

# BUILDING FOR SALE | 920 Lincoln Avenue San Jose, California



**PRIME COMMERCIAL**  
INCORPORATED

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## INVESTMENT SUMMARY

Offering Price	\$2,500,000
Land Area	.39 Acres
Building Area	1,800 SF (Approximately)
Topography	Level
Tenancy	Vacant



## PROPERTY OFFERING

Prime Commercial, Inc. is pleased to offer 920 Lincoln Avenue for sale in San Jose, California. This single-story light industrial building land lies on Lincoln Avenue, just north of U.S. Highway 280. The site is perfect for an owner-user that wishes to have an office and large yard area for vehicle storage. The site also holds the potential for future development.

## PROPERTY HIGHLIGHTS

- Low Building to Land Ratio of Just 10.5%
- Value in the land
- Large paved and fenced yard
- High identity location
- Frontage of 110 feet
- Possible re-development in the future
- Value add opportunity

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# PROPERTY OVERVIEW

## LOCATION

920 Lincoln Avenue  
San Jose, California 95126

## SITE

The subject is an interior site located on the east side of Lincoln Avenue.  
APN 264-11-052

## LAND AREA

Rectangular parcel totalling 16,988 Square Feet with 110 feet of frontage.

## BUILDING DESCRIPTION

Office Building: Aproximately 1,800 Square Feet

## PARKING

There is a parking lot along the front of the building.

## TRAFFIC COUNTS

Lincoln Ave.	14,562 ADT
HWY 280	217,700 ADT

## ZONING

Per the city of San Jose, the subject site is currently zoned as HI (Heavy Industrial) with General Plan Designation of CIC (Combined Industrial/Commercial)



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# PICTURES



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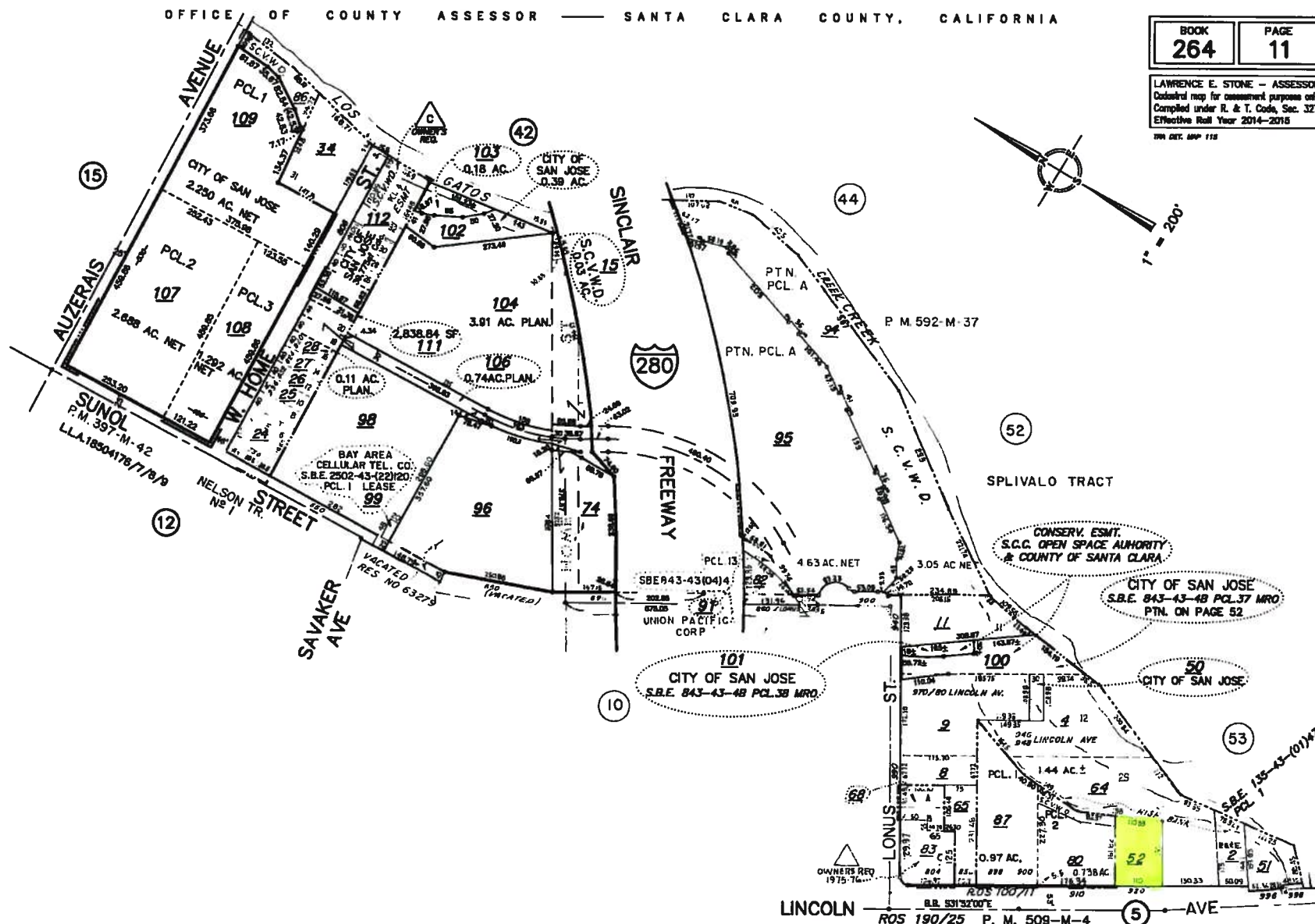


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E



This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

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## LAND & TRADE AREA

920 Lincoln Avenue is located in central San Jose just one mile southwest of Downtown San Jose and less than one-half mile north of the Downtown Willow Glen with its upscale shops and popular sit-down restaurants. San Jose is the largest city in Northern California with an estimated population of 1,021,795 and is the third largest city in California behind Los Angeles and San Diego and the tenth largest city in the United States. San Jose is more commonly referred to as “the Capital of Silicon Valley” with its booming high-tech industries that make up the economic engine of the region. The immediate neighborhood is a mix of commercial and residential uses. The area was originally developed with light industrial uses, but in the last 10 years has been under-going a re-gentrification to more high density residential uses, especially near and around the Race Street Light Rail Station which is just three blocks northwest of the subject. The immediate neighborhood to the rear, or east of the subject is primarily residential and developed with single family homes.



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## SANTA CLARA COUNTY

Santa Clara County is the most populous of the nine counties that make up the San Francisco Bay Region. The population of this metropolitan area is approximately 7,650,000 with approximately 1,781,642 residents residing in Santa Clara County. Over the past half century, Santa Clara County has been internationally referred to as “Silicon Valley” with a constant evolution of computers and high technologies being created in the region. The county has a highly affluent and educated workforce that provides the talent for these established and emerging high technology companies. Some of Santa Clara County’s largest employers include Apple Computer, Google, Advanced Micro Devices, Adobe, Netflix, and Hewlett Packard.

When compared to the twenty most populated counties in the United States, Santa Clara County ranks sixth in retail sales per capita, eighth in restaurant sales per capita, and first nationally in household income at over \$112,000. The area has some of the top institutions of higher learning which include Stanford University, Santa Clara University, and San Jose State. Santa Clara County has the third highest percentage of adults with bachelor’s or higher degrees compared to other counties nationally. In a recent study by ABAG, Santa Clara County is projected to have more than 1.4 million jobs by 2035 with its population swelling to 2.4 million residents.

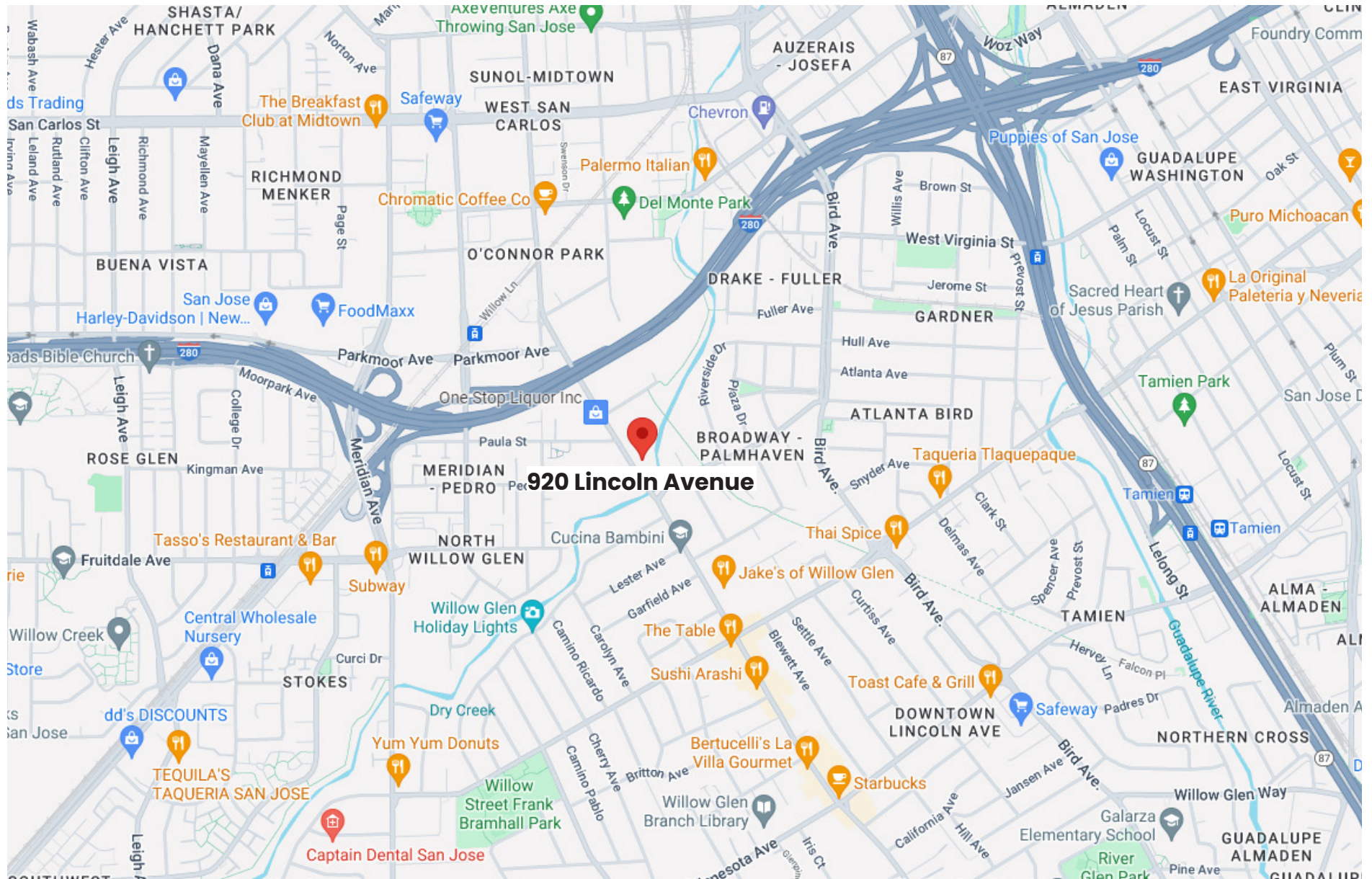
## SAN JOSE DEMOGRAPHICS

Estimated Population 2020	1,021,795
Median Age	36.8
Total Households	323,940
Average People per Household	3.09
Average Household Income	\$150,864
Median Household Income	\$112,399





# AREA MAP



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## AERIAL MAP



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