

FOR SALE

1182-1190 LINCOLN AVENUE

SAN JOSE, CA 95128

Rare Opportunity to Own a $\pm 7,264$ SF
Retail/Office Building on ± 0.43 Acres
in the Heart of Willow Glen



For more information, please contact:

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Executive Summary

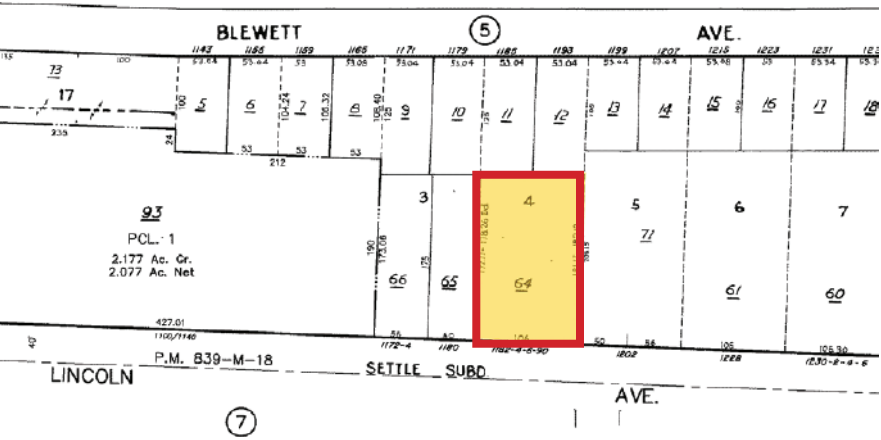
Cushman & Wakefield is pleased to present the rare opportunity to acquire “*The Plaza*”, a charming mixed-use office/retail property located in the heart of Willow Glen at **1182-1190 Lincoln Avenue, San Jose, California**. Prominently situated on the highly trafficked Lincoln Avenue downtown corridor, the ±7,264 square foot building and large ±0.43 acre lot benefit from exceptional visibility, ample on-site and street parking, strong pedestrian activity, and proximity to nationally recognized retailers, restaurants, and neighborhood-serving amenities. The property features a complementary mix of ground-floor restaurant, retail and personal services tenants, and upper-level office users, providing diversified income streams and operational flexibility. Tenants are attracted to and benefit from direct street exposure and signage and the surrounding vibrant, amenity-rich downtown environment. The desirable Willow Glen area is characterized by affluent demographics, limited competing inventory or new supply, strong submarket fundamentals and sustained demand for boutique office and street-front retail space. The property is conveniently accessible to/from Downtown San Jose, Highway 87, and major Silicon Valley companies.

The asset offers the ability to acquire a core Willow Glen asset with long-term appreciation potential, supported by stable in-place income with meaningful upside through market rent increases and/or repositioning, appealing to owner-users, value-add investors and/or covered land play developers. Don't miss this compelling opportunity to secure a pride of ownership foothold in San Jose's most resilient and sought-after downtown corridors.



Property Overview

- **1182-1190 Lincoln Avenue, San Jose, CA 95125**
- $\pm 7,264$ SF Two-Story Mixed-Use Building:
 - $\pm 3,430$ SF Ground Floor Retail
 - $\pm 3,834$ SF Second Floor Office
- ± 0.43 Acre Lot ($\pm 18,795$ SF)
- 100% Leased to Restaurant, Personal Services & Office Tenants
- 24 Parking Spaces, Plus Street Parking
- Strong Visibility from Downtown Lincoln Avenue
- Walk to Restaurants & Retail, including Willow Street Pizza, The Table, Peet's, Starbucks, Philz, Susie Cakes, 20Twenty, Aqui, Crepevine
- Year Built: 1953
- Zoning: CP
- 2040 General Plan: Neighborhood/Community Commercial (Redevelopment Potential)
- Traffic Count: Lincoln Ave. 24K TDT
- APN: 439-42-097
- ***DO NOT DISTURB TENANTS***



Financials

Rent Roll

CURRENT INCOME								
Address	Tenant	Square Feet (+/-)	Rent/SF (Full Service)	Rent/Mo (Full Service)	Annual Rent (Full Service)	Lease Expiration	Comments	Option
1190 Unit #1	Office	472	\$2.82	\$1,330	\$15,960	8/31/2028	15% annual increases	None
1190 Unit #2	Office	472	\$2.78	\$1,310	\$15,720	5/31/2027		None
1190 Unit #3	Office	472	\$2.38	\$1,125	\$13,500	8/31/2027		None
1190 Unit #4	Office	472	\$3.18	\$1,500	\$18,000	8/31/2027		None
1190 Unit #5	Personal Services	472	\$3.07	\$1,450	\$17,400	4/30/2027		None
1190 Unit #6	Personal Services	1,474	\$2.71	\$4,000	\$48,000	9/30/2027		None
1182	Restaurant	884	\$5.66	\$5,000	\$60,000	7/31/2030	\$5,600 8/1/27 - 7/31/30	None
1184	Hair	884	\$2.71	\$2,400	\$28,800	5/31/2027		None
1186	Retail	800	\$4.06	\$3,245	\$38,940	2/28/2027		None
1188	Barber Shop	862	\$3.77	\$3,250	\$39,000	6/30/2027		None
		7,264*						
Total (Full Service Rent):		*Buyer to verify SF		\$24,610	\$295,320			

CURRENT EXPENSES		
	Est. Amount/Mo	Annual
Garbage	\$863.00	\$10,356.00
Water	\$360.00	\$4,320.00
PG&E (average)	\$740.00	\$8,880.00
Janitorial	\$525.00	\$6,300.00
Landscaping	\$125.00	\$1,500.00
Repairs	\$500.00	\$6,000.00
Insurance	\$465.00	\$5,580.00
Property Tax	\$2,519	\$30,225
Total:	\$6,096.75	\$73,161.00

Current NOI: \$22,091.25 \$265,095

Pro Forma Rent Roll (after converting FS leases to NNN)

Unit Totals	Tenant Category	Square Feet (+/-)	Rent/SF (NNN)	Monthly Rent (NNN)	Annual Rent (NNN)
6	Office/Personal Services	3,834	\$2.25	\$8,627	\$103,518
3	Retail	2,548	\$3.50	\$8,918	\$107,016
1	Restaurant	882	\$5.00	\$4,410	\$52,920
		7,264*			
Total Pro Forma NOI (NNN Rent):		*Buyer to verify SF		\$21,955	\$263,454

Recent Comparable Leases to Support Pro Forma

Retail	SF	Rate	Office	SF	Rate
1367 Lincoln Ave	1,400	\$3.57/NNN	1302 Lincoln Ave	692	\$2.50/FS
1342 Lincoln Ave	1,313	\$5.00/MG	1165 Lincoln Ave	1445	\$3.50/FS
1228 Lincoln Ave	1,228	\$3.50/NNN	1153 Lincoln Ave	588	\$3.25/FS

Area Overview

SAN JOSE | WILLOW GLEN

Willow Glen is a charming neighborhood in San Jose, California, known for its tree-lined streets, historic homes, and quaint downtown area along Lincoln Avenue, which features a variety of cafes, boutiques, and restaurants. It is situated in the southern part of San Jose, easily accessible by major highways like Highway 280 and 87. It's also a short drive to downtown San Jose and other key tech hubs in Silicon Valley. The area is well-connected by public transit, including light rail and bus services.



LABOR FORCE OF
ONE MILLION
22% INCREASE OVER THE
PAST 10 YEARS



4.3% UNEMPLOYMENT
COMPARED TO CA AT 5.3% AND
OVERALL U.S. AT 4.2%



16 OF THE
FORTUNE 500
COMPANIES HEADQUARTERS IN
SILICON VALLEY



SILICON VALLEY

A key component of the Bay Area economy, Silicon Valley is the world's undisputed high-tech capital, blazing the trail for innovation in today's global marketplace. Industry leaders in semiconductor design and manufacturing, network equipment, high-tech manufacturing equipment, software design, information systems, life sciences, clean tech and digital media all Silicon Valley home. The region draws its vitality not only from innovative new businesses, but also from the intense competition among its diverse array of existing companies. The Silicon Valley metro area ranks #3 in the world and #1 in the United States for GDP per capita. The region has one of the highest percentages of college educated adults in the country and continues to be a magnet for leading researches and entrepreneurs. The combination of the world's leading research and educational institutions, San Francisco's world-class financial base, the region's well established business creation infrastructure and a geographic position which fosters fluid interaction with China and other Pacific Rim economies will ensure that Silicon Valley remains a leader in economic growth for decades to come.

NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HOUSEHOLD INCOME



DAYTIME
POPULATION

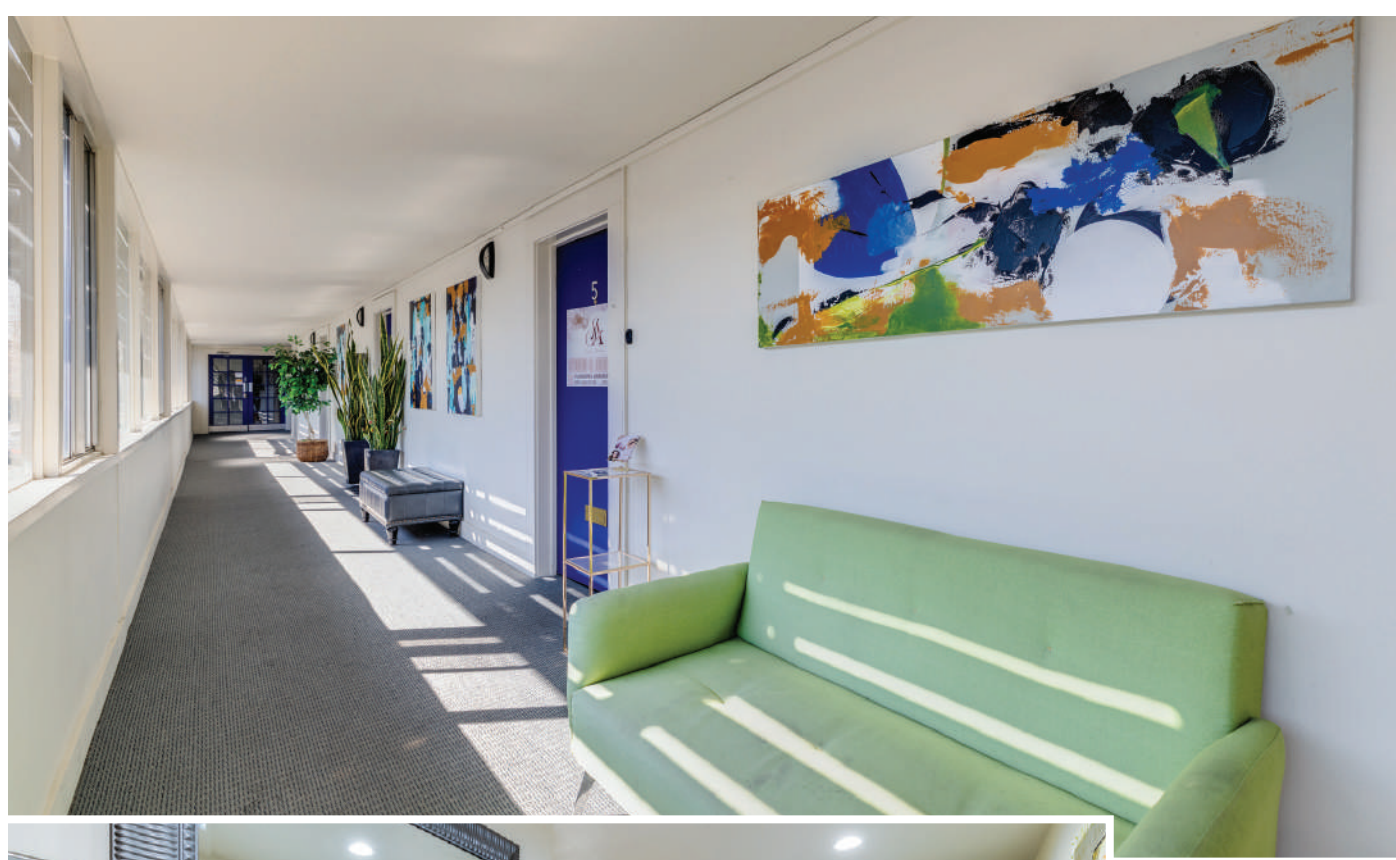
	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION
1 MILE	25,672	\$236,046	21,726
3 MILES	248,319	\$189,150	295,173
5 MILES	695,523	\$186,716	713,888



Exterior Building Pictures



Interior Pictures



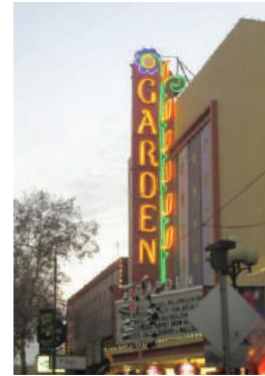
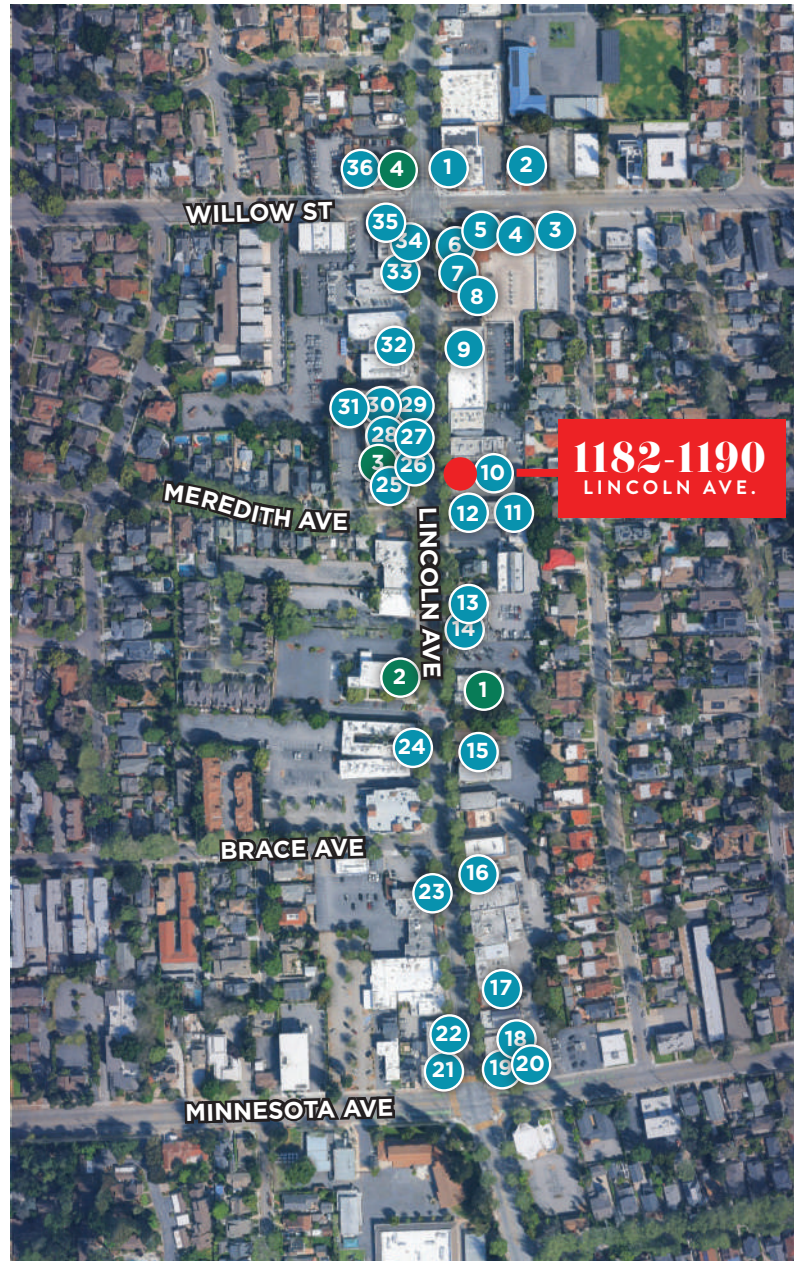
Downtown Willow Glen Shops & Restaurants

RESTAURANTS

- 1 Copita Tequileria
- 2 Jack in the Box
- 3 Baskin Robbins
- 4 Willow Street Pizza
- 5 Burma Roots
- 6 Willow Glen Creamery
- 7 El Halal Amigos
- 8 Crepevine
- 9 Peet's Coffee
- 10 La Callejera Colombian
- 11 Stacks
- 12 Black Sheep Brasserie
- 13 UMe Tea
- 14 John's Cafe
- 15 Mariette Chocolates
- 16 Taiwan
- 17 Locanda Ischia
- 18 Arepas Latis
- 19 Pizza My Heart
- 20 Starbucks
- 21 Nick the Greek
- 22 20twenty
- 23 La Villa Deli
- 24 Icicles
- 25 Hajis Restaurant
- 26 Sushi Arashi
- 27 Round Table Pizza
- 28 Wheelhouse
- 29 Vitality bowls
- 30 Cafe Doce Sicilia
- 31 Tarah Thai Kitchen
- 32 AQUI
- 33 Philz Coffee
- 34 SusieCakes
- 35 The Table
- 36 Bills

BANKS

- 1 Wells Fargo Bank
- 2 Bank of America
- 3 Comerica Bank
- 4 US Bank



Amenities Map



Westgate West



Santana Row



Westgate Center



El Paseo de Saratoga



Camden Park



Westfield Valley Fair



Hamilton Plaza



The Pruneyard Shopping Center



Almaden Plaza Shopping Center



Princeton Plaza



The Plant



1182-1190
LINCOLN AVE.

Almaden Ranch



Westfield Oakridge



DRIVE TIMES

Interstate 280	4 Min.
Highway 87	5 Min.
Highway 17 / I-880	7 Min.
Diridon CalTrain Station	7 Min.
Highway 101	10 Min.
Downtown San Jose	10 Min.
San Jose Airport	10 Min.

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