

FOR SALE

1182-1190 LINCOLN AVENUE

SAN JOSE, CA 95128

±8,050 SF on ±0.43 Acres
Mixed-Use Investment Opportunity
in the Heart of Willow Glen



For more information, please contact:

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Asking Price: \$4,488,000 (\$557.52/SF)

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Executive Summary

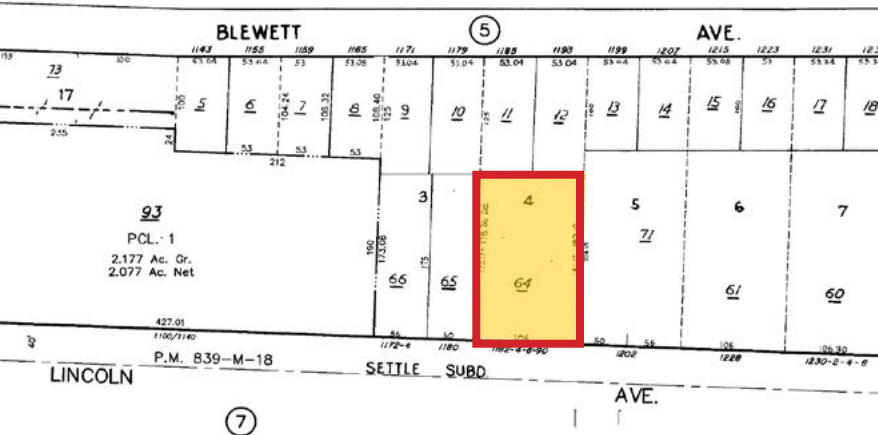
Cushman & Wakefield is pleased to present the rare opportunity to acquire “The Plaza”, a charming mixed-use office/retail property located in the heart of Willow Glen at **1182-1190 Lincoln Avenue, San Jose, California**. Prominently situated on the highly trafficked Lincoln Avenue downtown corridor, the ±8,050 square foot building and large ±0.43 acre lot benefit from exceptional visibility, ample on-site and street parking, strong pedestrian activity, and proximity to nationally recognized retailers, restaurants, and neighborhood-serving amenities. The property features a complementary mix of ground-floor restaurant, retail and personal services tenants, and upper-level office users, providing diversified income streams and operational flexibility. Tenants are attracted to and benefit from direct street exposure and signage and the surrounding vibrant, amenity-rich downtown environment. The desirable Willow Glen area is characterized by affluent demographics, limited competing inventory or new supply, strong submarket fundamentals and sustained demand for boutique office and street-front retail space. The property is conveniently accessible to/from Downtown San Jose, Highway 87, and major Silicon Valley companies.

The asset offers the ability to acquire a core Willow Glen asset with long-term appreciation potential, supported by stable in-place income with meaningful upside through market rent increases and/or repositioning, appealing to owner-users, value-add investors and/or covered land play developers. Don't miss this compelling opportunity to secure a pride of ownership foothold in San Jose's most resilient and sought-after downtown corridors.



Property Overview

- **1182-1190 Lincoln Avenue, San Jose, CA 95125**
- ±8,050 SF Two-Story Mixed-Use Building:
 - ±3,657 SF Ground Floor Retail
 - ±4,393 SF Second Floor Office
- ±0.43 Acre Lot (±18,795 SF)
- 100% Leased to Restaurant, Personal Services & Office Tenants
- New Roof (2026)
- 24 Parking Spaces, Plus Street Parking
- Strong Visibility from Downtown Lincoln Avenue
- Walk to Restaurants & Retail, including Willow Street Pizza, The Table, Peet's, Starbucks, Philz, Susie Cakes, 20Twenty, Aqvi, Crepevine
- Year Built: 1953
- Zoning: CP
- 2040 General Plan: Neighborhood/Community Commercial (Redevelopment Potential)
- Traffic Count: Lincoln Ave. 24K TDT
- APN: 439-42-097
- **DO NOT DISTURB TENANTS**



Financials

RENT ROLL

Suite	Tenant	CURRENT FULL SERVICE				PRO FORMA TRIPLE NET			Lease End Date
		RSF	Rate/SF (FS)	Rent/Mo. (FS)	Annual Rent (FS)	Rent/SF (NNN)	Rent/Mo (NNN)	Annual Rent (NNN)	
1190 #1	Office	590	\$2.25	\$1,330	\$15,960	\$2.25	\$1,327.50	\$15,930	8/31/2028
1190 #2	Office	515	\$2.54	\$1,310	\$15,720	\$2.25	\$1,158.75	\$13,905	5/31/2027
1190 #3	Office	495	\$2.27	\$1,125	\$13,500	\$2.25	\$1,113.75	\$13,365	8/31/2027
1190 #4	Services	518	\$2.90	\$1,500	\$18,000	\$2.25	\$1,165.50	\$13,986	8/31/2027
1190 #5	Eyelashes	510	\$2.84	\$1,450	\$17,400	\$2.25	\$1,147.50	\$13,770	4/30/2027
1190 #6	Day Spa	1,765	\$2.27	\$4,000	\$48,000	\$2.25	\$3,971.25	\$47,655	9/30/27
1182	Restaurant	920	\$5.43	\$5,000	\$60,000	\$4.00	\$3,680.00	\$44,160	7/31/30
1184	Hair Attraction	916	\$2.62	\$2,400	\$28,800	\$3.50	\$3,206.00	\$38,472	5/31/27
1186	57th Street	906	\$3.58	\$3,245	\$38,940	\$3.50	\$3,171.00	\$38,052	2/28/27
1188	Barber Shop	915	\$3.55	\$3,250	\$39,000	\$3.50	\$3,202.50	\$38,430	6/30/2027
Total				\$24,610	\$295,320		\$23,143.75	\$277,725	

OPERATING STATEMENT

INCOME	CURRENT FULL SERVICE			PRO-FORMA TRIPLE NET		
	Annual	Monthly	Mo/PSF/FS	Annual	Monthly	Mo/PSF NNN
Gross Scheduled Income	\$295,320	\$24,610	\$3.06	\$277,725	\$23,143.75	\$2.88
Less 5% Vacancy						
Effective Gross Income	\$295,320			\$277,725		
ESTIMATED EXPENSES						
Real Estate Taxes	\$30,224.00	\$2,518.67	\$0.31	Reimbursable		
Building Insurance	\$5,580.00	\$465.00	\$0.06	Reimbursable		
Building Maintenance & Supplies	\$6,000.00	\$500.00	\$0.06	Reimbursable		
Landscaping	\$1,500.00	\$125.00	\$0.02	Reimbursable		
Elevator Service				Reimbursable		
Fire Alarm				Reimbursable		
Santa Clara Utilities (Electricity, Water, etc.)	\$4,320.00	\$360.00	\$0.04	Reimbursable		
Gas - PG&E	\$8,880.00	\$740.00	\$0.09	Reimbursable		
Garbage	\$10,356.00	\$863.00	\$0.11	Reimbursable		
Janitorial	\$6,300.00	\$525.00	\$0.07	Reimbursable		
Property Management				Reimbursable		
Total Estimated Operating Expenses	\$73,160.00	\$6,096.67	\$0.76			
Total Estimated Net Operating Income	\$222,160	\$18,513.33	\$2.30	\$277,725	\$23,143.75	\$2.88

Purchase Price

\$4,488,000

Property Value

\$557.52/SF

Gross Building Area

±8,050 SF

Current CAP

4.95%

Pro Forma CAP

6.19%

Area Overview

SAN JOSE | WILLOW GLEN

Willow Glen is a charming neighborhood in San Jose, California, known for its tree-lined streets, historic homes, and quaint downtown area along Lincoln Avenue, which features a variety of cafes, boutiques, and restaurants. It is situated in the southern part of San Jose, easily accessible by major highways like Highway 280 and 87. It's also a short drive to downtown San Jose and other key tech hubs in Silicon Valley. The area is well-connected by public transit, including light rail and bus services.



LABOR FORCE OF
ONE MILLION
22% INCREASE OVER THE
PAST 10 YEARS



4.3% UNEMPLOYMENT
COMPARED TO CA AT 5.3% AND
OVERALL U.S. AT 4.2%



16 OF THE
FORTUNE 500
COMPANIES HEADQUARTERS IN
SILICON VALLEY



SILICON VALLEY

A key component of the Bay Area economy, Silicon Valley is the world's undisputed high-tech capital, blazing the trail for innovation in today's global marketplace. Industry leaders in semiconductor design and manufacturing, network equipment, high-tech manufacturing equipment, software design, information systems, life sciences, clean tech and digital media call Silicon Valley home. The region draws its vitality not only from innovative new businesses, but also from the intense competition among its diverse array of existing companies. The Silicon Valley metro area ranks #3 in the world and #1 in the United States for GDP per capita. The region has one of the highest percentages of college educated adults in the country and continues to be a magnet for leading researchers and entrepreneurs. The combination of the world's leading research and educational institutions, San Francisco's world-class financial base, the region's well established business creation infrastructure and a geographic position which fosters fluid interaction with China and other Pacific Rim economies will ensure that Silicon Valley remains a leader in economic growth for decades to come.

NEIGHBORHOOD DEMOGRAPHICS



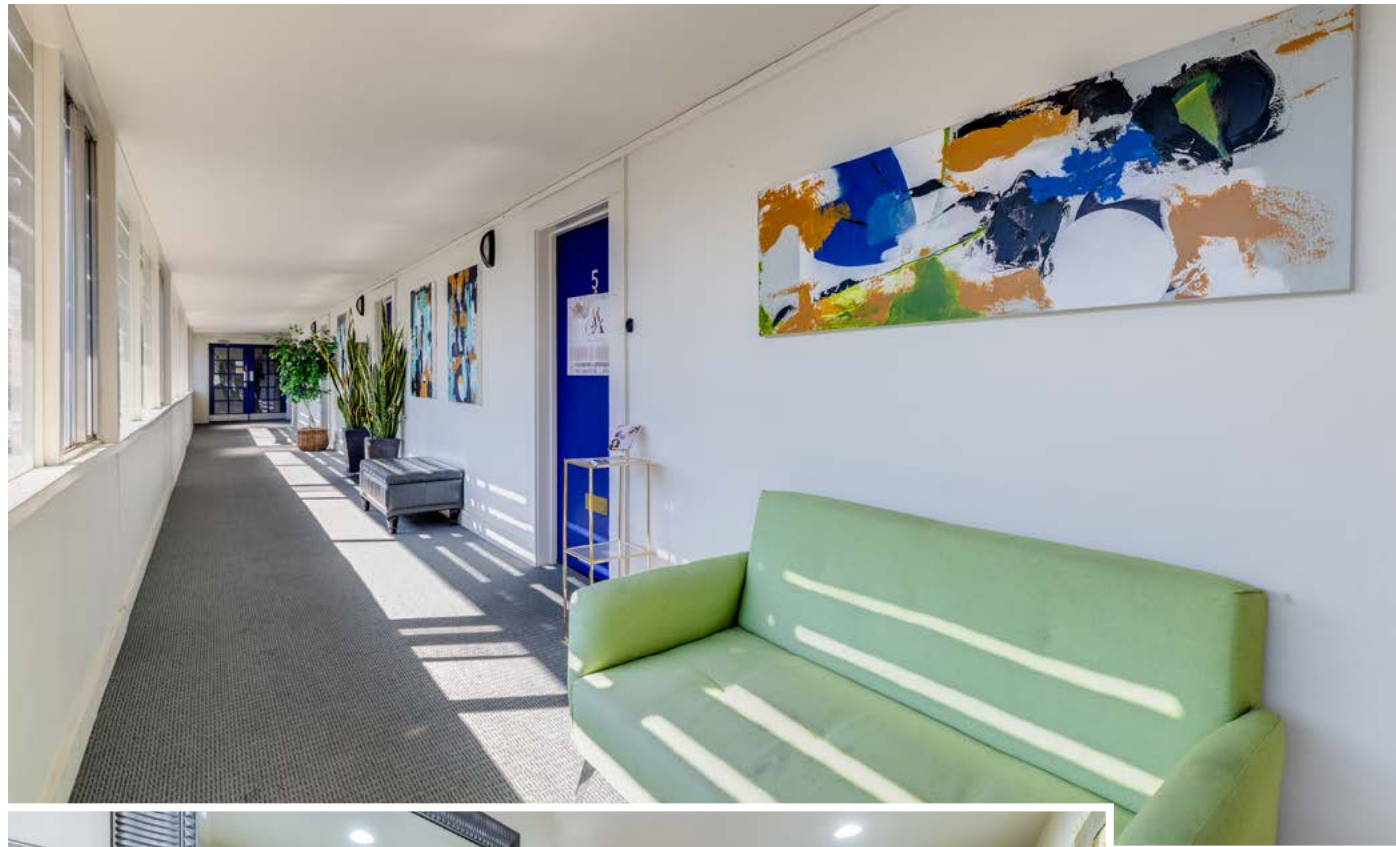
1 MILE	25,672	\$236,046	21,726
3 MILES	248,319	\$189,150	295,173
5 MILES	695,523	\$186,716	713,888



Exterior Building Pictures



Interior Pictures



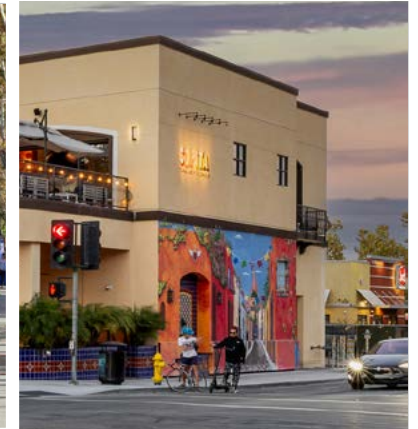
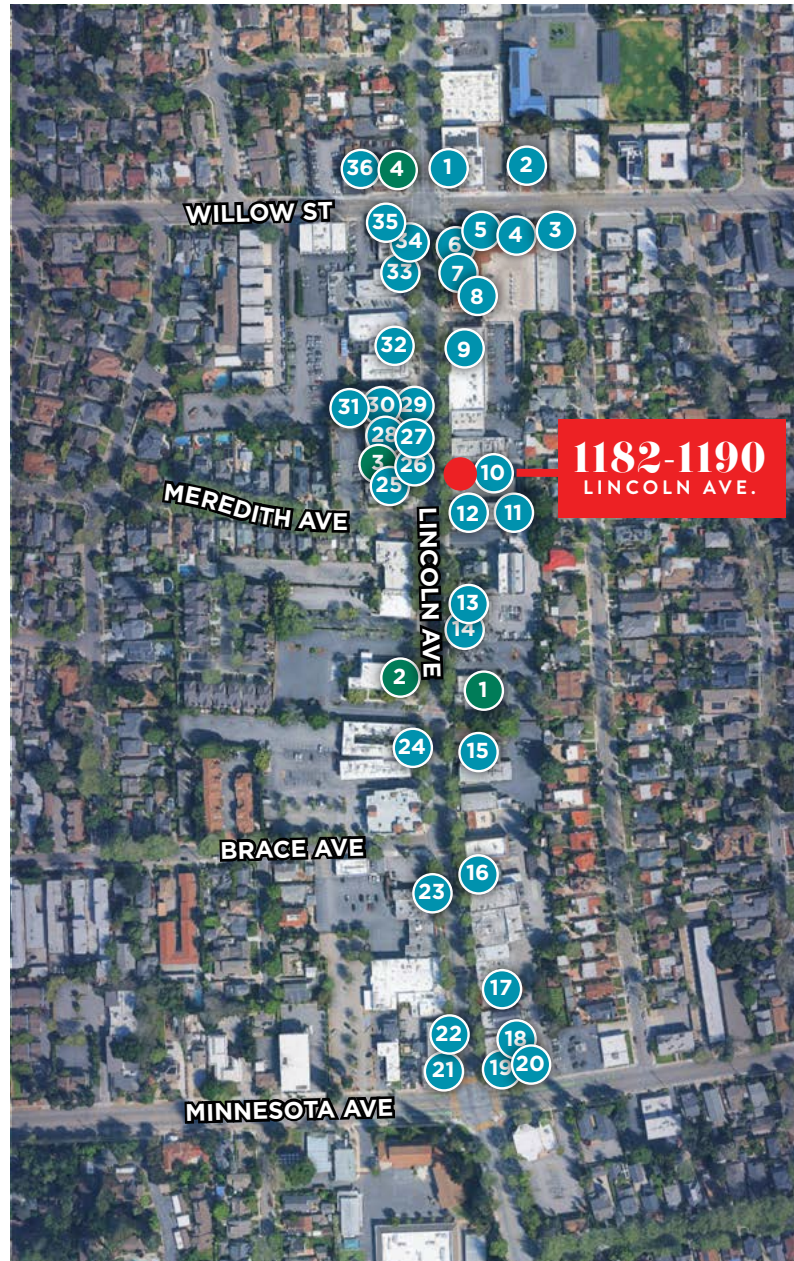
Downtown Willow Glen Shops & Restaurants

RESTAURANTS

- 1 Copita Tequileria
- 2 Jack in the Box
- 3 Baskin Robbins
- 4 Willow Street Pizza
- 5 Burma Roots
- 6 Willow Glen Creamery
- 7 El Halal Amigos
- 8 Crepevine
- 9 Peet's Coffee
- 10 La Callejera Colombian
- 11 Stacks
- 12 Black Sheep Brasserie
- 13 UMe Tea
- 14 John's Cafe
- 15 Mariette Chocolates
- 16 Taiwan
- 17 Locanda Ischia
- 18 Arepas Latis
- 19 Pizza My Heart
- 20 Starbucks
- 21 Nick the Greek
- 22 20twenty
- 23 La Villa Deli
- 24 Icicles
- 25 Hajis Restaurant
- 26 Sushi Arashi
- 27 Round Table Pizza
- 28 Wheelhouse
- 29 Vitality bowls
- 30 Cafe Doce Sicilia
- 31 Tarah Thai Kitchen
- 32 Aquí
- 33 Philz Coffee
- 34 SusieCakes
- 35 The Table
- 36 Bills

BANKS

- 1 Wells Fargo Bank
- 2 Bank of America
- 3 Comerica Bank
- 4 US Bank



Amenities Map



Westgate West

TRADER JOE'S
goodwill
ETHAN ALLEN
MOD

Santana Row

BEST BUY
H&M
Crate&Barrel
lululemon

Westfield Valley Fair

macy's THE NORTH FACE BOSS HUGO BOSS
NORDSTROM
OLD NAVY FINISH LINE bloomingdales

The Plant

BEST BUY TARGET THE HOME DEPOT
ROSS DRESS FOR LESS PETSMART

Westgate Center

OLD NAVY Burlington
NORDSTROM
Michaels rack TARGET GAP
TJ-maxx J.CREW ROSS DRESS FOR LESS

Hamilton Plaza

ROSS DRESS FOR LESS CVS pharmacy dressbarn
WHOLE FOODS MARKET

**1182-1190
LINCOLN AVE.**

The Pruneyard Shopping Center

Marshalls PRUNEYARD CINEMAS
ROSS DRESS FOR LESS Sports Basement TRADER JOE'S

El Paseo de Saratoga

AMC THEATRES TILLYS CLOTHING - SHOES - ACCESSORIES
PETCO ULTA BEAUTY REI COOP

Almaden Ranch

Bass Pro Shops ULTA
Total Wine & More

Camden Park

Lucky CVS pharmacy
BANK OF AMERICA The UPS Store

Almaden Plaza Shopping Center

COSTCO WHOLESALE PETSMART
ROSS DRESS FOR LESS TJ-maxx

DRIVE TIMES

Interstate 280	4 Min.
Highway 87	5 Min.
Highway 17 / I-880	7 Min.
Diridon CalTrain Station	7 Min.
Highway 101	10 Min.
Downtown San Jose	10 Min.
San Jose Airport	10 Min.

Princeton Plaza

TARGET THE HOME DEPOT 24 HOUR FITNESS
TJ-maxx BIG LOTS!

Princeton Plaza

OUTDOOR SUPPLY HARDWARE Michaels

Westfield Oakridge

macy's TARGET
NORDSTROM rack TARGET
OLD NAVY LIVING SPACES

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