



**2280 Lincoln Ave.  
San Jose,  
California**

**Willow Glen Retail and Office Space  
For Lease**



**Turn-Key  
Coffee Shop/Deli  
Available**

**Prime 2nd Floor  
Office Suites**

**PROPERTY INFORMATION**

- Former Coffee Shop Space: 1,440± SF
- 2nd Floor Office Spaces: 600± SF, and 1,650± SF
- High Traffic Area of Willow Glen, Near the Corner of Curtner Ave (Major East West Thoroughfare) and Lincoln Avenue (Major North-South Thoroughfare)
- Asking \$ 3.00 PSF, Mod. Gross for Office Spaces
- \$3.50 PSF, NNN for Retail Unit

**ESTIMATED DEMOGRAPHICS:**

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILES</u>
POPULATION:	24,922	239,207	692,315
AVG. HH INCOME:	\$39,091	\$111,264	\$110,485

**FOR MORE INFORMATION CONTACT:**

**MEACHAM/OPPENHEIMER, INC.**  
CORFAC INTERNATIONAL  
8 No. San Pedro St., Suite 300  
San Jose, California 95110  
Tel: 408.378.5900  
Fax: 408.378.5903  
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**David Taxin**  
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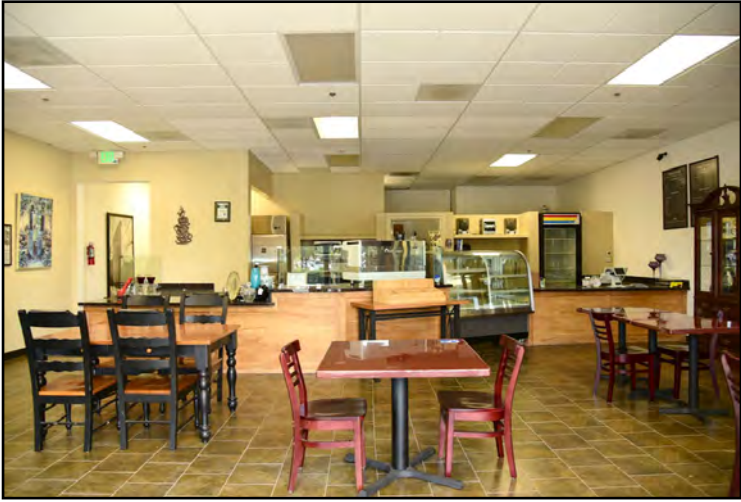
[dtaxin@moinc.net](mailto:dtaxin@moinc.net)  
**(408) 477-2508**

**Matt Perez**  
Lic. #02017798

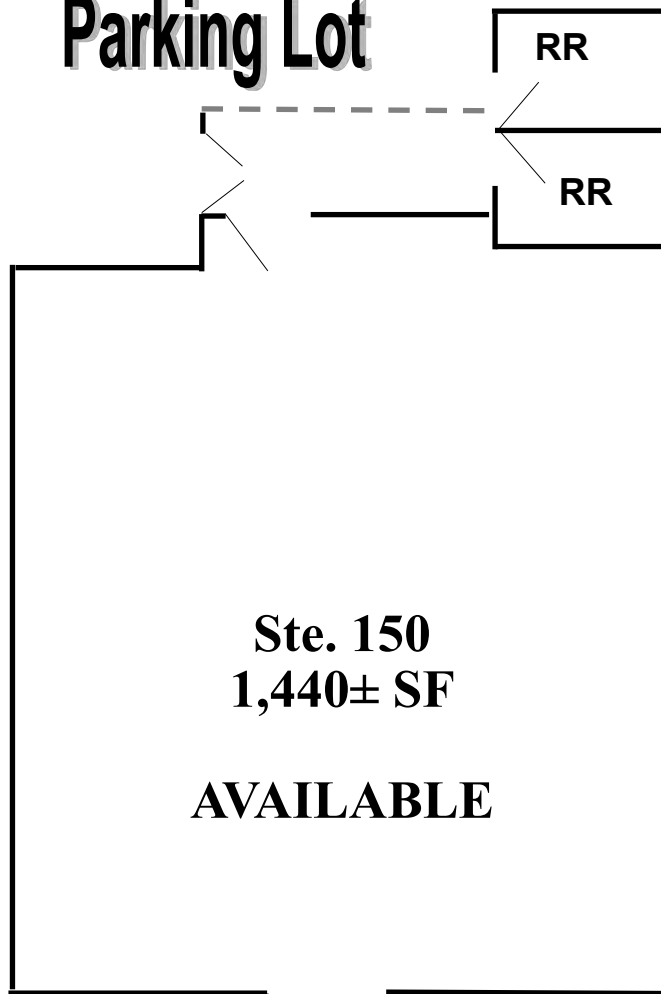
[mperez@moinc.net](mailto:mperez@moinc.net)  
**(408) 477-2516**

**(408) 378-5900**

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**Parking Lot**



**Ste. 150**  
**1,440± SF**  
**AVAILABLE**

**Lincoln Ave.**

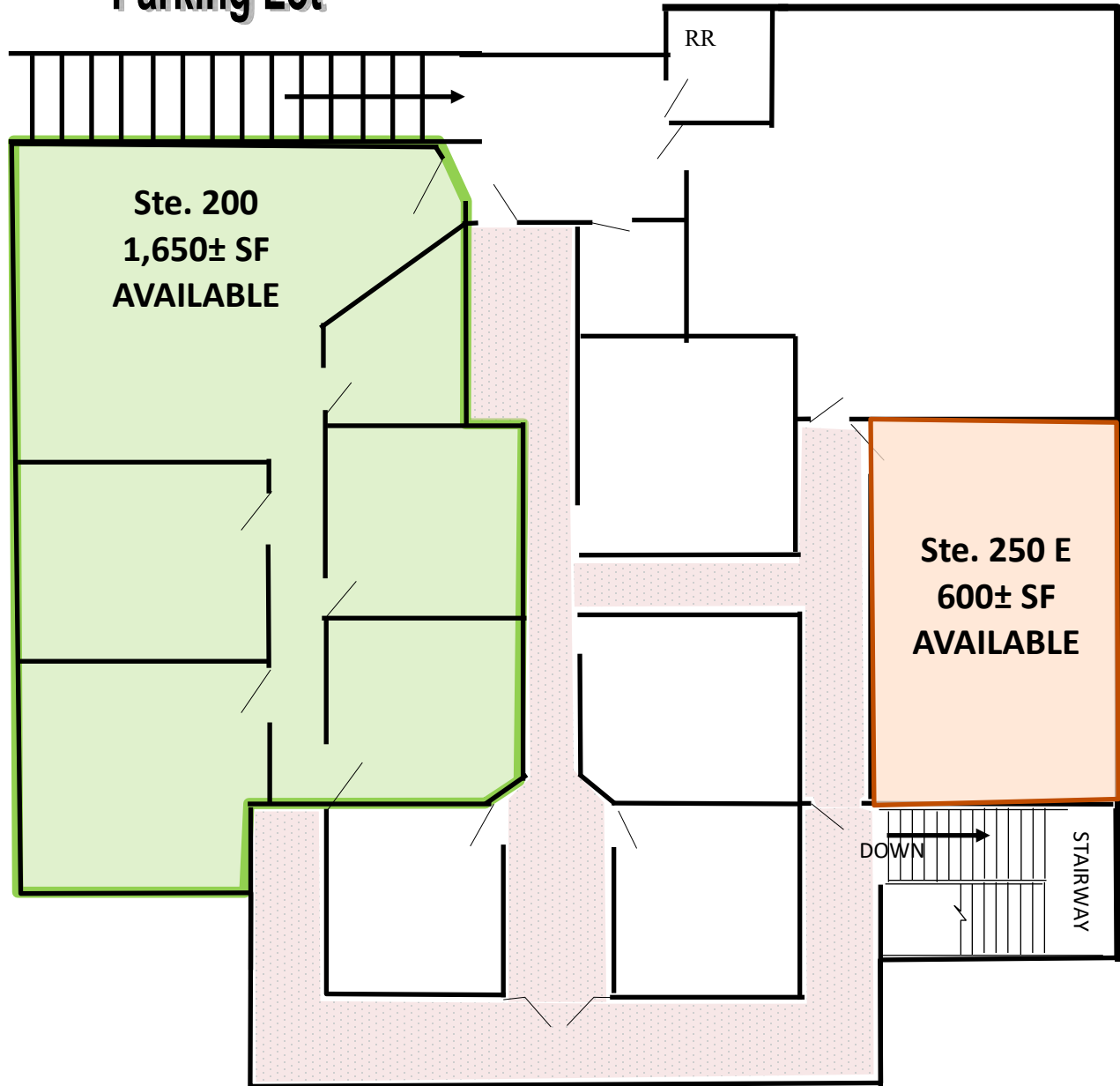
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Parking Lot



Lincoln Ave.

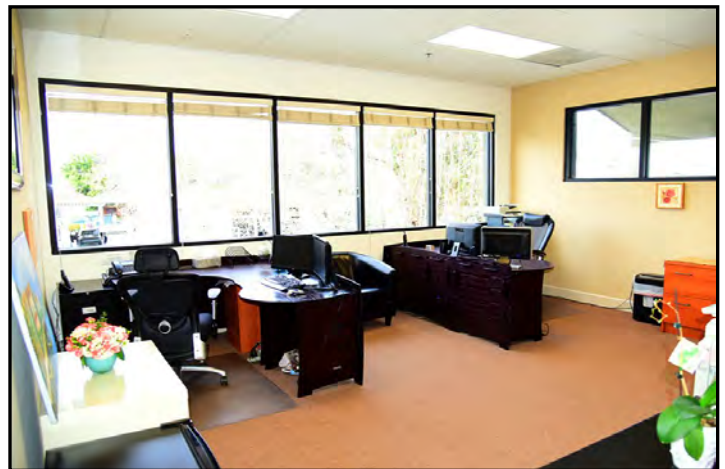
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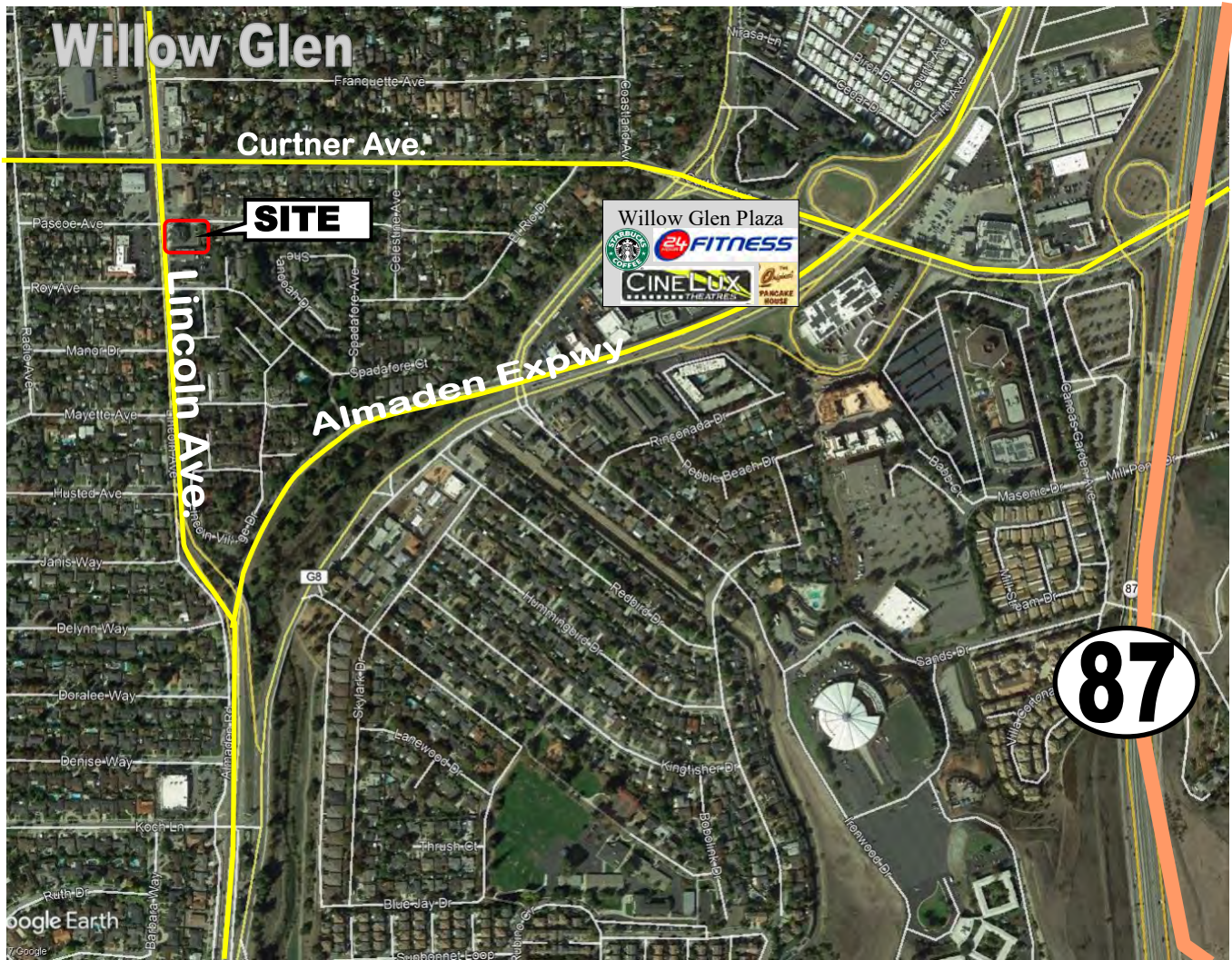
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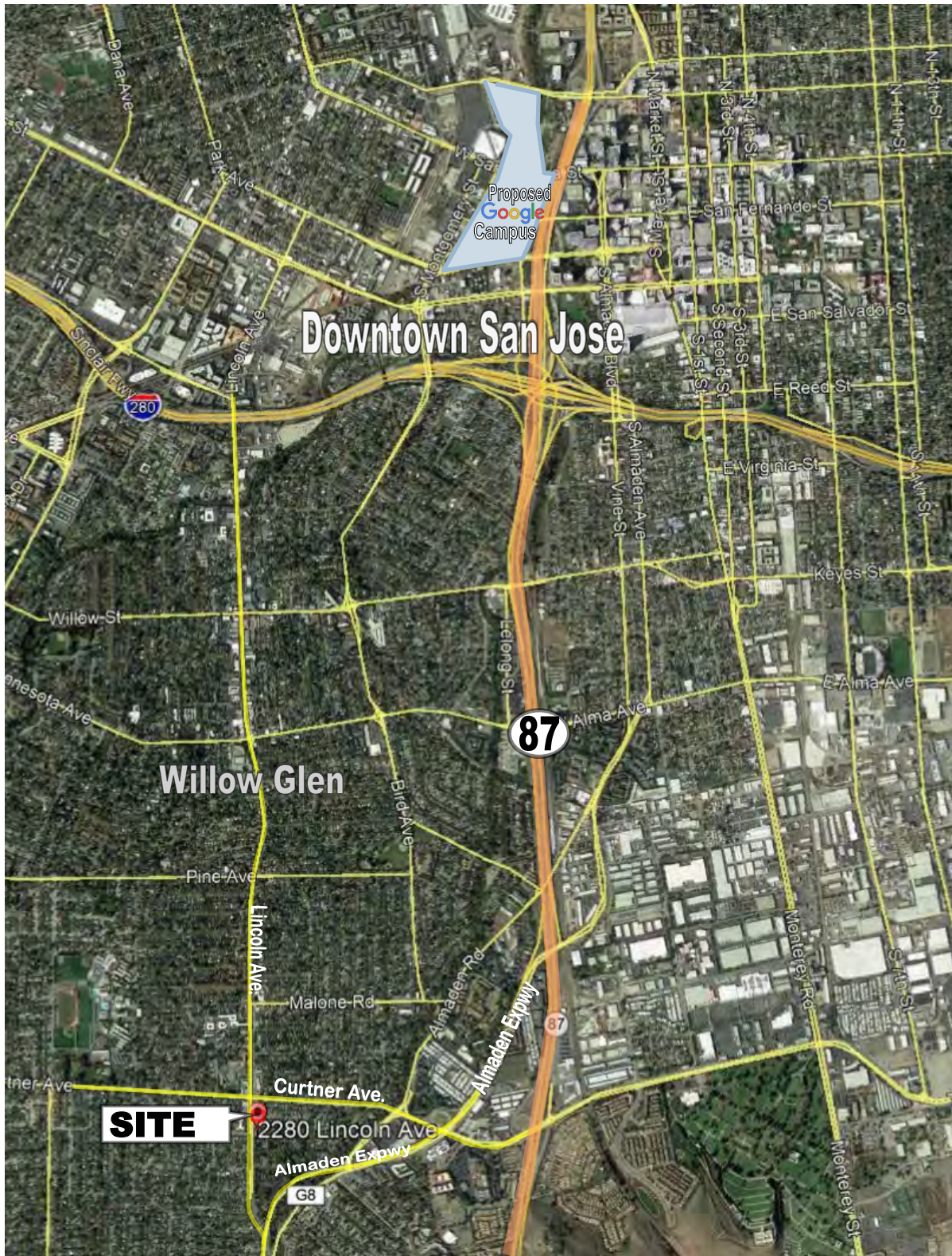
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