

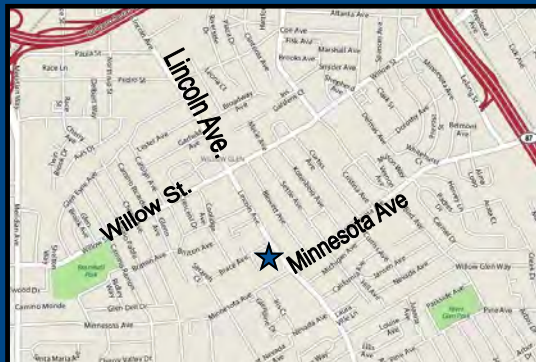


MEACHAM/OPPENHEIMER CORFAC INTERNATIONAL
Commercial Brokerage | Investment Sales | Property Management



**1351 LINCOLN AVE.
SAN JOSE,
CALIFORNIA
95125**

*Downtown
Willow Glen*



MEACHAM/OPPENHEIMER, INC.
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LARGE RETAIL/RESTAURANT SPACE IN DOWNTOWN WILLOW GLEN



PROPERTY INFORMATION

- Two Spaces Available
- 4,685± Square Feet Retail Space on Lincoln Ave.
- 1,700± SF Retail/Office Off Courtyard Entrance from Parking Lot
- Outdoor Dining Area at Storefront
- Potential Mezzanine Space Available
- Grease Trap In Place
- Free City Parking at the Rear of Building
- Exceptional Area Demographics
- Surrounding Businesses Include: Siena Bistro, OZ Salon, Vin Santo, La Villa Delicatessen, CVS Pharmacy and Starbucks Coffee
- Daily Traffic Count: Lincoln Ave.: ± 24,000
- \$3.75 PSF, plus NNN (\$.92)

ESTIMATED DEMOGRAPHICS:

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILES</u>
POPULATION:	25,230	241,652	705,244
AVG. HH INCOME	\$151,145	\$116,608	\$112,842

FOR MORE INFORMATION CONTACT:

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1351 LINCOLN AVE., SAN JOSE, CALIFORNIA



4,685± SF Retail/Restaurant Space, with Outdoor Dining Area



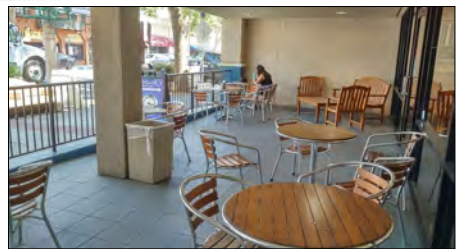
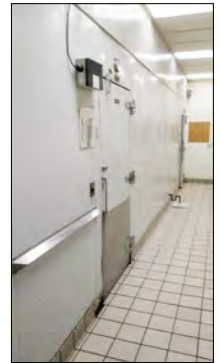
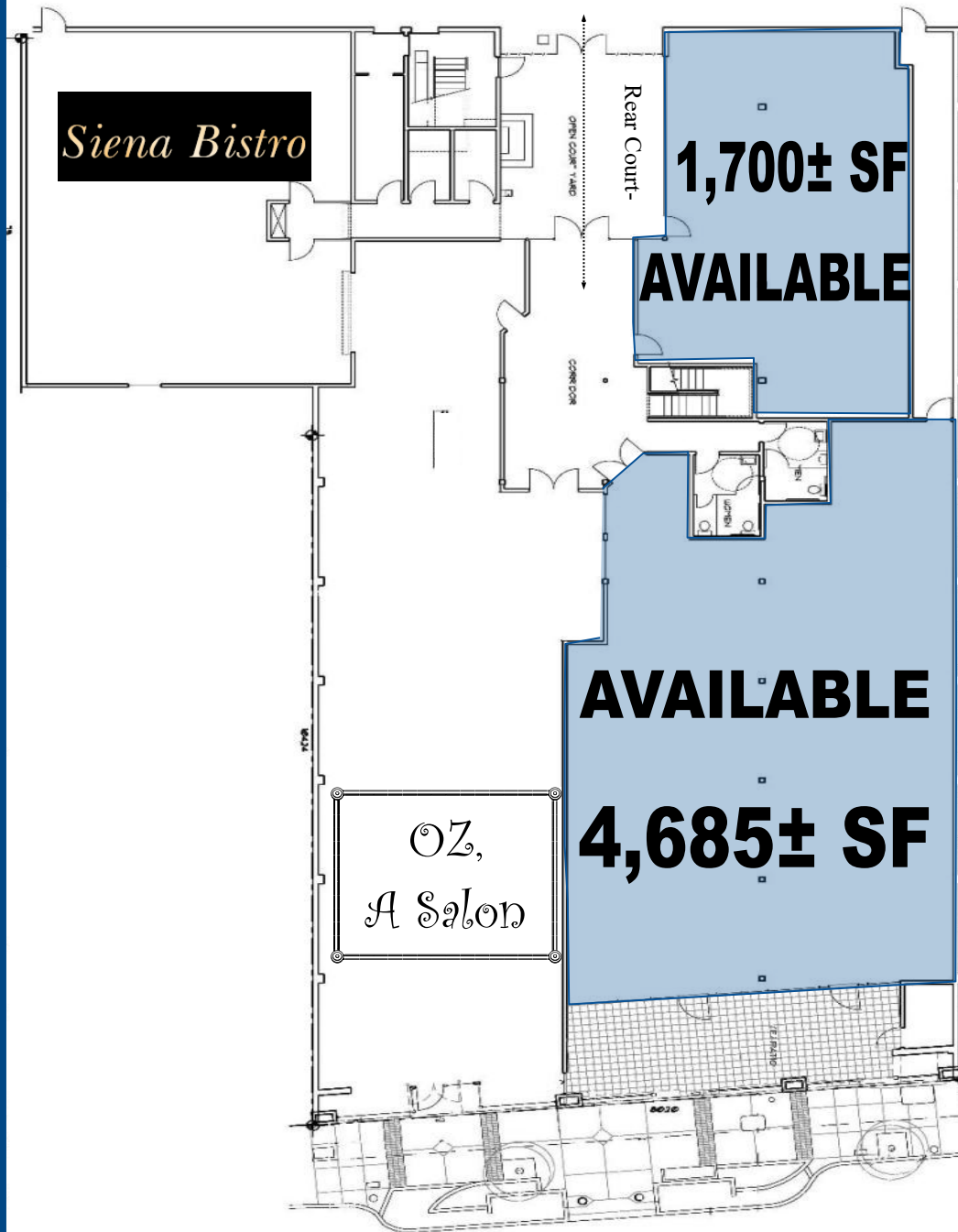
1,700± SF Retail Space Accessed from Courtyard and Parking Lot

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CITY PARKING LOT



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