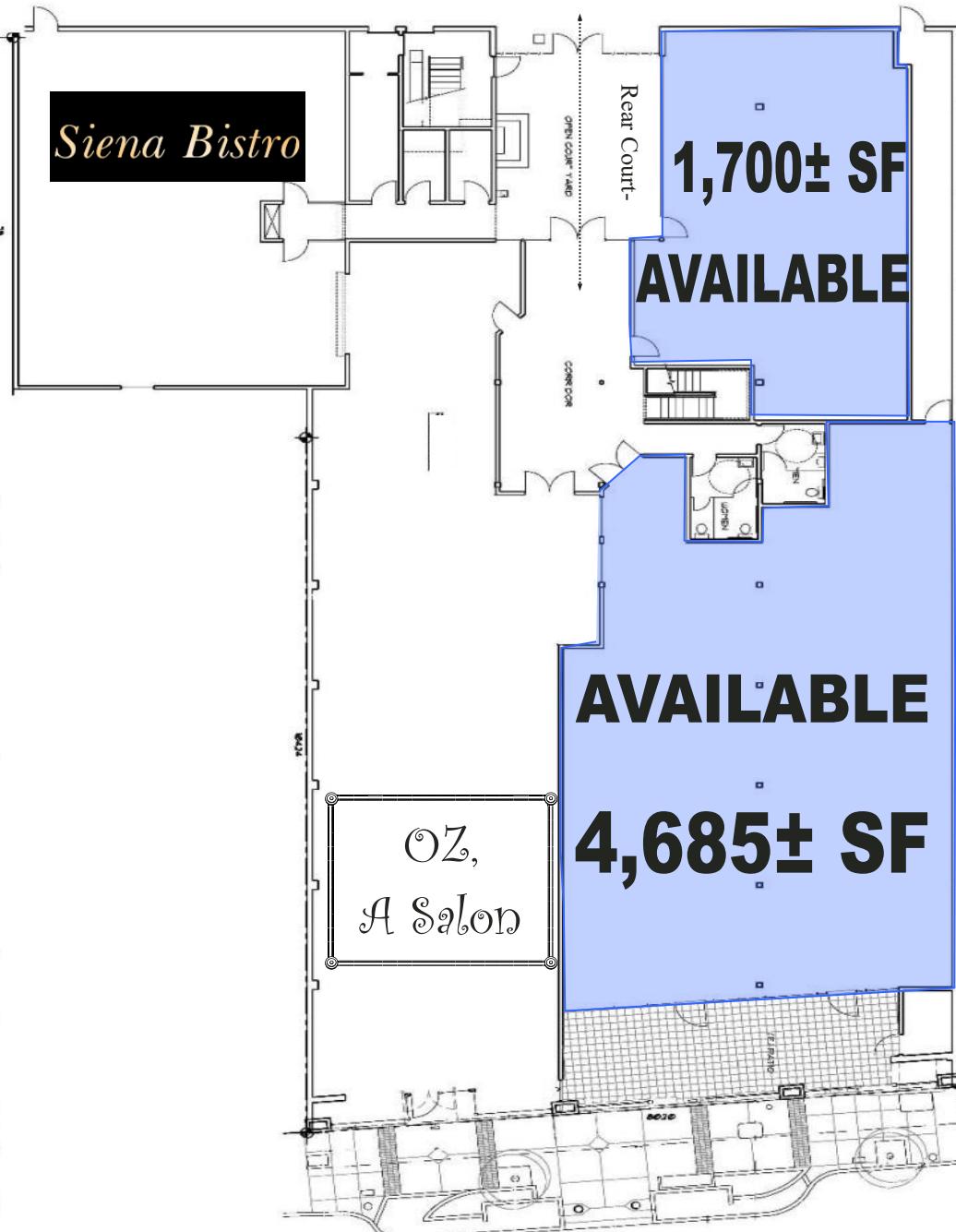


1,700± SF Retail Space Accessed from Courtyard and Parking Lot

# 1351 Lincoln Avenue, San Jose, California

(E) PARKING LOT

## CITY PARKING LOT



# 1351 Lincoln Avenue, San Jose, California

