



OFFERING MEMORANDUM

2096-2098 Lincoln Avenue

San Jose, California 95125
Willow Glen Retail / Office Opportunity

2,550 SF | \$1,595,000 | Available Now

Presented by



PERTRIA
Commercial Real Estate



Property Overview

Address	2096-2098 Lincoln Avenue, San Jose, CA 95125
Available Area	1,457 SF
Asking Price	\$1,595,000
Cap Rate	5.01%
Percent Leased	42%
Availability	Now
Building Size	2,550 SF
Configuration	Storefront retail / office
Power	400 Amp / 220 Volt / Single Phase

Property Highlights

- Corner-lot storefront presence in Willow Glen
- 1,457 SF suite available now
- Asking rate: \$39.00 /SF/YR
- NNN: \$0.98/SF/MO (2026)
- Negotiable lease term
- Anchor space
- Kitchenette

- Private restrooms
- High ceilings
- Fully built-out retail / office layout
- Skylights and display-window frontage
- Plug-and-play condition
- 4 designated parking spaces + 1 ADA
- Central air, heating, and ADA access

Key Property Attributes

Prominent corner identity with polished interior improvements



High

Visibility

400A

Single Phase Power

2,550

Square Feet

4 + 1

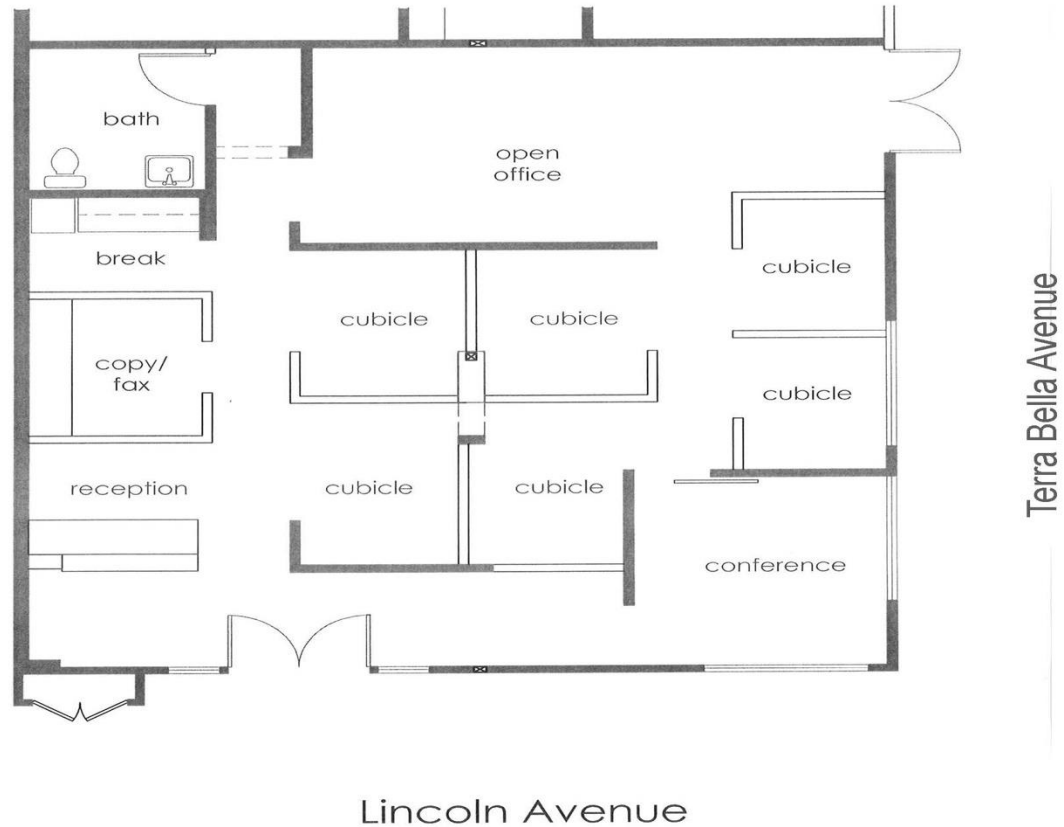
Non Reserved Parking + ADA



Positioned in the Willow Glen district of San Jose, 2096-2098 Lincoln Avenue combines strong street presence, corner-lot visibility, and a refined storefront image. The available suite offers open area, perimeter rooms, display-window frontage, skylight contribution, and a flexible configuration suited for boutique retail, wellness, office, or service-oriented users.

Walk Score 50 | Drive Score 80 | Transit Score 40 | Bike Score 50





Space Highlights

- Foyer and open office area
- Multiple perimeter rooms / offices
- Conference room and break area
- Skylights, natural light
- 2096 has front and side entry orientation
- 2096 was renovated in 2026

APN Plat Map





Photo Gallery | Interior Improvements

Open area, skylights, and finished suite details





The property presents clean storefront identity, large perimeter windows, and a ready-to-occupy build-out that supports retail, professional office, wellness, or customer-facing service uses along Lincoln Avenue.



Rent Roll

Rent Roll Snapshot

Property: 2096-2098
Lincoln Avenue

Occupied Suite:
2098

Tenant: Tubtim
Wellness, LLC

Occupied Area:
1,093 SF

Monthly Base Rent:
\$3,552.25

Annual Base Rent:
\$42,627

Base NNN Rent:
\$0.98/SF/MO

Tenant	Unit	Square Feet	Monthly Base Rent	Annual Base Rent	Base NNN Rent
Tubtim Wellness, LLC	2098	1,093	\$3,552.25	\$42,627	\$0.98

Rent Commentary

Start date of lease for 2098 Lincoln Avenue: August 1, 2025
Lease expiration date for 2098 Lincoln Avenue: September 30, 2028
Options to Extend for 2098 Lincoln Avenue: 2 years

The adjacent 2098 suite is occupied by Tubtim Wellness, LLC. Lease economics are shown for reference and provide immediate income in place alongside the available 2096 suite for a multi-tenant corner commercial property.



Leasing Contacts

For tours, lease economics,
and property details, please
contact the listing team.

2096 Lincoln Avenue
San Jose, CA 95125

1,457 SF available
2,550 SF building
Asking Price: \$1,595,000

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