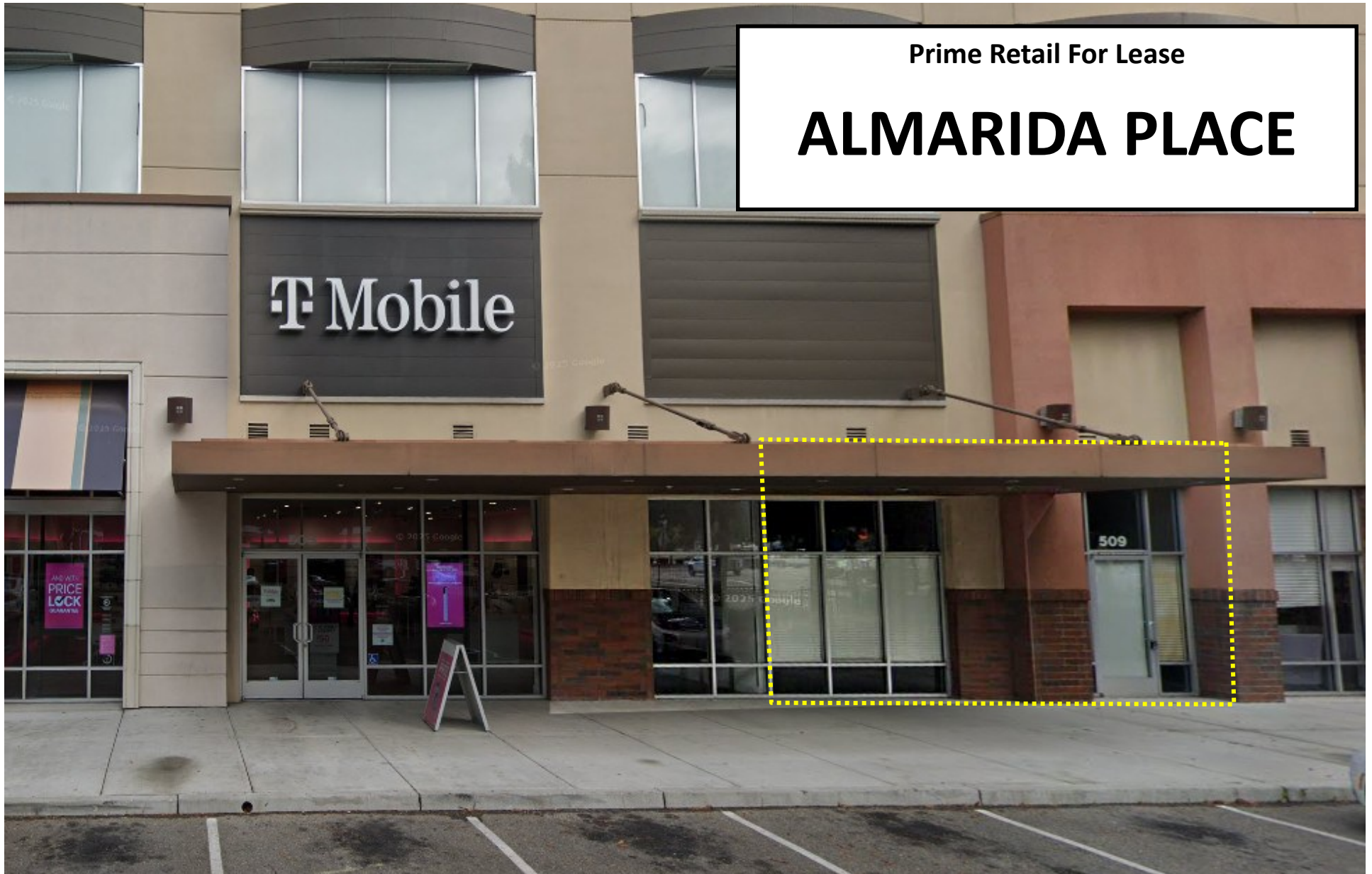


Prime Retail For Lease

# ALMARIDA PLACE



515 E Hamilton Ave, Campbell CA 95008

**Ryan Warner**

Lic. #01397580

[rwarner@moinc.net](mailto:rwarner@moinc.net)

(408) 477-2505

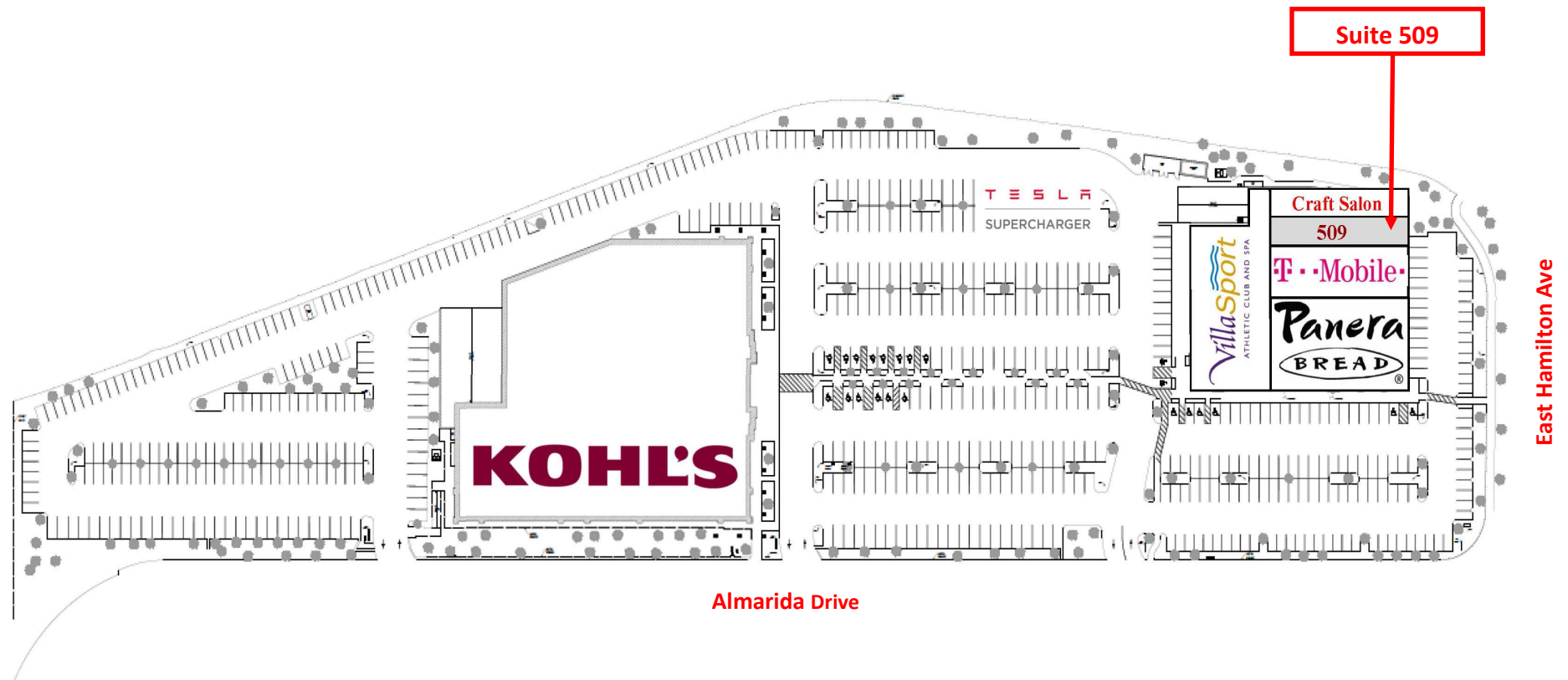


# HIGHLIGHTS



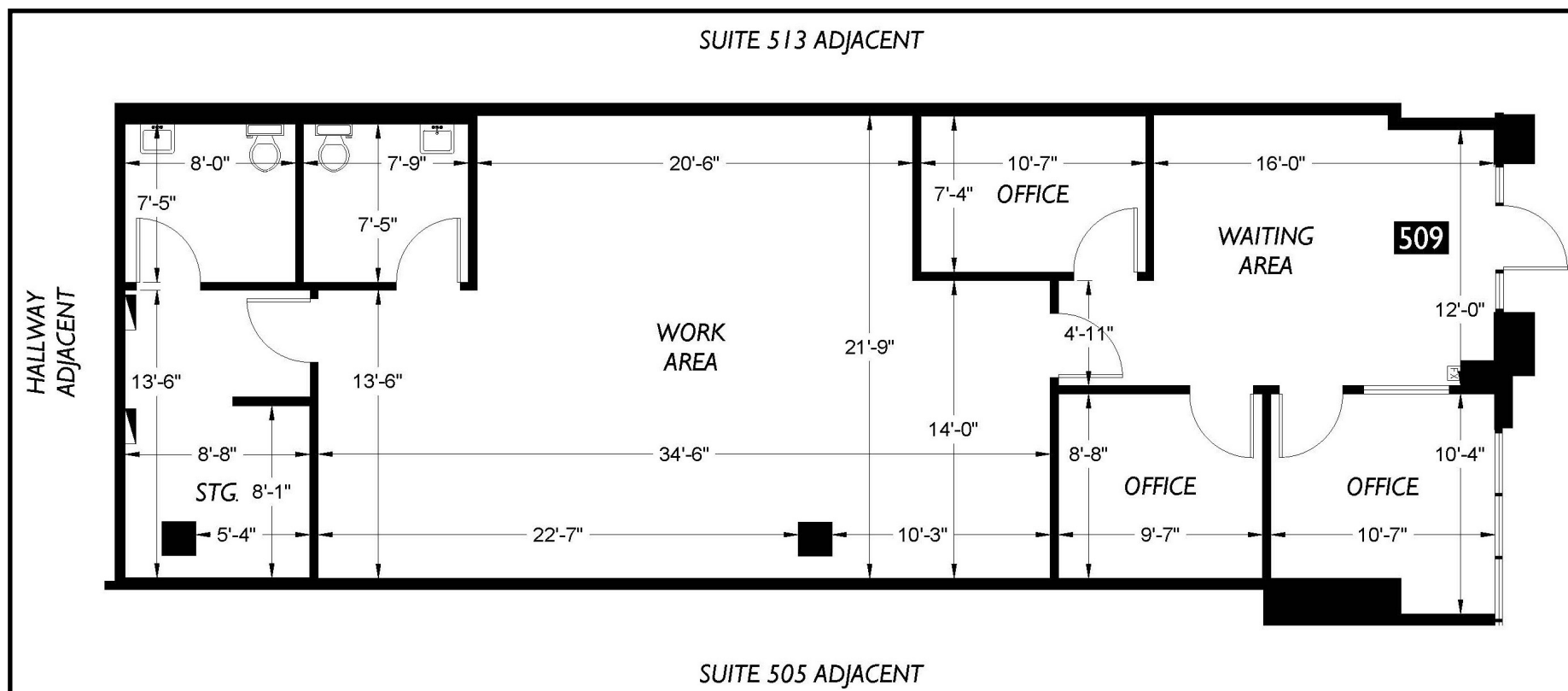
- Suite 509: 1,489± SF
- Low NNN: approx. \$0.67/Month
- Close proximity to Downtown Campbell, Willow Glen, & eBay HQ
- Ample parking
- Highly populated daytime and residential community
- Tenant mix includes Kohl's, Panera Bread & T-Mobile
- Villa Sport - **Coming Soon**
- Ideally located off Hwy 17
- Seeking Retail, Office & Personal Services
- Traffic on Hamilton Ave: 54,900± ADT
- Contact Agent for Price

# SITE PLAN

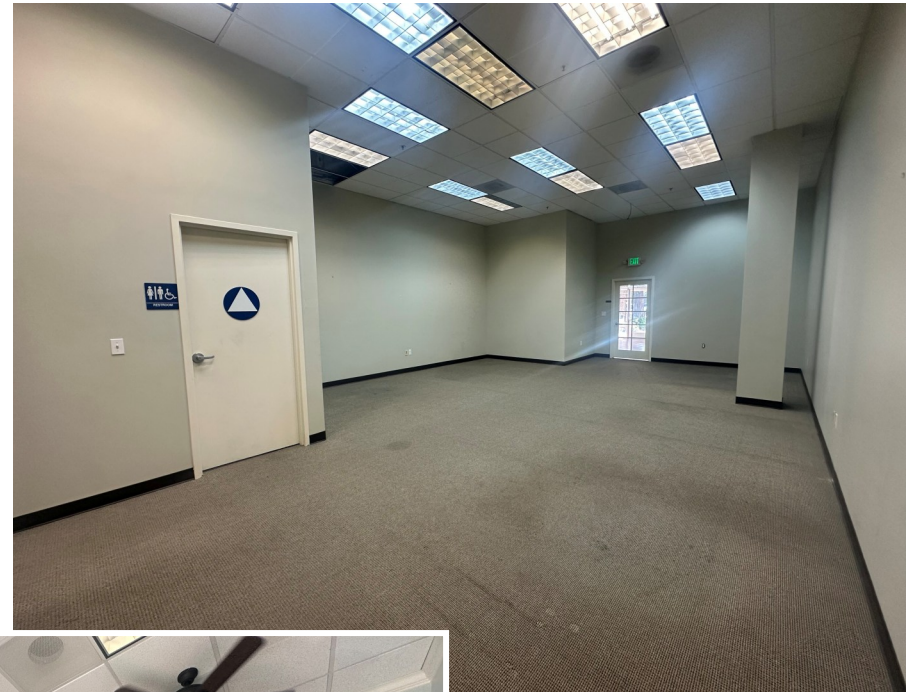




# FLOOR PLAN



# PHOTOS



The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.



# PHOTOS



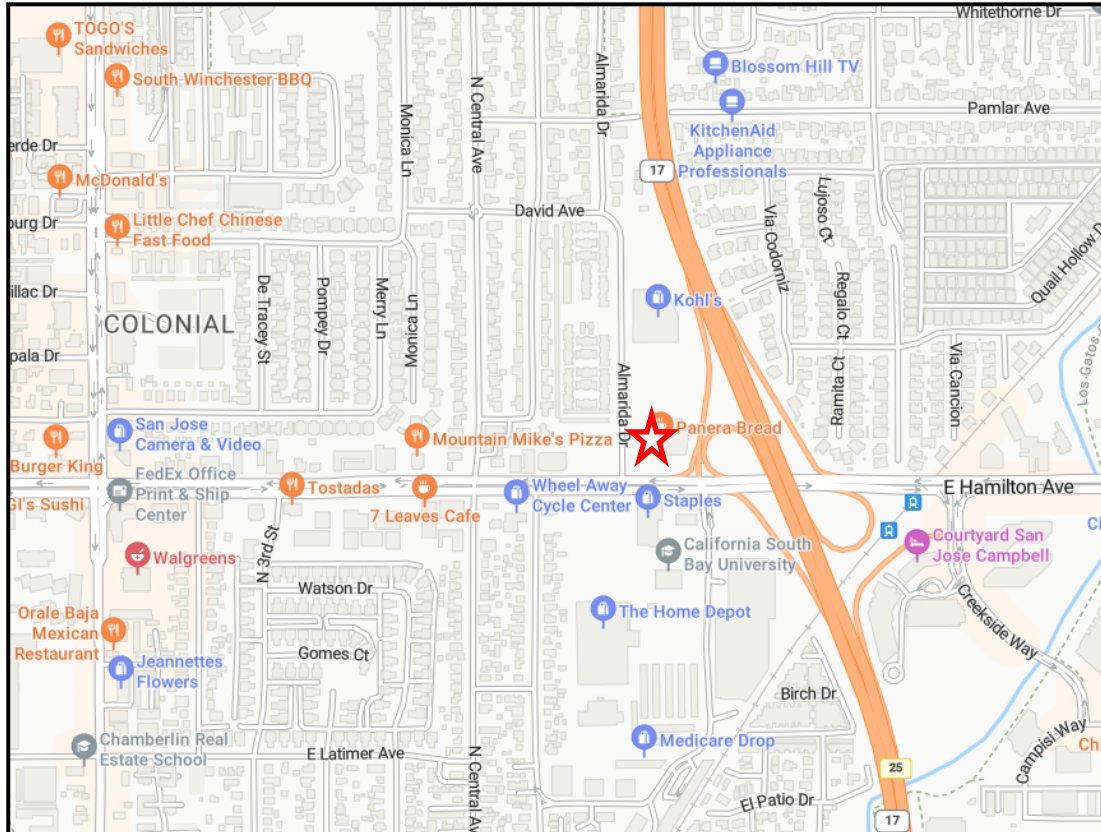


# AREA MAP





# 515 E Hamilton Ave, Campbell CA 95008



## 2025 ESTIMATED DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	31,239	246,732	599,985
AVG. HH INCOME	\$170,732	\$214,667	\$221,576

**Ryan Warner**  
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