

OFFERING MEMORANDUM

# 130

## CURTNER AVE

CAMPBELL, CA



2,556 SF on 0.29 Acres

Owner - User Opportunity

### Specialized Veterinary Clinic & Kennel Facility For Sale

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## EXECUTIVE SUMMARY

Listing Price	\$2,100,000
Building Area	2,556 SF
Land Area	0.29 Acres
Year Built	1968
On-Site Parking	13 Spaces
APN	414-01-033
Ownership	Fee Simple



## THE OFFERING

Prime Commercial, Inc. is pleased to offer **130 Curtner Avenue** for sale in Campbell, California. This offering is specifically tailored for an owner-operator or a veterinary professional seeking to secure a permanent location in a high-demand Silicon Valley. Originally established as the home of the Cambrian Animal Hospital, the property features a highly specialized interior build-out designed to support a full-service veterinary practice and professional boarding kennel. The property's positioning near Highway 17 provides excellent accessibility, while the surrounding residential neighborhoods of Campbell and the Cambrian Park neighborhood of San Jose offer a built-in, affluent client base. This is an ideal chance for a practitioner to transition from leasing to property ownership, building long-term equity in a specialized asset that is perfectly suited for continued use as an animal hospital.

## HIGHLIGHTS

- Owner-Operator Opportunity - Rare chance for a veterinarian or medical group to acquire a purpose-built animal hospital and kennel facility.
- Existing veterinary improvements provide a functional layout for animal care while significantly reducing initial build-out costs.
- 13 on-site surface parking stalls to support high-volume patient turnover.
- Excellent access to Highway 17, Camden Avenue, and San Tomas Expressway, serving Campbell, San Jose, and Los Gatos communities.
- Strong average household income of over \$206,000 and a high demand for specialized pet services.
- Well maintained building, with major capital improvements completed within the past few years (*See Page 05*).
- Close proximity to 24-hour emergency vet hospitals (MedVet and SAGE) - allowing for quick referrals for critical cases.

# PROPERTY Overview

## ADDRESS

130 Curtner Avenue  
Campbell, California 95008

## SITE

Located near the signalized intersection of Curtner Avenue and Camden Avenue, right off Highway 17.  
APN: 414-01-033

## LAND AREA

Irregular shaped parcel totaling approximately 12,464 square feet.

## BUILDING DESCRIPTION

130 Curtner Avenue is a single-story veterinary hospital and kennel building containing approximately 2,556 square feet situated on a 0.29 Acre (12,464 square foot) parcel. The building was originally constructed in 1968 and has operated continuously as a veterinary hospital, with the previous veterinarian operating at the location since 1984 until retirement. Designed and improved for veterinary use, it includes a functional interior layout with exam rooms, treatment areas, animal care spaces, and kennel facilities. There are 27 existing outdoor kennel runs. The improvements consist of a concrete slab foundation with wood-frame construction and stucco exterior walls, a built-up tar and gravel roof system, durable terrazzo tile flooring, rooftop HVAC equipment, and a radiant heating system serving portions of the site.

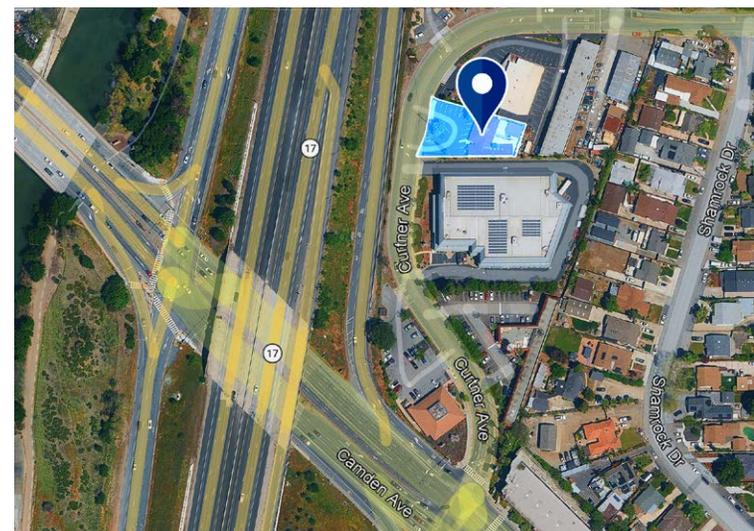
## PARKING

Private asphalt surface parking lot at the front of the building with 13 stalls.

## ZONING

Per the city of Campbell, the subject site is currently designated as **NC - Neighborhood Commercial**.

*While many nearby areas have been upzoned for high-density residential development, this site remains a dedicated commercial location, ensuring its "Highest and Best Use" continues to be for professional services.*



# FACILITY RENOVATION HISTORY

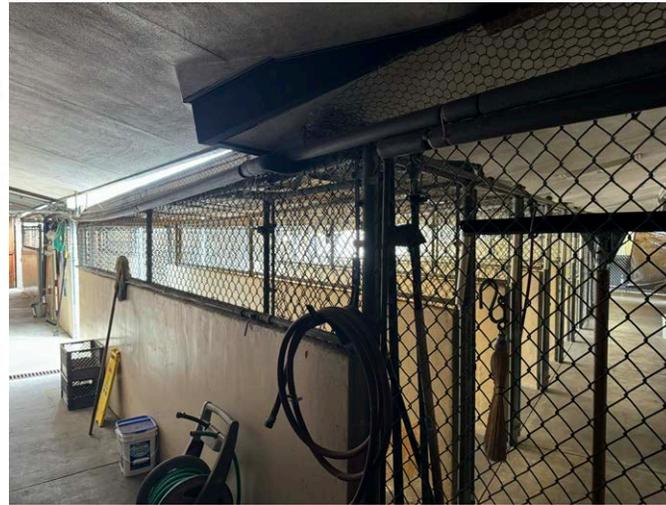
- JAN 2024** ● Kennel bathroom upgrade, new flooring, toilet, and paint.
- DEC 2022** ● New connector between heater/A/C unit and duct system.
- OCT 2022** ● New fencing left side of property.
- SEPT 2021** ● New water heater.
- JAN 2021** ● New Radiant Heat system with high efficiency boiler and control system.
- NOV 2018** ● New paint front of hospital and radiology building.
- MAY 2018** ● New roof on radiology building.
- JUN 2014** ● New A/C-Furnace.
- JUN 1991** ● New roof.
- Copper repipe.
- 1968** ○ Facility constructed



# INTERIOR PHOTOS Gallery



# KENNELS & RUNS Gallery



# BUILDING Plan

RADIOLOGY  
BUILDING

KENNEL RUNS

WARD

WARD

GROOM

RECEPTION

BOARDING  
LOBBY

REST

UTIL.

OFFICE

REST.

ISOLATION

STORAGE

VET.  
LOBBY

RECEPTION

WARD

WARD

TREATMENT

PHARMACY

EXAM #1

SURGERY

EXAM #2

(27) Existing Chain-link  
Fenced Kennel Runs

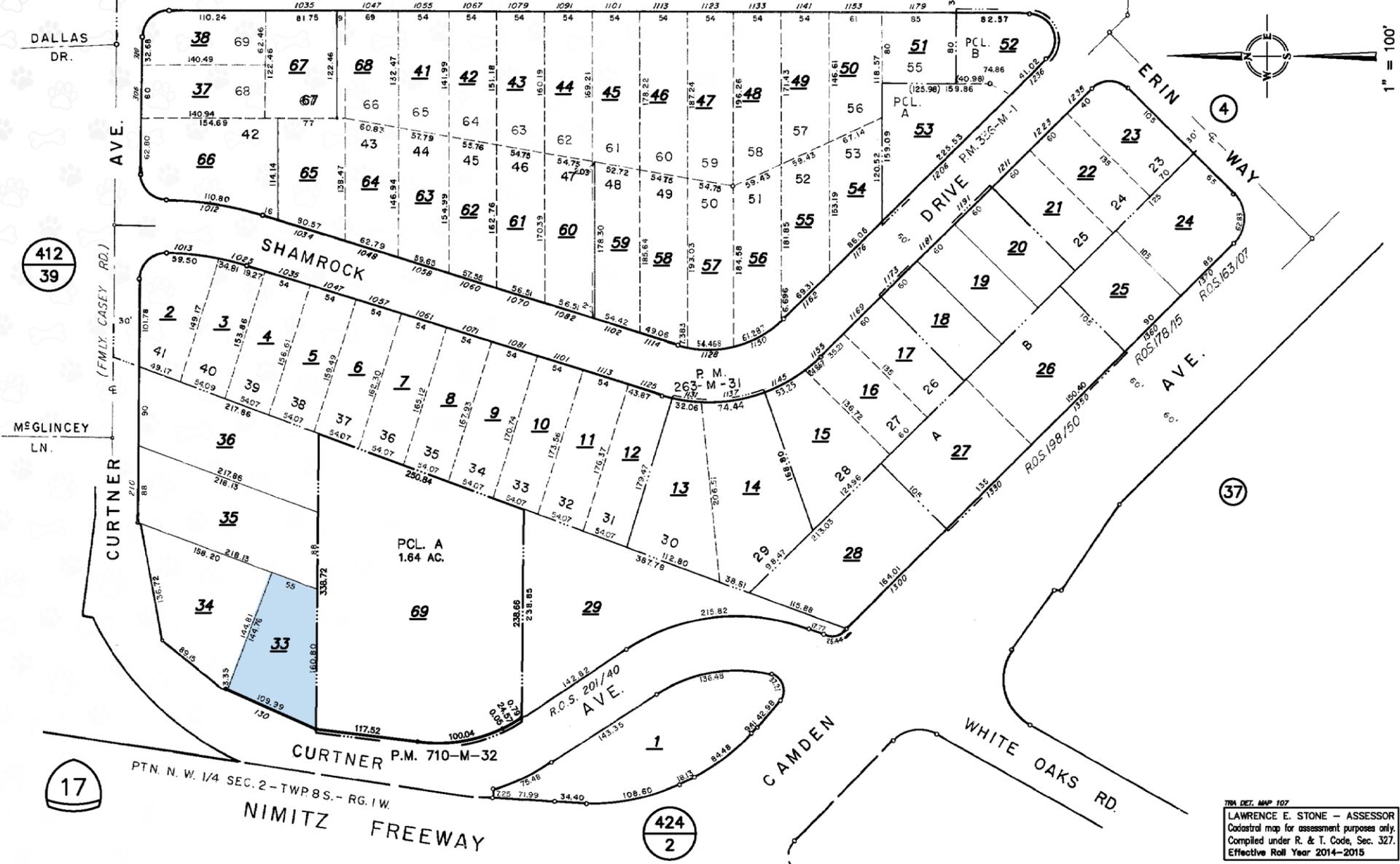


# Plat Map

OFFICE OF COUNTY ASSESSOR (2) SANTA CLARA COUNTY, CALIFORNIA

ERIN TRACT NO. 294 - ED YATES TRACT WAY 10-M-25

BOOK 414 PAGE 1



TRA. DET. MAP 107  
 LAWRENCE E. STONE - ASSESSOR  
 Cadastral map for assessment purposes only.  
 Compiled under R. & T. Code, Sec. 327.  
 Effective Roll Year 2014-2015

## LOCATION

# Campbell, CA

Campbell is one of 15 incorporated cities within Santa Clara County and is bordered on the east and north by San Jose, on the south by Los Gatos and on the west by a portion of Saratoga. Campbell has an affluent and highly educated population of 42,466 residents, 54% of which have a Bachelor's degree or higher, with an average household income of \$206,906. Campbell is a bedroom community with many of its residents being employed in the high-tech industry throughout Silicon Valley. Campbell is a very desirable place to live which is demonstrated by its average house price of over \$1,800,000 (January 2026).

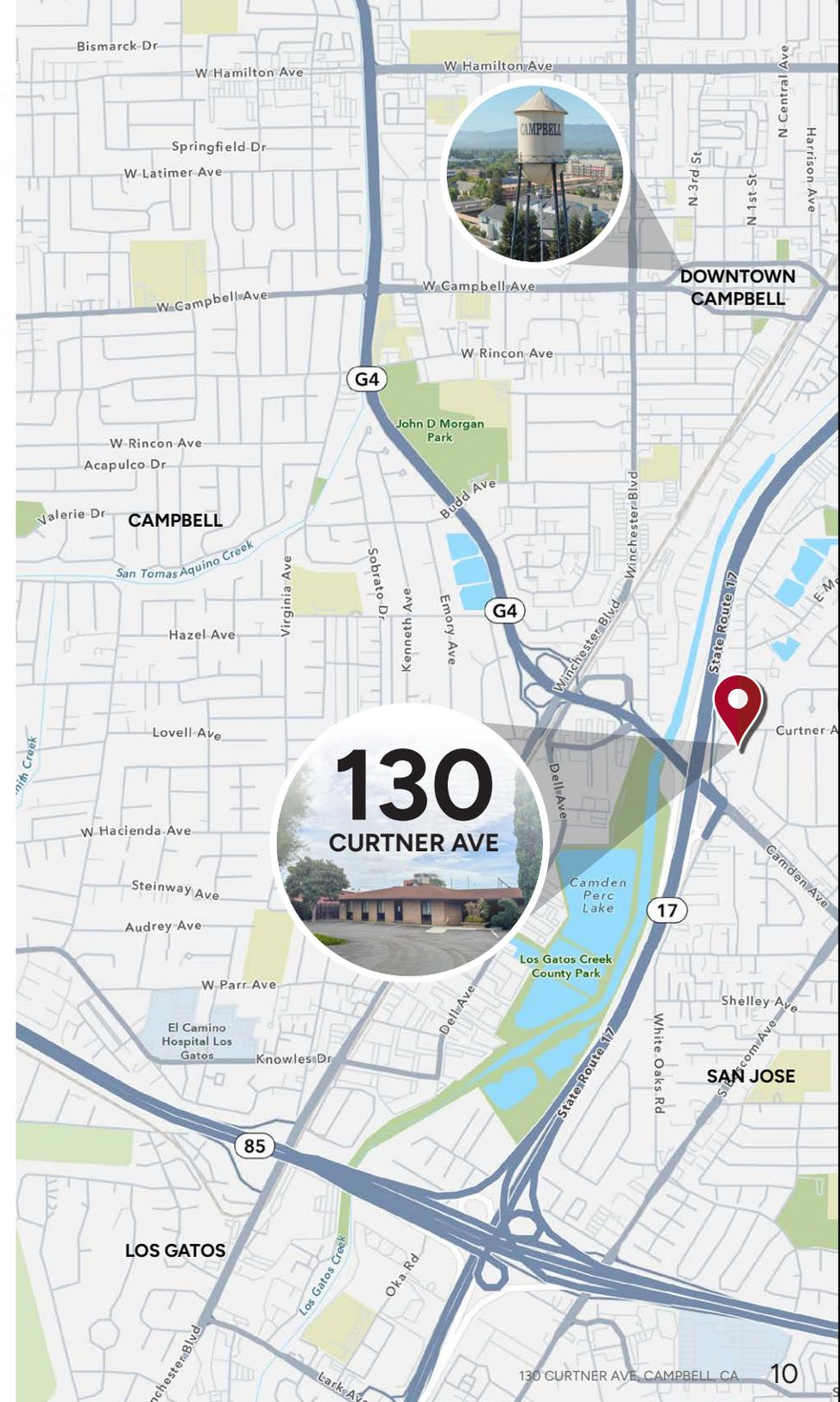
## CAMPBELL TOP EMPLOYERS

8x8 Inc	670
West Valley Construction	411
ZRG Partners LLC	411
Barracuda Networks Inc	315
Imperative Care Inc	300
Qolsys, Inc.	300

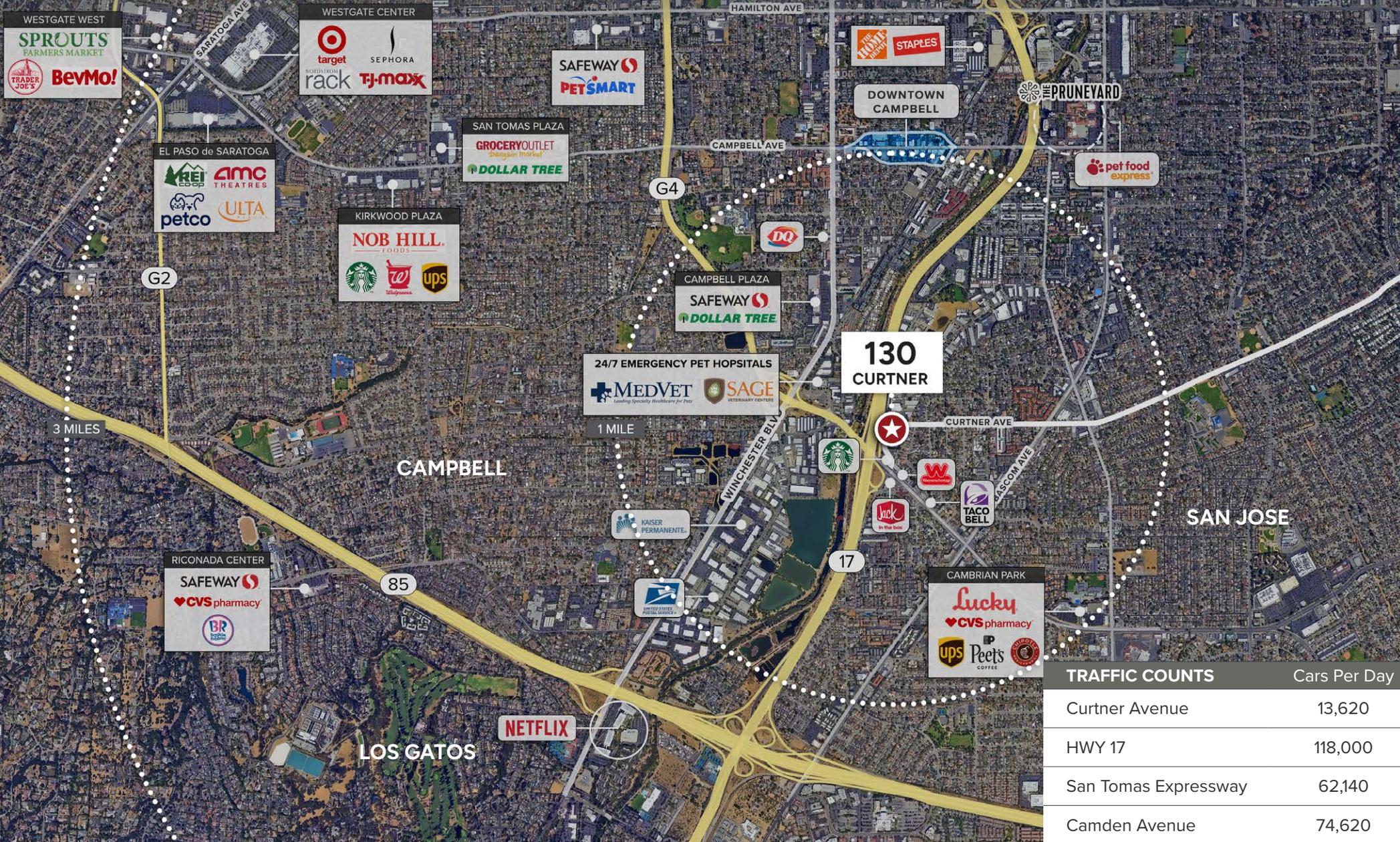
## DEMOGRAPHICS

Estimated Population 2020	43,959
Percent Change Since 2010	0.78%
Median Age	40.2
Total Households	17,608
Average People per Household	2.47
Average Household Income	\$206,906
Median Household Income	\$147,128
<b>Avg. Spending on Pet Care</b>	<b>\$1,249</b> (within Santa Clara County)

Source: Esri 2026; Spaletta, Eda. "Bay Area Pet Spending." ArcGIS StoryMaps, May 20, 2022.



# MARKET Aerial



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