

OFFERING MEMORANDUM

2096 Lincoln Avenue

San Jose, California 95125

Willow Glen Retail / Office Opportunity

1,340 SF | \$39.00 SF/YR | NNN: \$0.98 SF/MO

Presented by



PERTRIA

Commercial Real Estate





Property Overview

Address	2096-2098 Lincoln Avenue, San Jose, CA 95125
Available Area	1,340 SF
Asking Rate	\$39.00 SF/YR NNN \$0.98 SF/MO
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
- 1,340 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
- 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

1,340

Square Feet

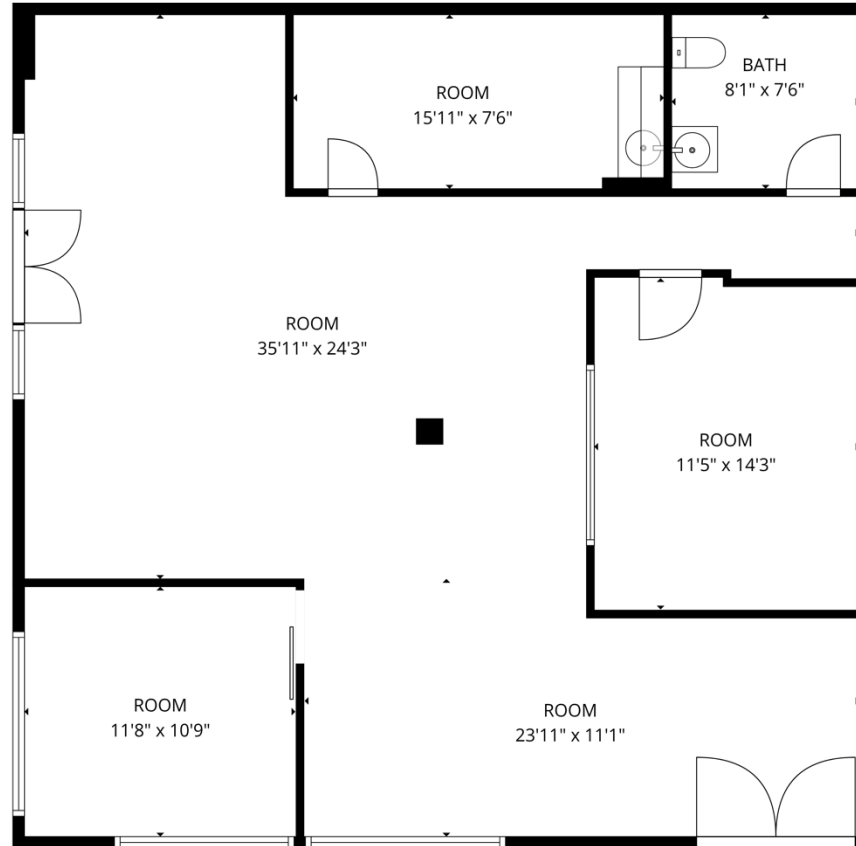
2 + 1

Non Reserved 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





2096 Lincoln Avenue

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. TOTAL SCANNED AREA IS APPROXIMATED & INCLUDES EXTERIOR SPACES.

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









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

1,340 SF available
2,550 SF building

720 University Avenue, Suite 100
Los Gatos, CA 95032

Pertria
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Listing Agents



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This Offering Memorandum was prepared from information deemed reliable but not guaranteed. Prospective tenants should independently verify all information and measurements.