



OFFERING MEMORANDUM

2096-2098 Lincoln Avenue

San Jose, California 95125

Willow Glen Retail / Office Opportunity

1,457 SF | \$39.00 /SF/YR |
Triple Net (NNN) | Available Now

Presented by



PERTRIA

Commercial Real Estate



Property Overview

Address	2096 Lincoln Avenue, San Jose, CA 95125
Available Area	1,457 SF
Asking Rate	\$39.00 /SF/YR
Rent Type	Triple Net (NNN)
Term	Negotiable
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/YR (2026)
- Negotiable lease term
- Anchor space
- Kitchenette

- Private restroom
- High ceilings
- Fully built-out retail / office layout
- Skylights and display-window frontage
- Plug-and-play condition
- 2 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

1,457

Available SF

2 + 1

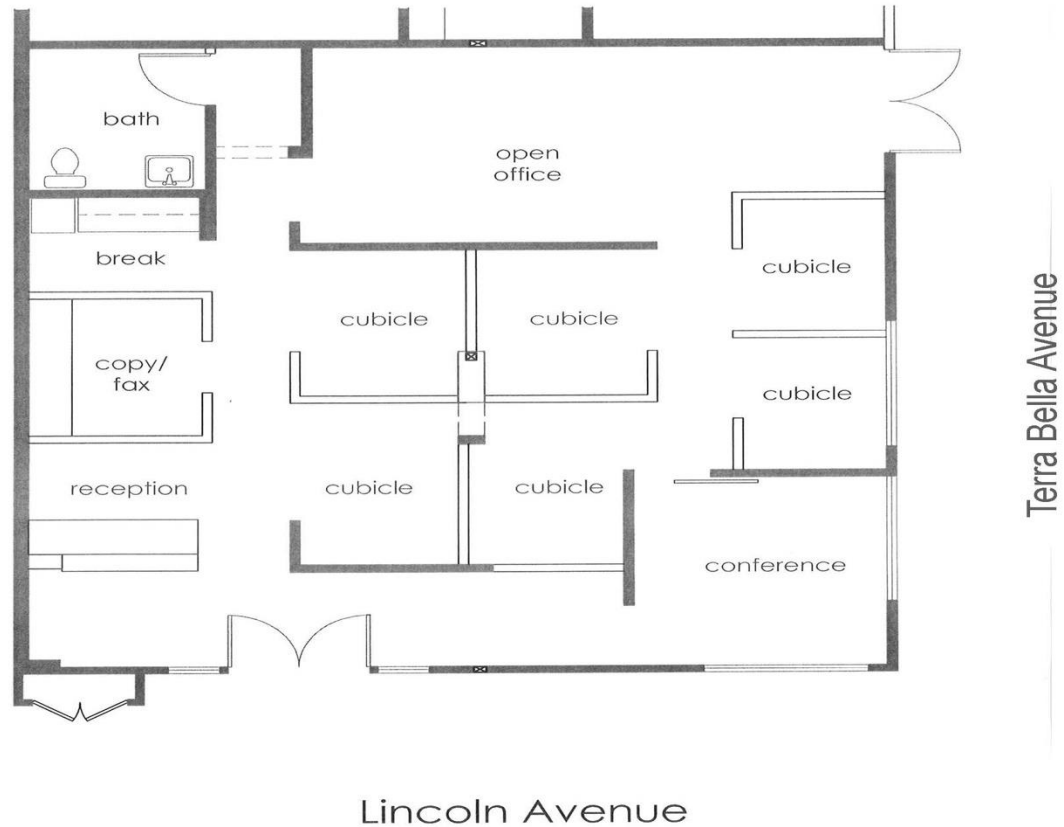
Parking + ADA



Positioned in the Willow Glen district of San Jose, 2096 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
- 2 skylights, natural light
- Front and side entry orientation
- 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.





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
Asking Rate: \$39.00 /SF/YR
NNN: \$0.98/SF/MO (2026)

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