

OFFERING MEMORANDUM

Marcus & Millichap

LEVIN JOHNSTON

COMMERCIAL REAL ESTATE ADVISORY GROUP

2220 Winchester Blvd,  
Campbell, CA 95008



**Adam Levin**

Executive Managing Director  
650.492.0934 | adam@levinjohnston.com  
CalDRE #01462752

**Robert Johnston**

Executive Managing Director  
510.304.8077 | robert@levinjohnston.com  
CalDRE #01853816



# TABLE OF CONTENTS

## IN THIS DOCUMENT

---

<b>PROPERTY INFORMATION</b>	3
<b>SALE COMPARABLES</b>	15
<b>LEASE COMPARABLES</b>	19
<b>MARKET OVERVIEW</b>	22

## CONFIDENTIALITY & DISCLAIMER

---

3 All materials and information received or derived from Marcus & Millichap its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

15 Neither Marcus & Millichap its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Marcus & Millichap will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Marcus & Millichap makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Marcus & Millichap does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Marcus & Millichap in compliance with all applicable fair housing and equal opportunity laws.

# PROPERTY INFORMATION

SECTION | 1



# EXECUTIVE SUMMARY

## PROPERTY OVERVIEW

Number Of Suites:	1
Year Constructed:	2025
Building SF:	6,344 SF
Lot Size:	9,915 SF
Parking:	20 Spaces
Zoning:	CB-MU

## PRICE ANALYSIS

<b>SALE PRICE</b>	<b>\$4,200,000</b>
Price Per SF:	\$662.04
Market Lease Rate:	\$4.00/SF/Mo NNN
Pro Forma NOI:	\$304,512
Pro Forma Cap:	7.25%



## PROPERTY DETAILS & HIGHLIGHTS

Address	2220 Winchester Blvd
City, State	Campbell, CA
APN	412-04-103
Building Size	6,344 SF
Lot Size	9,915 SF
Parking (Ratio)	20 Spaces   3.15/1,000
Zoning	CB-MU   Central Business Mixed-Use
Year Built	2025
Tenancy	Single

2220 Winchester Blvd is a newly constructed commercial asset located just blocks from the vibrant Downtown Campbell.

Situated on a spacious 9,915 square foot parcel, the subject property comprises approximately 6,344 square feet of building area, complemented by an additional 560 square foot balcony. The property offers 20 parking spaces, including 8 tuck-under spaces, providing an attractive parking ratio of 3.15 spaces per 1,000 square feet. 2220 Winchester Blvd is strategically positioned along a highly trafficked corridor with approximately 30,393 vehicles per day, providing excellent visibility and strong daily exposure.

2220 Winchester Blvd presents an ideal opportunity for owner-users, offering flexibility for a wide range of commercial uses, including retail, office, and restaurant. The building features 16-foot ceilings on the ground floor and expansive windows throughout, creating a bright, open environment, further enhanced by a modern, functional layout.

The investment appeal of this asset is driven by Campbell's strong employment fundamentals and low vacancy levels. With a world-class location in the heart of Silicon Valley, 2220 Winchester Blvd presents an attractive choice for owner-users due to its flexible uses, excellent location, and modern amenities.

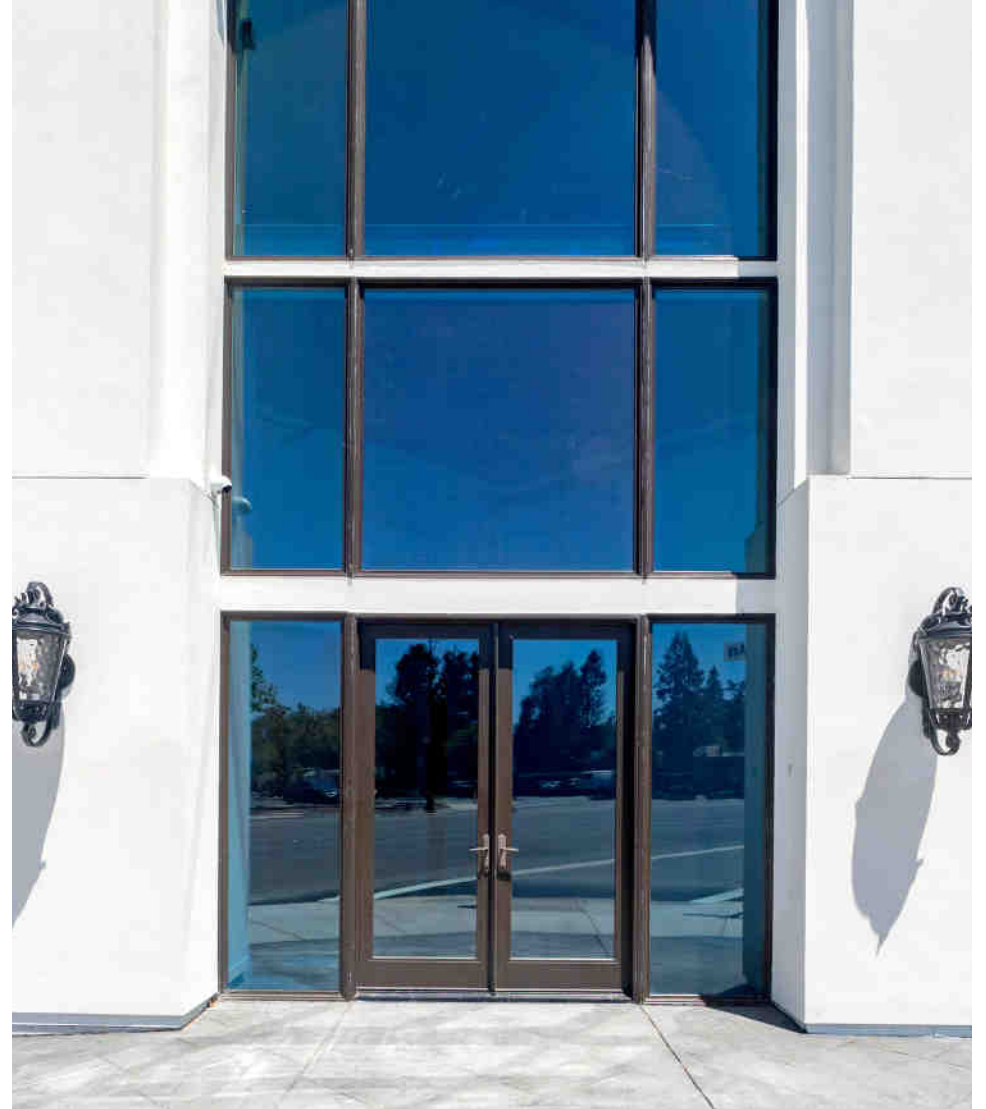


- Turn-Key Owner-User Opportunity Just Blocks from Downtown Campbell - 2220 Winchester Blvd presents a rare opportunity to acquire a newly constructed, move-in ready commercial asset situated just blocks from the vibrant Downtown Campbell.
- Incredible Owner-User Opportunity - The subject property features favorable mixed-use zoning, providing flexible uses such as retail, office, or a restaurant.
- Impressive Layout with Modern Amenities - 2220 Winchester Blvd offers an impressive layout with high ceilings, expansive windows throughout, a large storage room, and a 560 square foot balcony.
- Excellent Street Visibility - The subject property boasts exceptional street visibility on the major thoroughfare of Winchester Blvd with approximately 30,393 vehicles per day.

## EXTERIOR PHOTOS



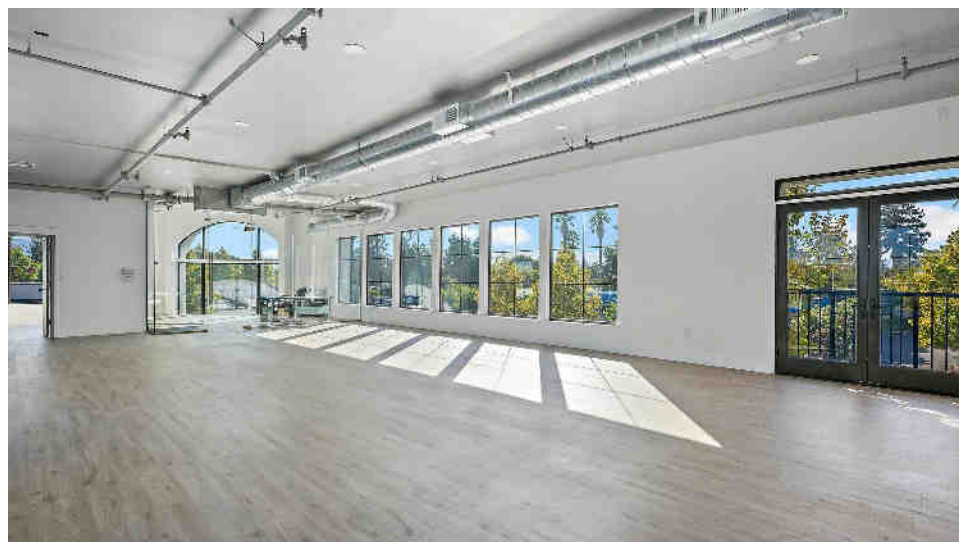
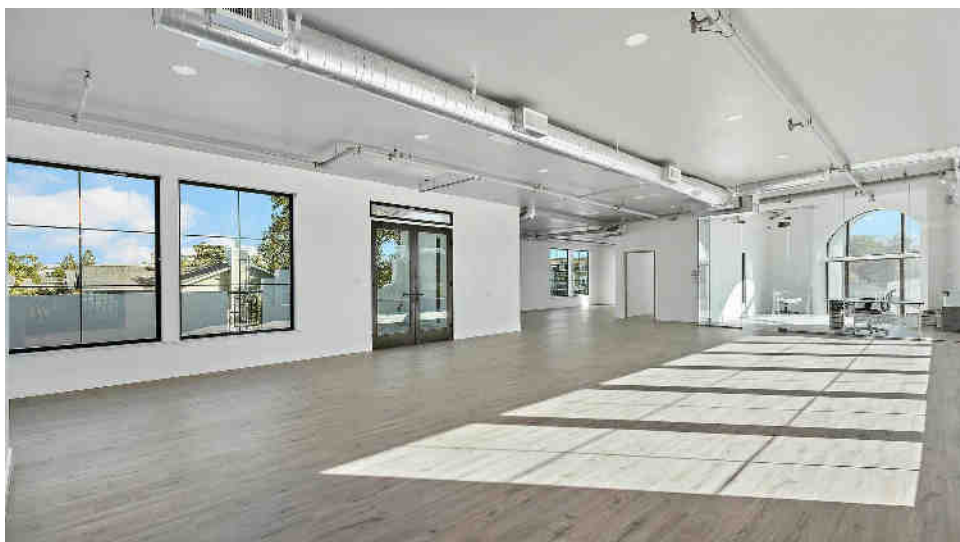
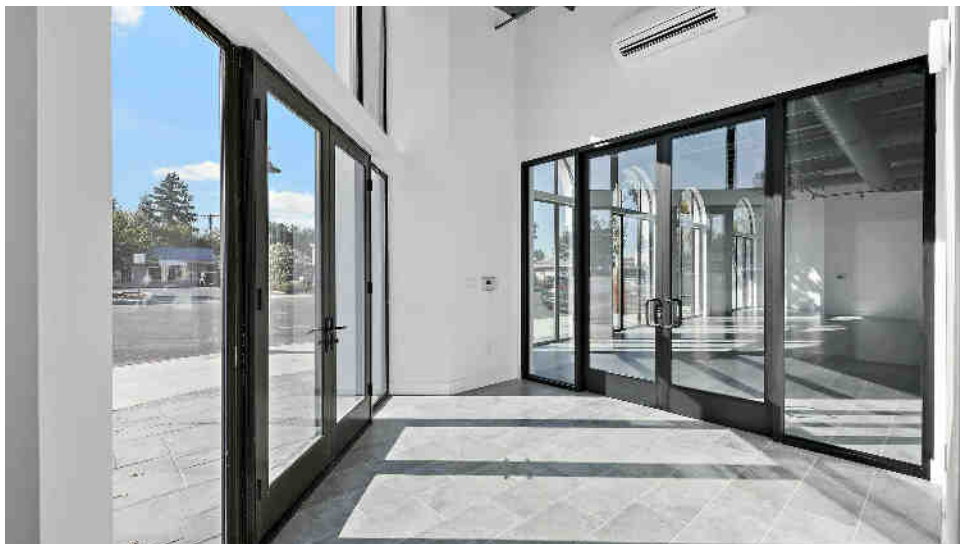
## EXTERIOR PHOTOS



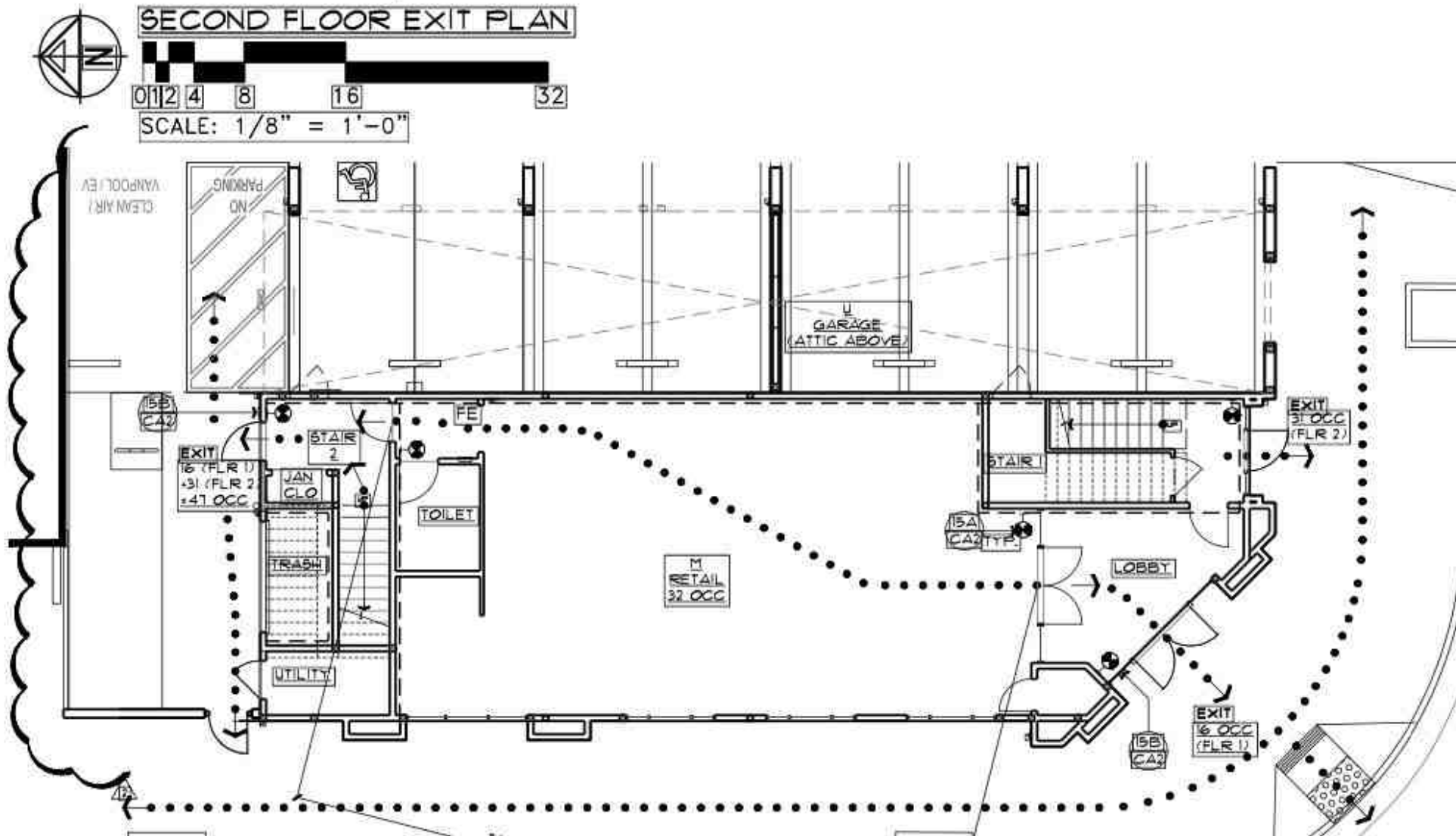
# INTERIOR PHOTOS



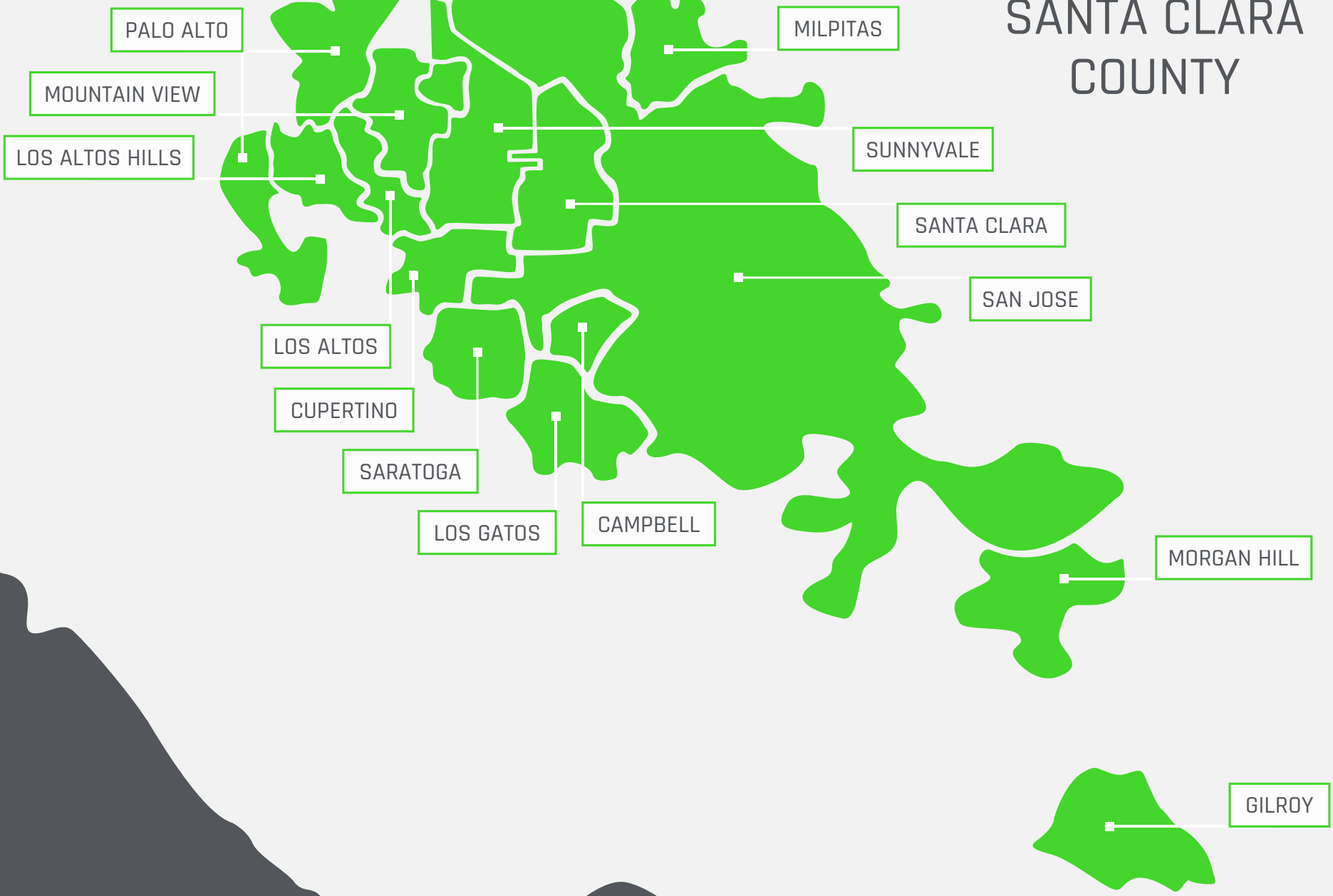
# INTERIOR PHOTOS



# FLOOR PLAN



# SANTA CLARA COUNTY





**NASA**

MOFFET PARK  
Google Microsoft amazon  
LOCKHEED MARTIN motorola yahoo!

Stanford University



**SJC** SAN JOSE MINETA INTERNATIONAL AIRPORT



Santa Clara UNIVERSITY

SUNNYVALE  
AMC THEATRES Caltrain Light Rail Whole Foods  
WELLS FARGO TARGET loft

Apple Park



**SJSU** SAN JOSÉ STATE UNIVERSITY



DOWNTOWN SAN JOSE  
Google zoom COHESITY wework  
Adobe pwc Deloitte SAP



SANTANA ROW  
SEPHORA VINCE. Crate&Barrel  
LE LABO H&M NIKE CB2

2220 Winchester Blvd

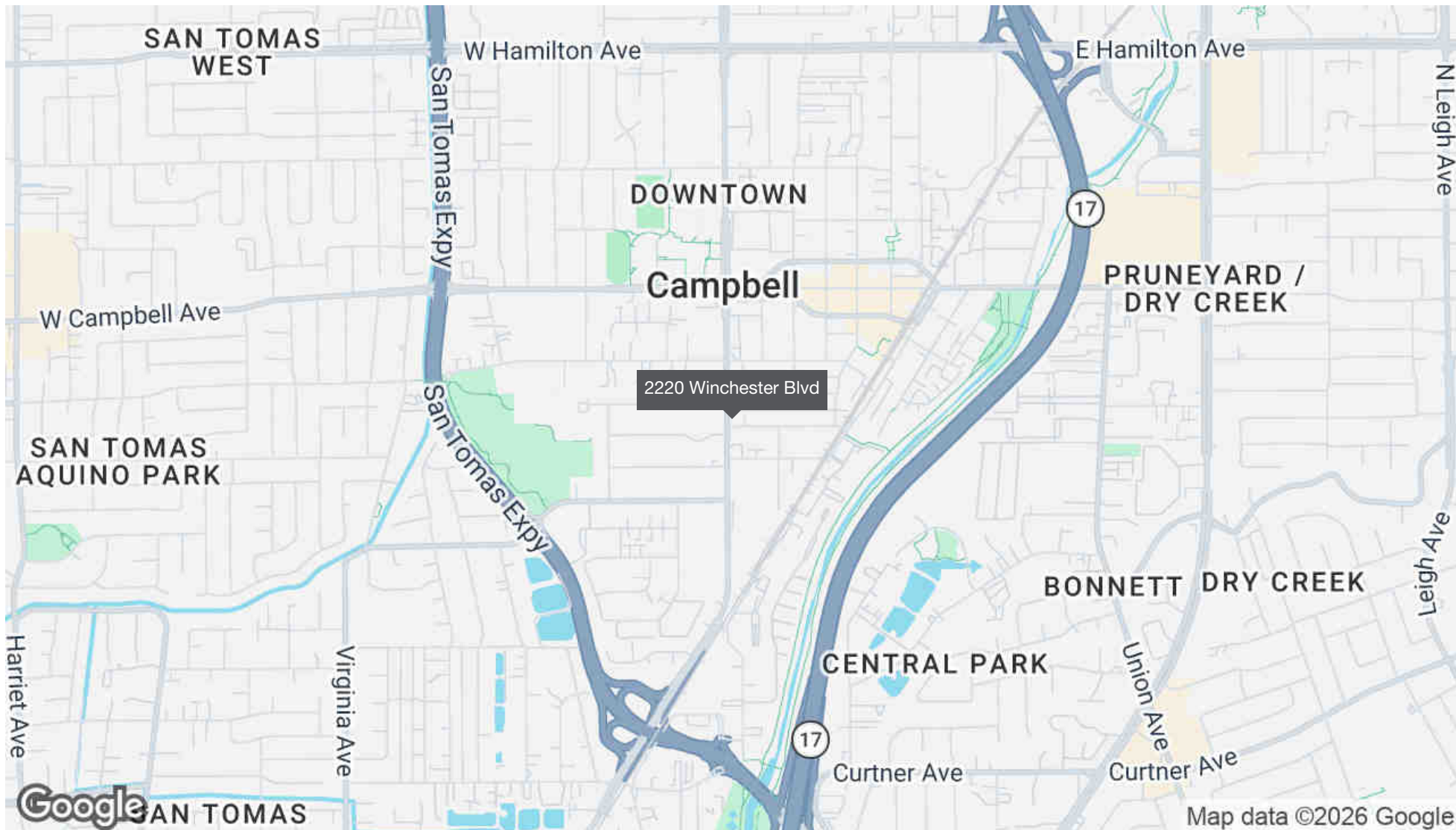


**NETFLIX**



KAISER PERMANENTE

## REGIONAL MAP



**MOUNTAIN VIEW**

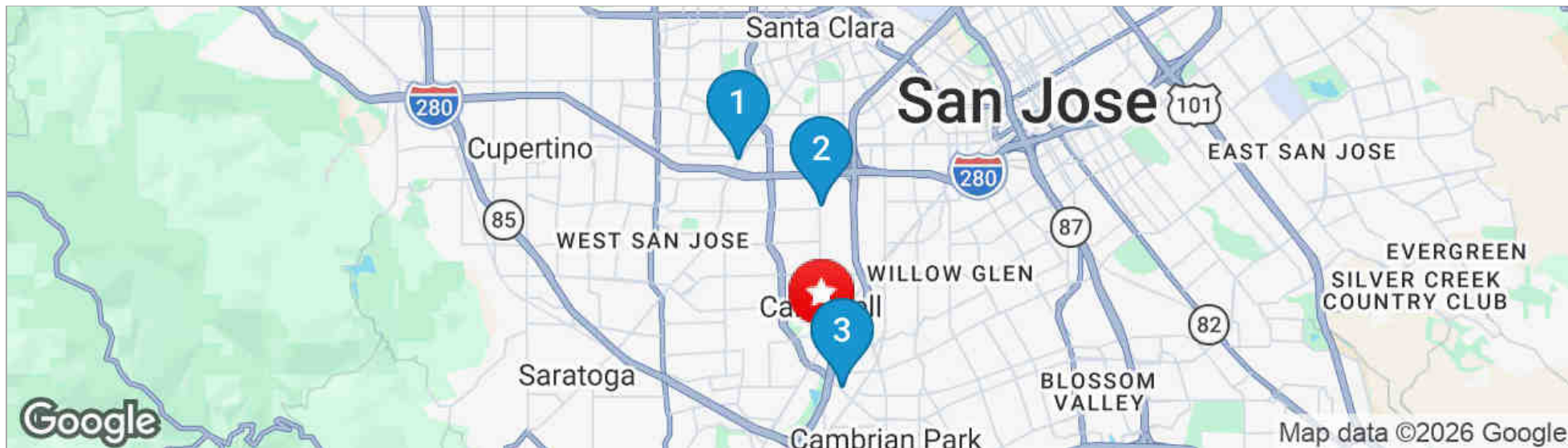


# SALE COMPARABLES

SECTION | 2



## SALE COMPS MAP



**SUBJECT PROPERTY**

2220 Winchester Blvd | Campbell, CA 95008



**405 SARATOGA AVE**

San Jose, CA  
95129



**980 S WINCHESTER BLVD**




San Jose, CA  
95128



**1402-1412 CAMDEN AVE**

Campbell, CA  
95008

# SALE COMPS SUMMARY

	SALE COMPS	PRICE	BLDG SF	PRICE/SF	CAP	# OF SUITES	CLOSE
1	 <b>405 Saratoga Ave</b> San Jose, CA 95129	\$8,800,000	7,930 SF	\$1,109.71	5.47%	6	On Market
2	 <b>980 S Winchester Blvd</b> San Jose, CA 95128	\$2,970,000	3,994 SF	\$743.62	5.26%	3	06/27/2025
3	 <b>1402-1412 Camden Ave</b> Campbell, CA 95008	\$4,000,000	4,980 SF	\$803.21	4.57%	4	01/17/2023
		<b>PRICE</b>	<b>BLDG SF</b>	<b>PRICE/SF</b>	<b>CAP</b>	<b># OF SUITES</b>	<b>CLOSE</b>
	<b>Totals/Averages</b>	<b>\$5,256,667</b>	<b>5,635 SF</b>	<b>\$932.86</b>	<b>5.1%</b>	<b>4.33</b>	

# SALE COMPS

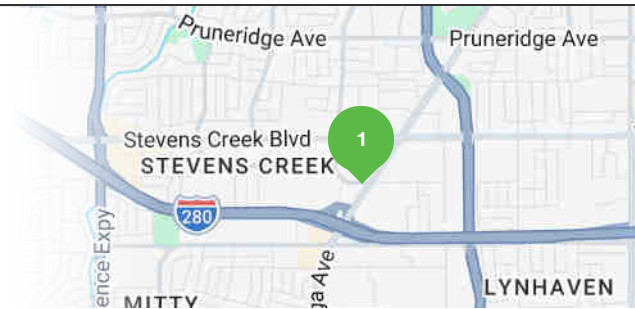


1

## 405 SARATOGA AVE

San Jose, CA 95129

Sale Price:	\$8,800,000	Lot Size:	30,274 SF
Year Built:	2013	Building SF:	7,930 SF
Price PSF:	\$1,109.71	CAP:	5.47%
NOI:	\$481,360		
- On Market			

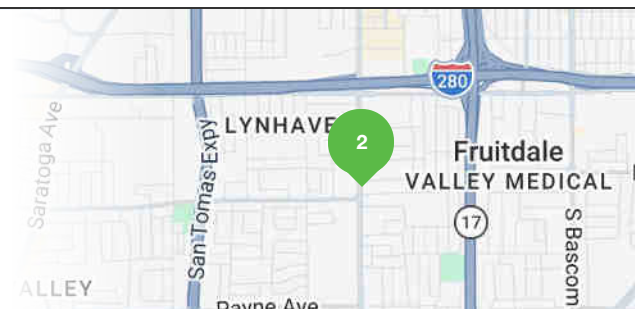


2

## 980 S WINCHESTER BLVD

San Jose, CA 95128

Sale Price:	\$2,970,000	Lot Size:	15,676 SF
Year Built:	2010	Building SF:	3,994 SF
Price PSF:	\$743.62	CAP:	5.26%
Closed:	06/27/2025	NOI:	\$156,222

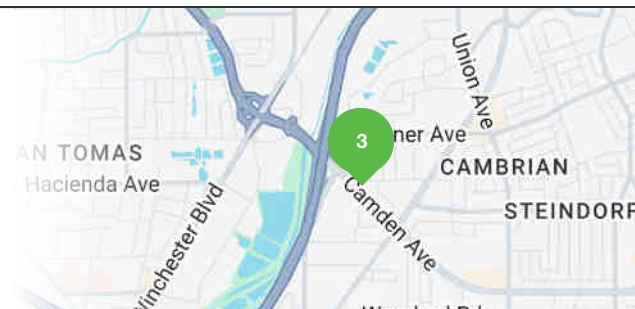


3

## 1402-1412 CAMDEN AVE

Campbell, CA 95008

Sale Price:	\$4,000,000	Lot Size:	16,160 SF
Year Built:	2006	Building SF:	4,980 SF
Price PSF:	\$803.21	CAP:	4.57%
Closed:	01/17/2023	NOI:	\$182,800

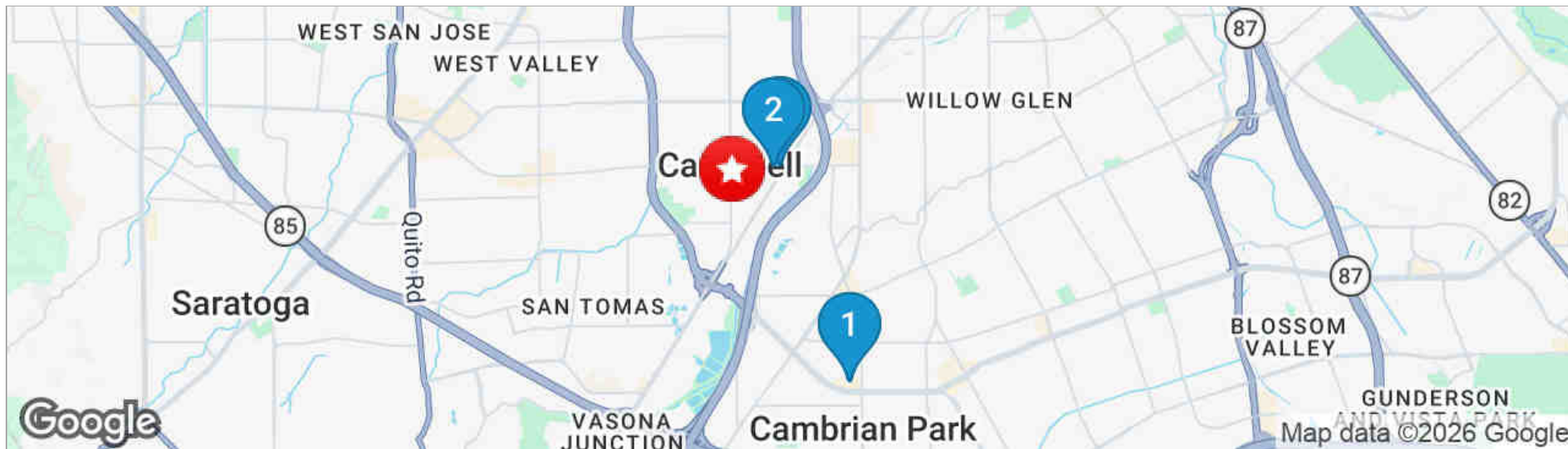


# LEASE COMPARABLES

SECTION | 3



## LEASE COMPS MAP



**SUBJECT PROPERTY**

2220 Winchester Blvd | Campbell, CA 95008

1

**2039 CAMDEN AVE**

San Jose, CA  
95124

2

**354 CAMPBELL AVE**

Campbell, CA  
95008

3

**400 E CAMPBELL AVE**

Campbell, CA  
95008

# LEASE COMPS

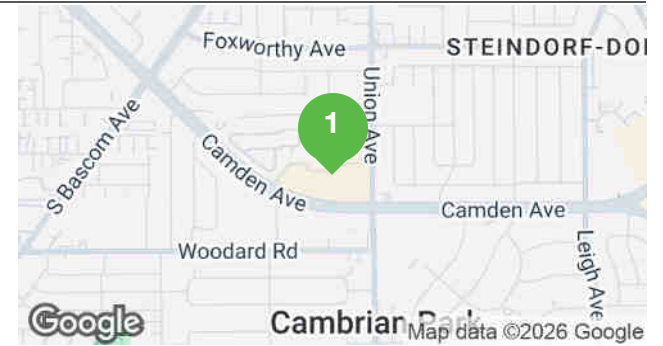
1



## 2039 CAMDEN AVE

San Jose, CA 95124

Year Built:	1990	Bldg Size:	29,039 SF
Lease Rate	\$47.40 /SF/yr	Lease Type:	NNN
Space Size:	2,804 SF	No. Units:	16



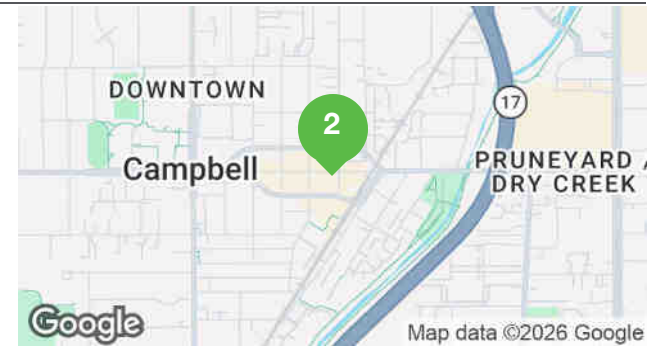
2



## 354 CAMPBELL AVE

Campbell, CA 95008

Year Built:	1915	Bldg Size:	1,500 SF
Lease Rate	\$48.00 /SF/yr	Lease Type:	NNN
Space Size:	1,500 SF	No. Units:	1



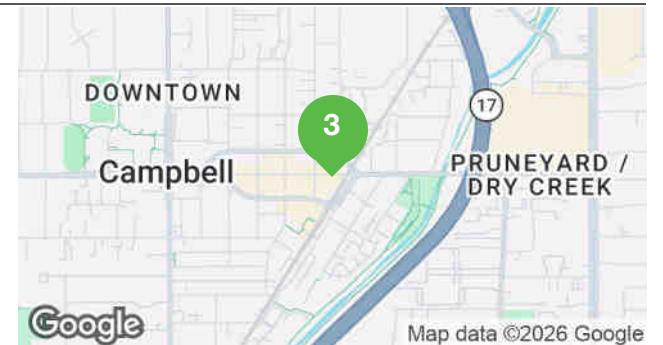
3



## 400 E CAMPBELL AVE

Campbell, CA 95008

Year Built:	1920	Bldg Size:	6,500 SF
Lease Rate	\$51.00 /SF/yr	Lease Type:	NNN
Space Size:	3,100 SF	No. Units:	3



# MARKET OVERVIEW

SECTION | 4



## DEMOGRAPHICS

- The metro is expected to add approximately 30,000 people through 2029. During this time, more than 11,000 households will be formed.
- High home prices contribute to a homeownership rate of 54 percent, which is below the national rate.
- Nearly 55 percent of residents ages 25 and older hold a bachelor's degree, including more than 27 percent who have also obtained a graduate or professional degree.

## QUALITY OF LIFE

The San Jose metro has an enviable combination of major universities that produce a highly educated workforce, cutting-edge tech firms and exceptional affluence. Residents can visit a plethora of museums, including the San Jose Museum of Art and the Tech Interactive. Santa Clara County is home to performing arts companies and hosts the San Jose Jazz Festival. The San Francisco 49ers play their home games at Levi's Stadium, and the San Jose Sharks hockey team plays at the SAP Center. Other sports venues include Excite Ballpark and Stevens Stadium. The northern portion of the metro is minutes away from San Francisco and still within a reasonable driving distance from California's wine country, made famous by Sonoma and Napa counties.

## SPORTS

Football | **NFL** | San Francisco 49ers  
 Hockey | **NHL** | San Jose Sharks  
 Soccer | **MLS** | San Jose Earthquakes



## EDUCATION

- Stanford University
- San Jose State University
- Santa Clara University
- San Jose City College



## ARTS & ENTERTAINMENT

- Children's Discovery Museum of San Jose
  - Silicon Valley Symphony
  - San Jose Museum of Art
  - The Tech Interactive



## QUICK FACTS



POPULATION

**2M**

Growth 2025-2029\*  
1.5%



HOUSEHOLDS

**691K**

Growth 2025-2029\*  
1.6%



MEDIAN AGE

**39**

U.S. Median:  
39



MEDIAN HOUSEHOLD INCOME

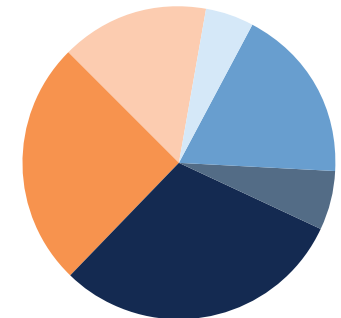
**\$159,000**

U.S. Median:  
\$76,100

\*Forecast

## 2025 Population by Age

5%	0-4 years
18%	5-19 years
6%	20-24 years
30%	25-44 years
25%	45-64 years
15%	65+ years



\*Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

## DEMOGRAPHICS INFORMATION



### POPULATION

In 2025, the population in your selected geography is 536,311. The population has changed by 6.45 percent since 2010. It is estimated that the population in your area will be 544,283 five years from now, which represents a change of 1.5 percent from the current year. The current population is 50.4 percent male and 49.6 percent female. The median age of the population in your area is 40.0, compared with the U.S. average, which is 40.0. The population density in your area is 6,823 people per square mile.



### EMPLOYMENT

In 2025, 291,400 people in your selected area were employed. The 2010 Census revealed that 74.9 of employees are in white-collar occupations in this geography, and 11.4 are in blue-collar occupations. In 2025, unemployment in this area was 4.0 percent. In 2010, the average time traveled to work was 25.00 minutes.



### HOUSEHOLDS

There are currently 205,339 households in your selected geography. The number of households has changed by 7.72 percent since 2010. It is estimated that the number of households in your area will be 207,989 five years from now, which represents a change of 1.3 percent from the current year. The average household size in your area is 2.6 people.



### HOUSING

The median housing value in your area was \$1,000,000 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 106,264.00 owner-occupied housing units and 84,357.00 renter-occupied housing units in your area.



### INCOME

In 2025, the median household income for your selected geography is \$165,859, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 101.07 percent since 2010. It is estimated that the median household income in your area will be \$193,342 five years from now, which represents a change of 16.6 percent from the current year.

The current year per capita income in your area is \$72,118, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$189,647, compared with the U.S. average, which is \$103,571.



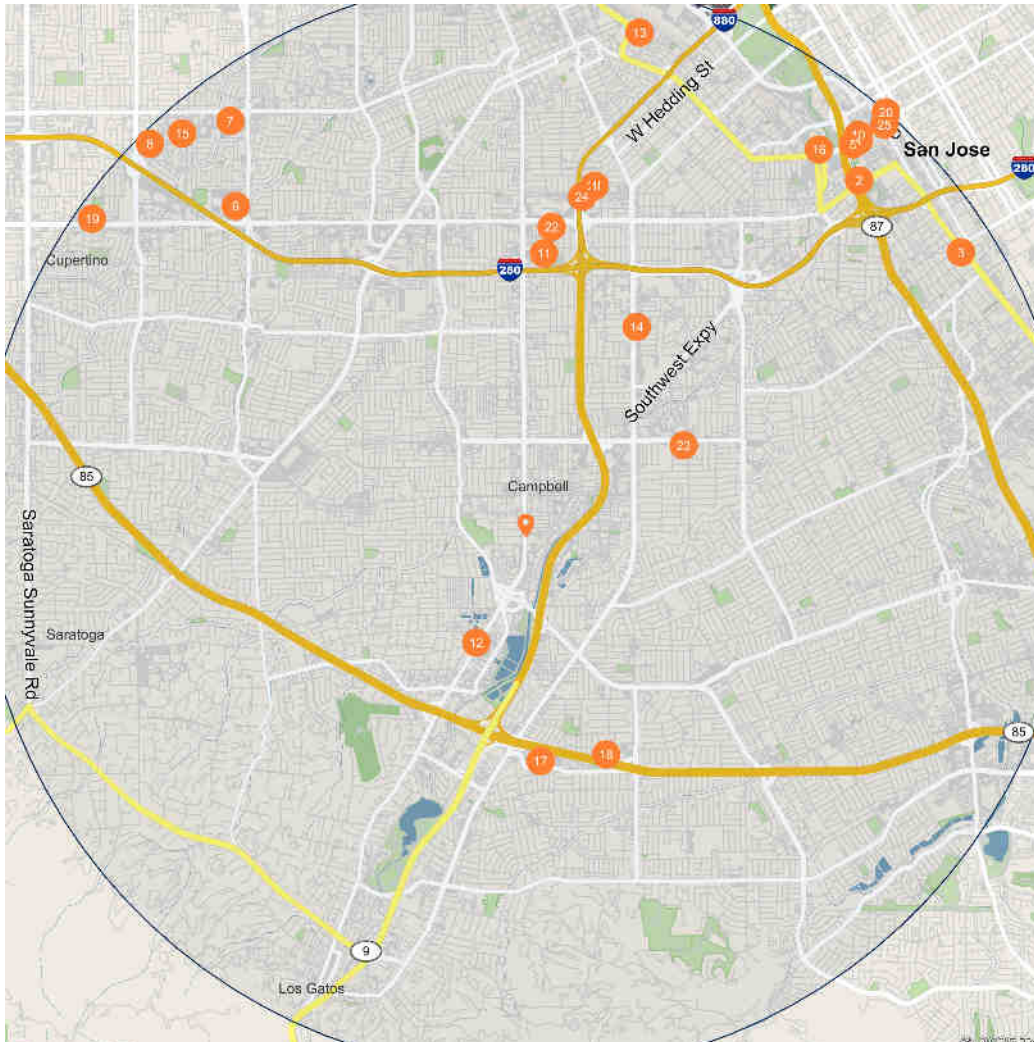
### EDUCATION

The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 56.0 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 6.6 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 9.8 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 1.4 percent vs. 26.1 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 16.0 percent in the selected area compared with the 19.6 percent in the U.S.

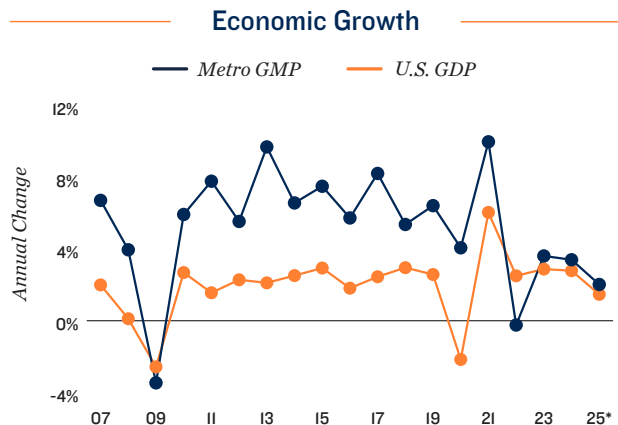
# MAJOR REGIONAL EMPLOYERS



Major Employers		Employees
1	Verity Health System Cal Inc-OConnor Hospital	5,983
2	Acer Cloud Technology Inc-	5,005
3	Crows LLC-Crows Auto Sales	3,495
4	Shutterfly LLC-	3,489
5	Devero Inc-	2,626
6	Agilent Technologies Inc-Agilent	2,256
7	Kaiser Foundation Hospitals-Kaiser Prmnnte Snta Clara Med	2,057
8	Sodexo Management Inc-	2,042
9	C&W Facility Services Inc-	1,970
10	Jeppesen Dataplan Inc-	1,626
11	Netapp Inc-Netapp	1,600
12	Barracuda Holdings LLC-	1,490
13	President Bd of Trstees Snta C-President Bd of Trstees Snta C	1,400
14	Johnson Service Group Inc-	1,388
15	Apple Inc-Apple	1,310
16	Aramark Spt & Entrmt Group LLC-Aramark	1,225
17	Good Samaritan Hospital LP-Good Samaritan Hospital	1,200
18	Xilinx Inc-Xilinx	1,023
19	Sterling Healthcare Svcs LLC-	1,000
20	San Jose Mercury-News LLC-DIGITAL FIRST MEDIA	1,000
21	OConnor Hospital-OConnor Wound Care Clinic	1,000
22	Security Indust Spcialists Inc-	984
23	Chicago Title Insurance Co-Chicago Title	954
24	Unilab Corporation-	934
25	Power Holding LLC-A K M Financial Services	914

## ECONOMY

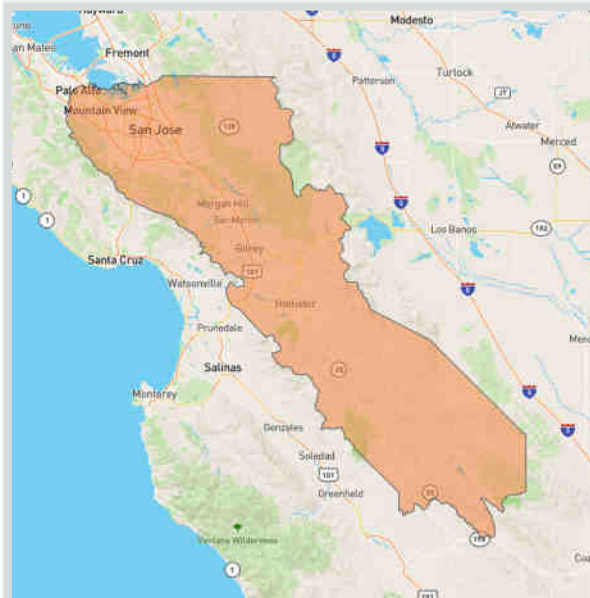
- The San Jose employment base contains nearly 1.2 million workers. There are 20 Fortune 500 companies headquartered in Santa Clara County, including Intel, Cisco Systems, HP, Apple Inc., eBay, Netflix, Broadcom and Alphabet.
- The area's many institutions of higher learning, including Stanford University, San Jose State University and Santa Clara University, translate into a well-educated workforce.
- Santa Clara County's median household income was the third highest in the country in the most recent census, and separate projections rank the metro first in the nation in 2025.



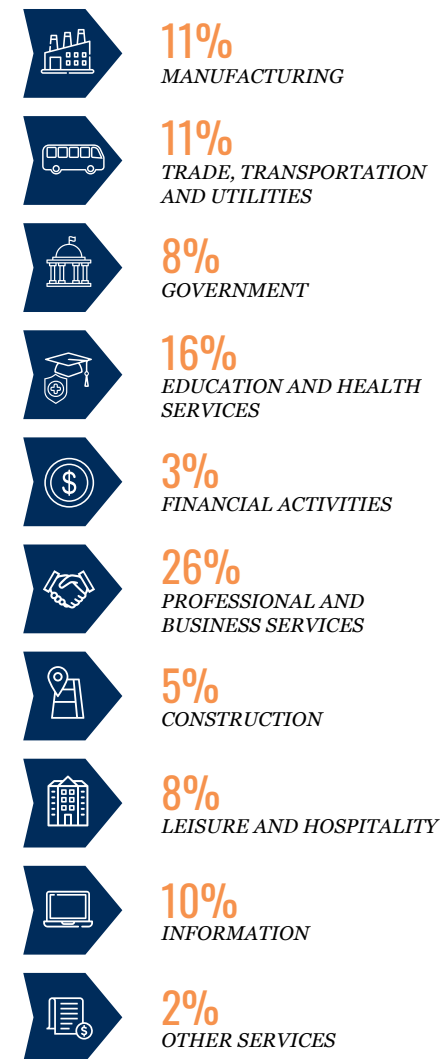
\*Forecast

## MAJOR AREA EMPLOYERS

- Apple Inc.
- Cisco Systems
- Adobe Systems Inc.
- Hewlett-Packard Co.
- Alphabet Inc.
- Intel Corp.
- eBay
- Stanford University
- San Jose State University
- Meta



## SHARE OF 2025 TOTAL EMPLOYMENT



Note: Figures are rounded to nearest whole percentage point

Marcus & Millichap

LEVIN JOHNSTON

COMMERCIAL REAL ESTATE  
ADVISORY GROUP

**Adam Levin**

Executive Managing Director  
650.492.0934  
adam@levinjohnston.com  
CalDRE #01462752

**Robert Johnston**

Executive Managing Director  
510.304.8077  
robert@levinjohnston.com  
CalDRE #01853816