FOR SALE

1182-1190 LINCOLN AVENUE

SAN JOSE, CA

±8,050 SF Fully Leased Retail/Office Building on a Rare ±0.43 Acre Parcel

in Downtown Willow Glen

For more information, please contact:

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CALL FOR PRICING

CUSHMAN & WAKEFIELD

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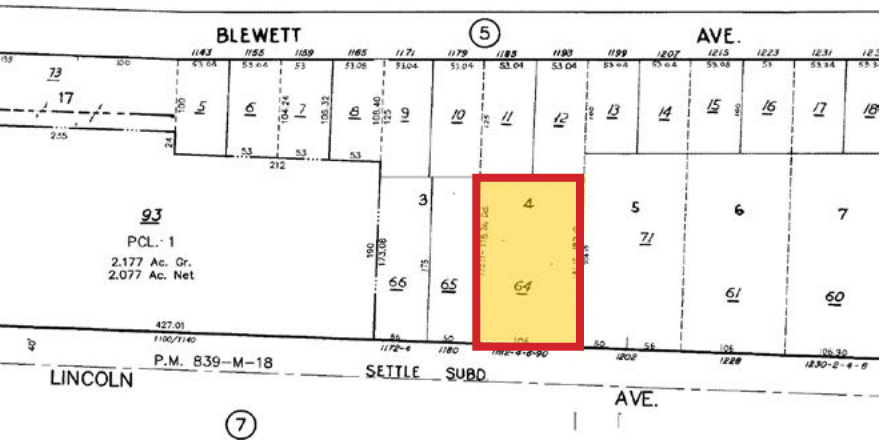
Executive Summary

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, Aqui, Crepevine
- Year Built: 1953
- Zoning: CP
- 2040 General Plan: Neighborhood/Community Commercial (Redevelopment Potential)
- Traffic Count: Lincoln Ave. 24K TDT
- APN: 439-42-097
- Rent Roll Provided Upon Request
- DO NOT DISTURB TENANTS



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%

FORTUNE 500

16 OF THE
FORTUNE 500
COMPANIES HEADQUARTERS IN SILICON VALLEY

SILICON VALLEY

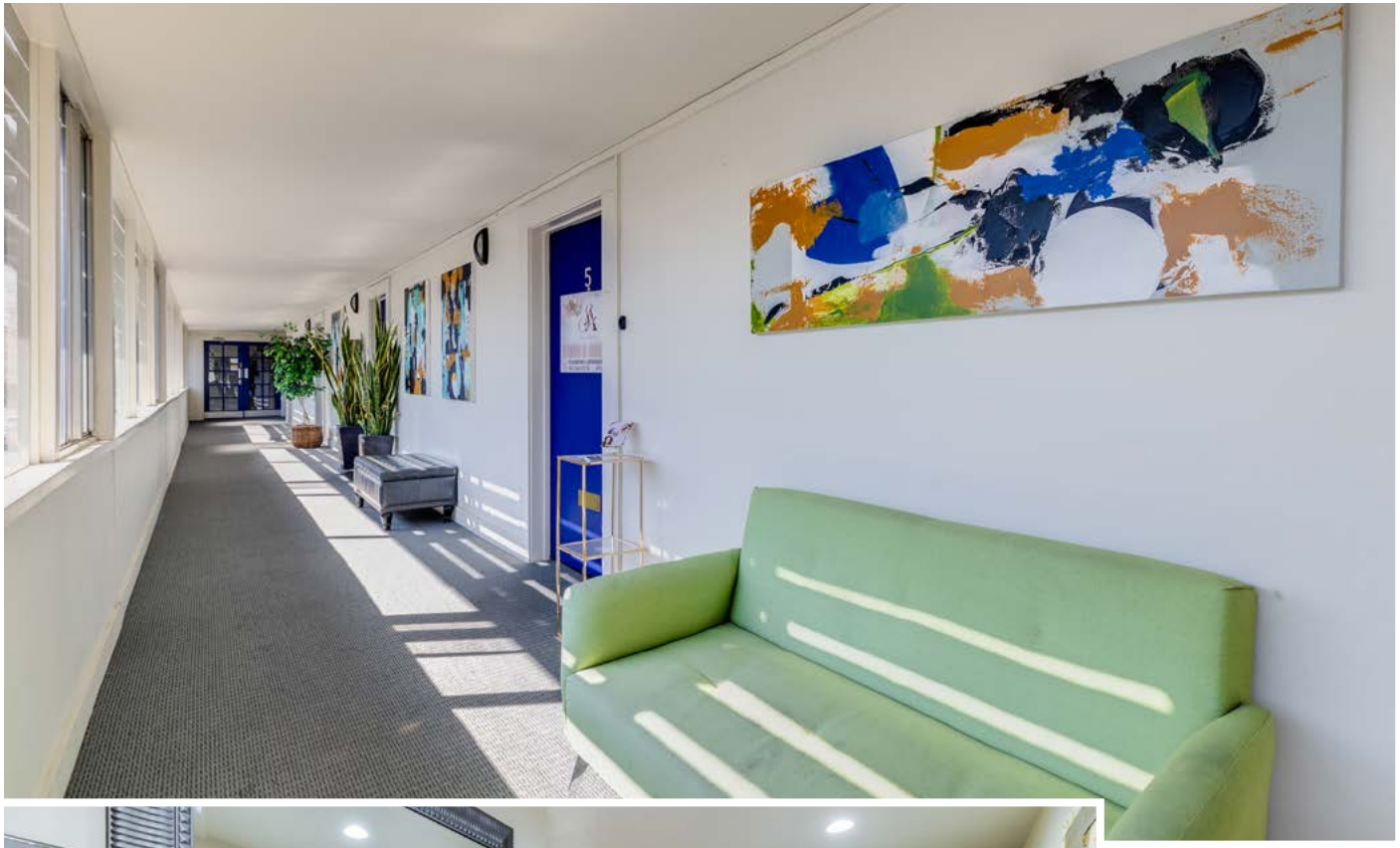
A key component of the Bay Area economy, Silicon Valley is the world's undisputed high-tech capital, blazing the trail for innovation in today's global marketplace. Industry leaders in semiconductor design and manufacturing, network equipment, high-tech manufacturing equipment, software design, information 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

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION
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



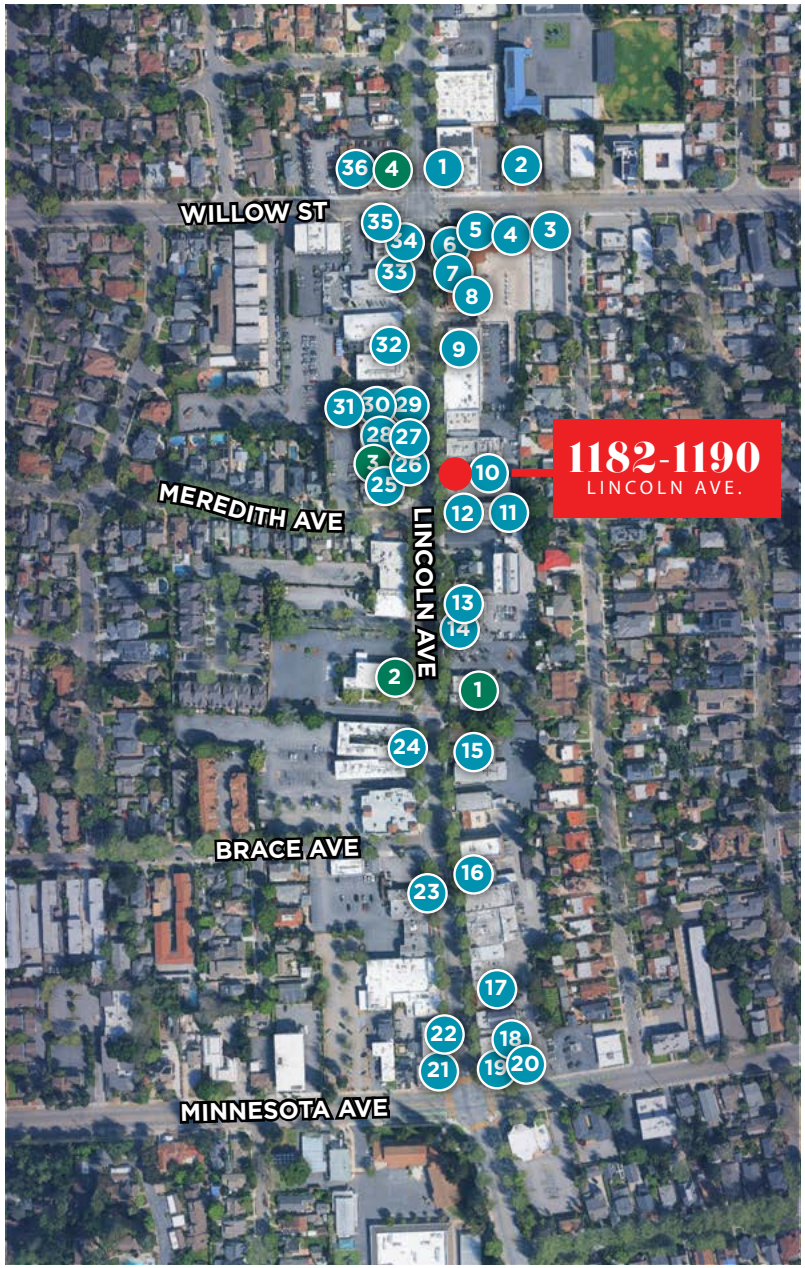
Downtown Willow Glen Shops & Restaurants

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. Aqui
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

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.

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