



**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: 150± SF, 600± SF, 800± SF and 1,650± SF, Could Be Combined
- 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:

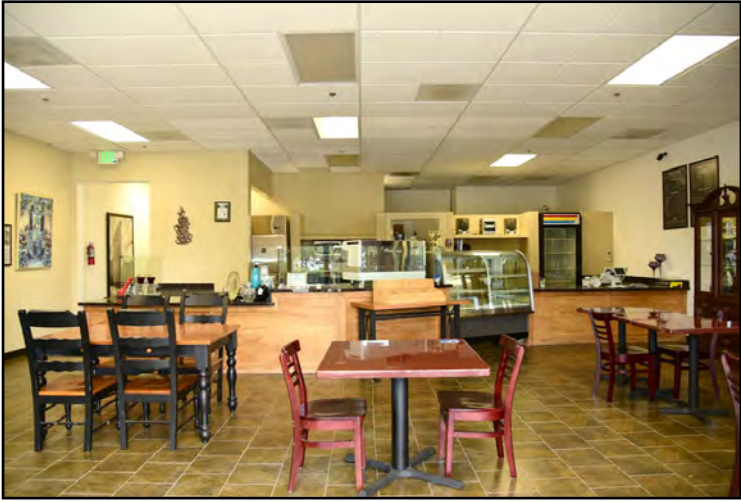
MEACHAM/OPPENHEIMER, INC.
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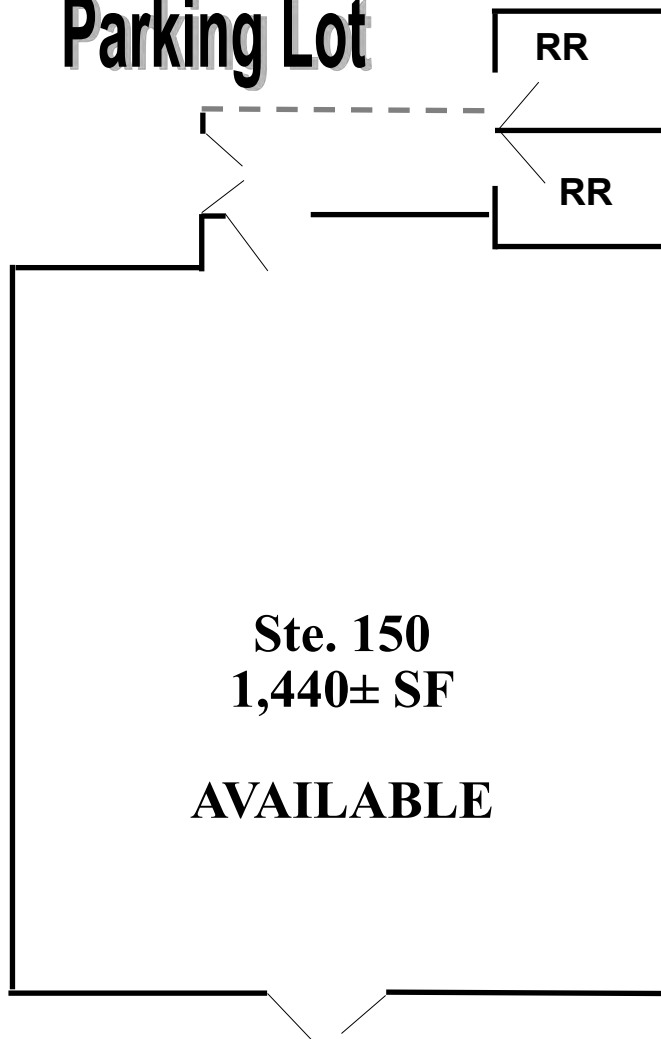
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2280 Lincoln Ave. • San Jose, California



Parking Lot



Ste. 150
1,440± SF

AVAILABLE

Lincoln Ave.

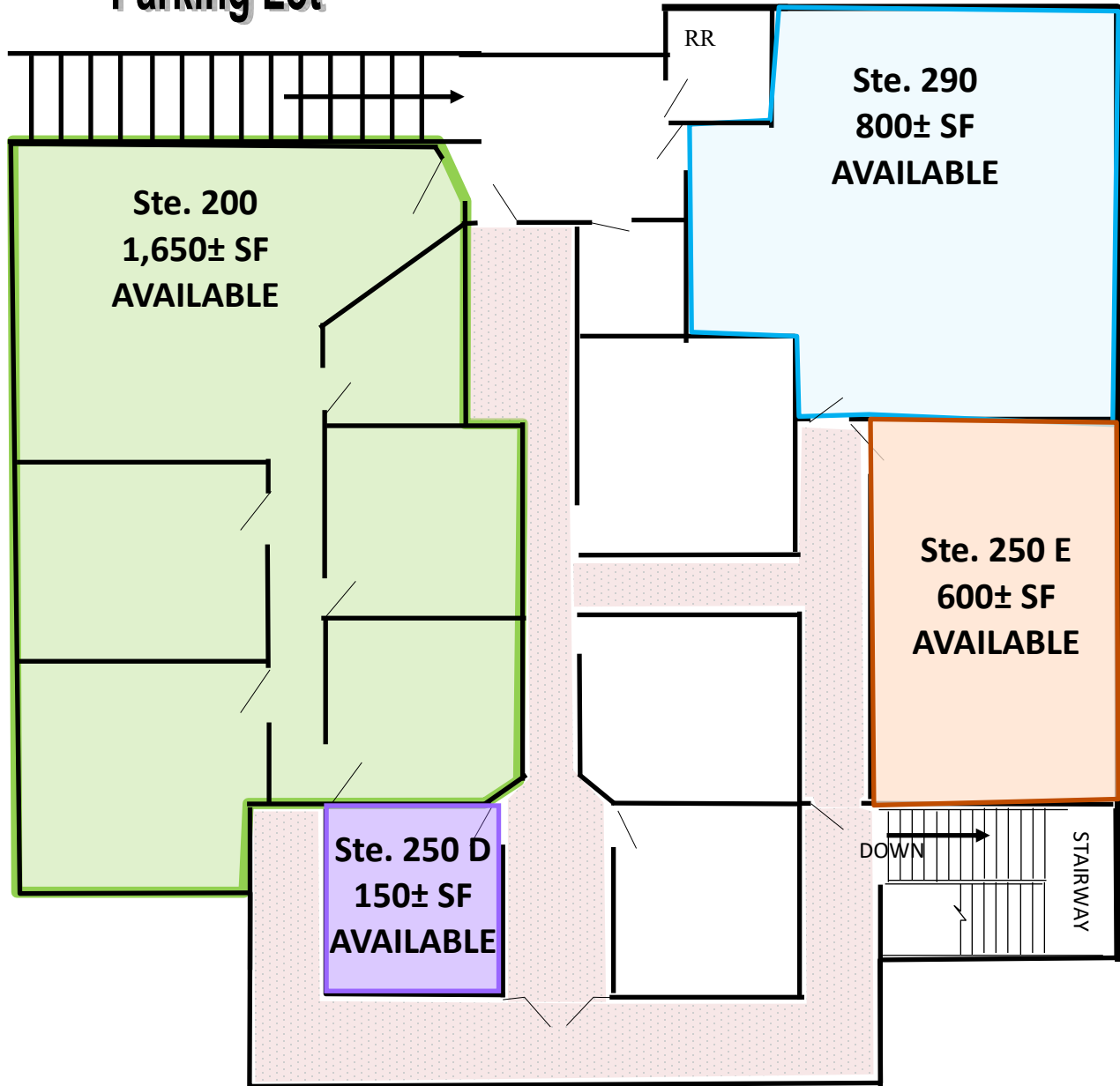
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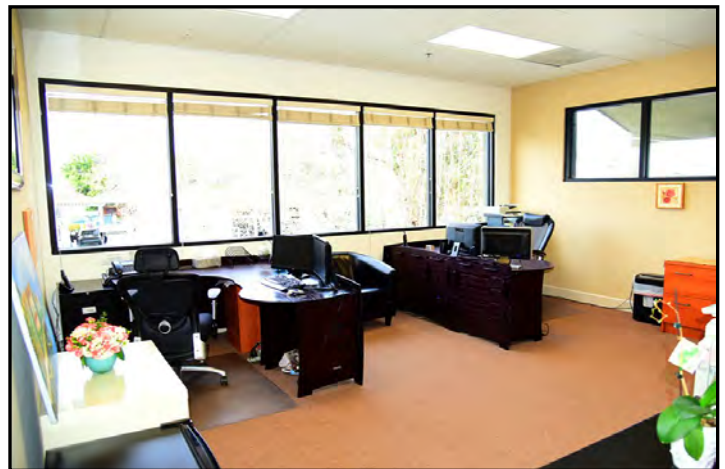
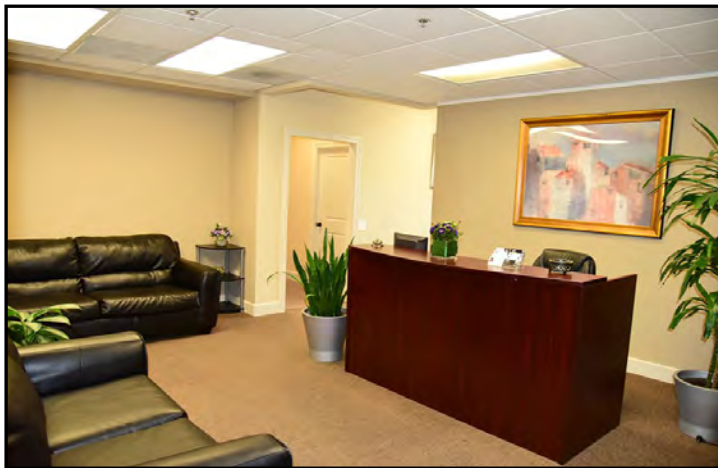
Lincoln Ave.

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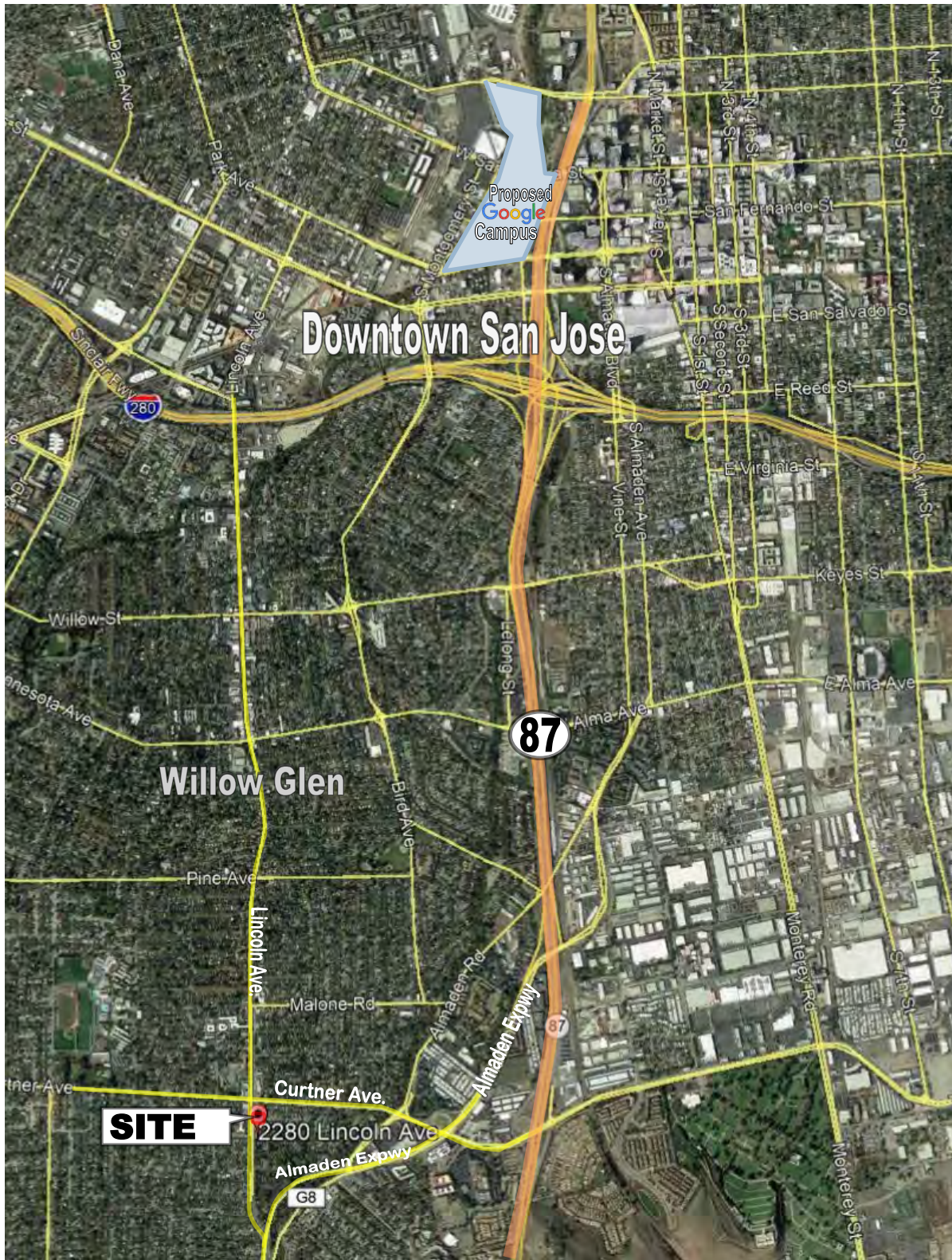


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