

1044 LINCOLN AVE  
**SAN JOSE**

**RARE #1,272 SF OFFICE/MEDICAL/RETAIL FOR SALE**  
OWNER USER OPPORTUNITY IN DOWNTOWN WILLOW GLEN

**LARGE REAR GATED PARKING LOT WITH 6 SPACES**



## PROPERTY OVERVIEW



**OFFERING PRICE:** \$1,269,000

**BUILDING AREA:** ±1,272 SF

**YEAR BUILT:** 1930

**LAND AREA:** ±4,700 SF

**ZONING:** CP – Commercial Pedestrian

**PARCEL NUMBER (APN):** 264-53-040

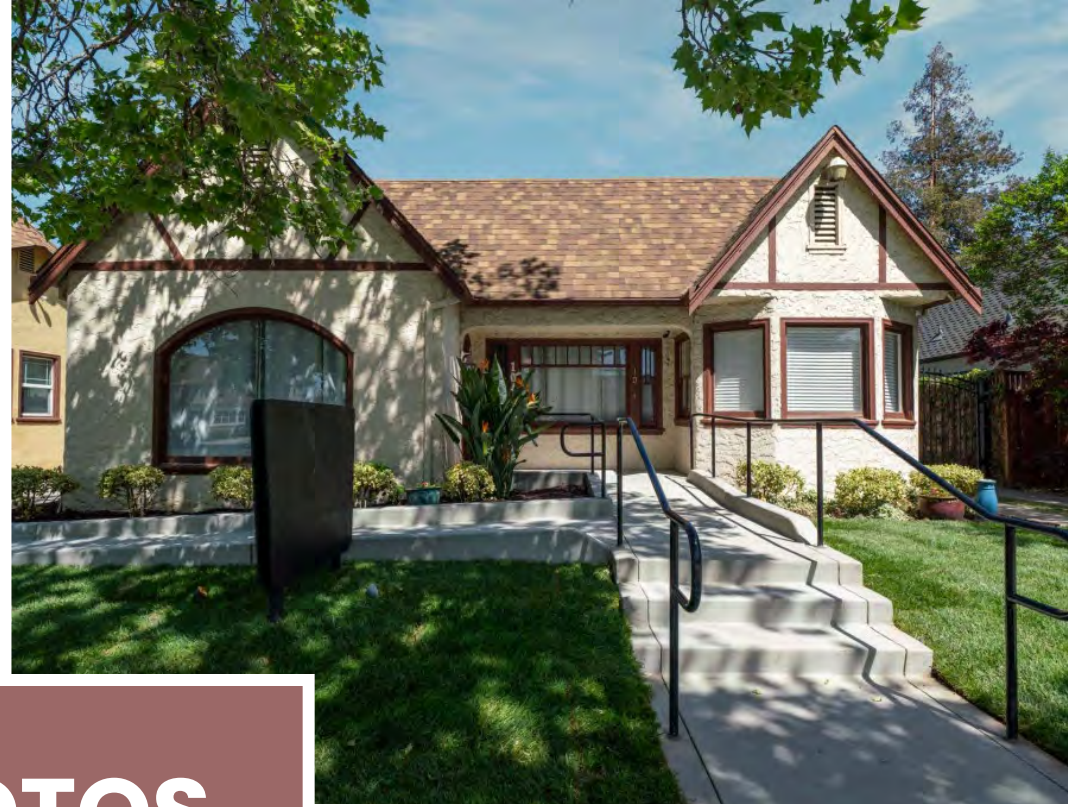
**GENERAL PLAN:** NCC -  
Neighborhood/Community Commercial

**PARKING:** 6 Spaces

# Rare ±1,272 SF Office/Medical/Retail Owner User Opportunity

Large Rear Gated Parking Lot with 6 Spaces | Monument Signage

- Owner User Opportunity – ±1,272 SF Office Building Located one parcel from the Corner of Lincoln Ave & Broadway Ave in Downtown Willow Glen.
- The property is in Excellent Condition with recently renovated interiors.
- Monument Sign with Great Visibility Along Lincoln Avenue.
- The Property has a Dedicated Parking Lot in the Rear with 6 Parking Spaces
- The property is in the CP – Commercial Pedestrian zoning designation which allows for uses such as, professional office, medical office, retail services, personal services, animal boarding, animal grooming, veterinary clinics, and many more.
- CP – Commercial Pedestrian Zoning and NCC – Neighborhood/Community Commercial General Plan Designation.
- High Barrier to Entry Market in Downtown Willow Glen.



**PHOTOS**





**PHOTOS**





**PHOTOS**





**PHOTOS**

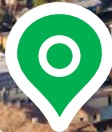




Coe Ave

Lincoln Ave

Broadway Ave



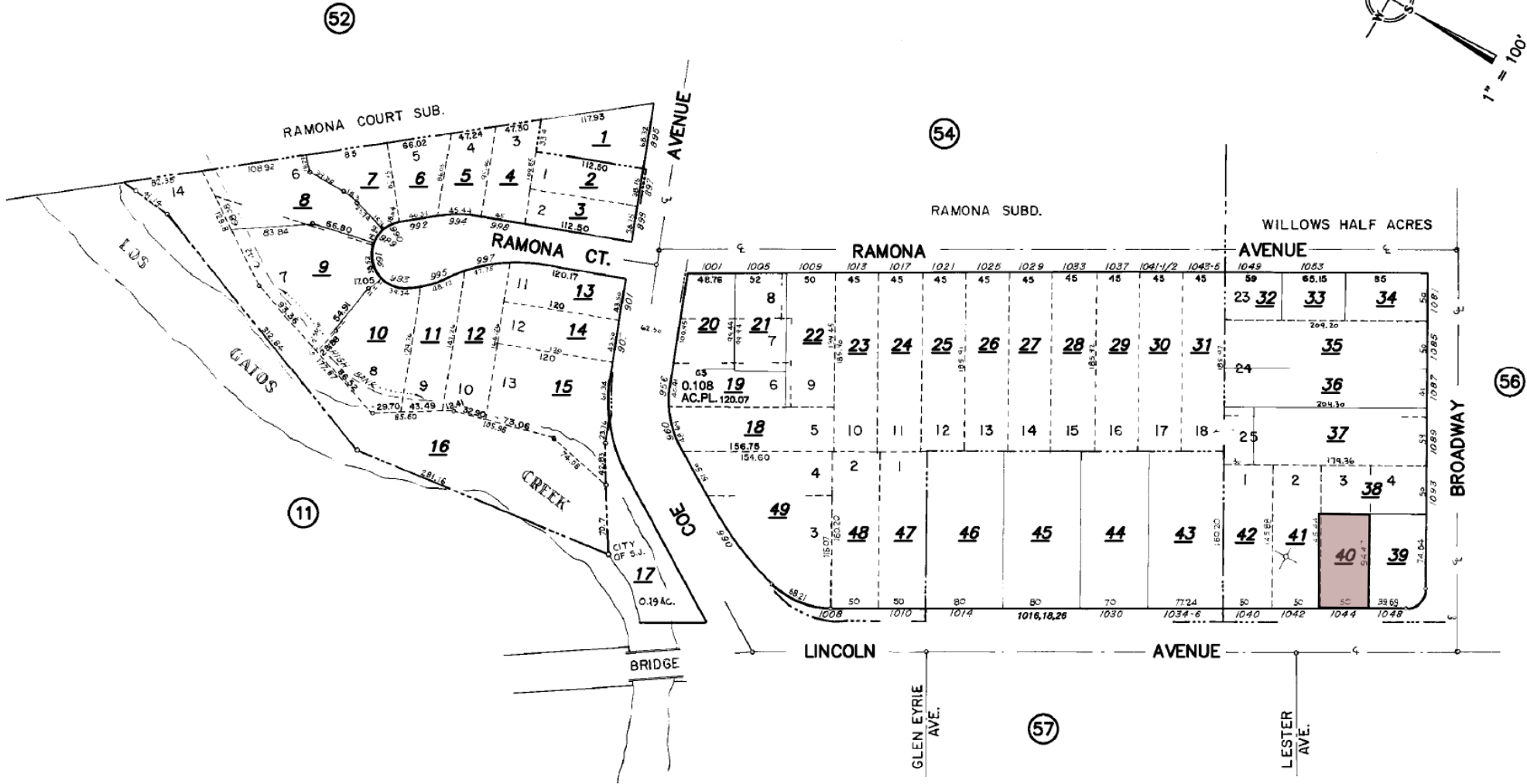
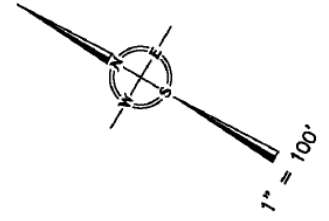
**JAKE'S**  
Willow Glen

**O'Reilly**  
AUTO PARTS

# PARCEL MAP

OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA

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TRA DET. MAP 118  
 LAWRENCE E. STONE - ASSESSOR  
 Cadastral map for assessment purposes only.  
 Compiled under R. & T. Code, Sec. 327.  
 Effective Roll Year 2014-2015

## DEMOGRAPHICS

<b>2026 SUMMARY</b>	<b>1-MILE</b>	<b>5-MILE</b>	<b>10-MILE</b>
<b>Population</b>	28,864	657,415	1,512,841
<b>Households</b>	11,648	224,677	508,975
<b>Average Household Size</b>	2.4	2.8	2.9
<b>Owner Occupied Housing Units</b>	4,767	97,457	255,399
<b>Renter Occupied Housing Units</b>	6,428	118,657	233,579
<b>Median Age</b>	39.1	38.3	39
<b>Median Household Income</b>	\$140,589	\$116,052	\$143,249
<b>Average Household Income</b>	\$166,324	\$147,928	\$169,579

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