

±3,632 SF

DEMISABLE TO ±1,800 SF
RETAIL FOR LEASE



GATEWAY SQUARE

10 East Hamilton Ave | Campbell, CA



the econic company®



±3,632 SF | DEMISABLE ±1,800 SF
AVAILABLE

PROPERTY HIGHLIGHTS



GATEWAY SQUARE
10 E Hamilton Ave,
Campbell, CA



Corner of E. Hamilton
& Winchester Blvd



Former Charles Schwab Space



Anchored by Walgreens with
Drive Up Pharmacy Window



Co-Tenant: Fedex, Taqueria Y
Mariscos La Jaiba, Club Pilates,
Stanford Health Care

DEMOGRAPHICS

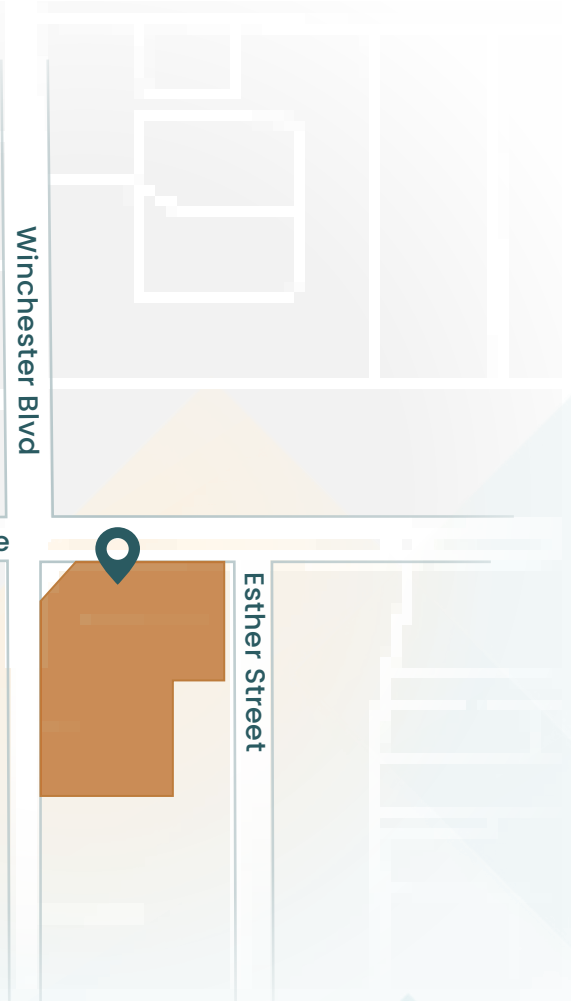
	1 MILE	3 MILES	5 MILES
Population	30,769	239,558	587,139
Avg. HH Income	\$156,768	\$186,135	\$196,575
Daytime Population	17,059	112,194	285,258

TRAFFIC COUNTS

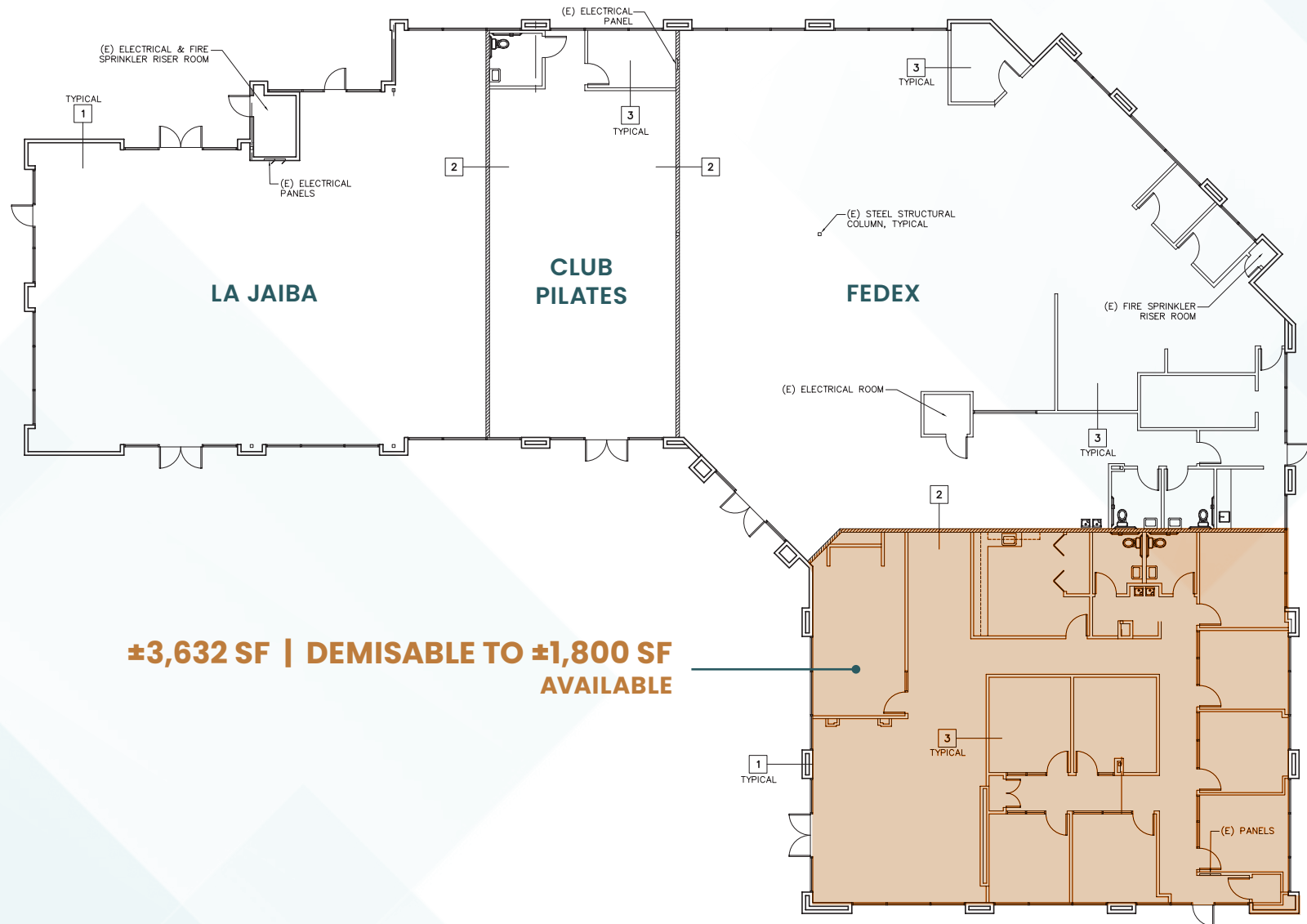
E Hamilton Ave	54,904 ADT
S Winchester Blvd	36,760 ADT

Source: 2020 Esri.

FULL PROPERTY SITE PLAN



PROJECT FLOOR PLAN



**±3,632 SF | DEMISABLE TO ±1,800 SF
AVAILABLE**

PROPERTY GALLERY



MARKET AERIAL

West Park Plaza



Hamilton Plaza



KOHL'S

W HAMILTON AVE

SAN TOMAS EXPY



Gateway Square



CAMPBELL COMMUNITY CENTER



STAPLES

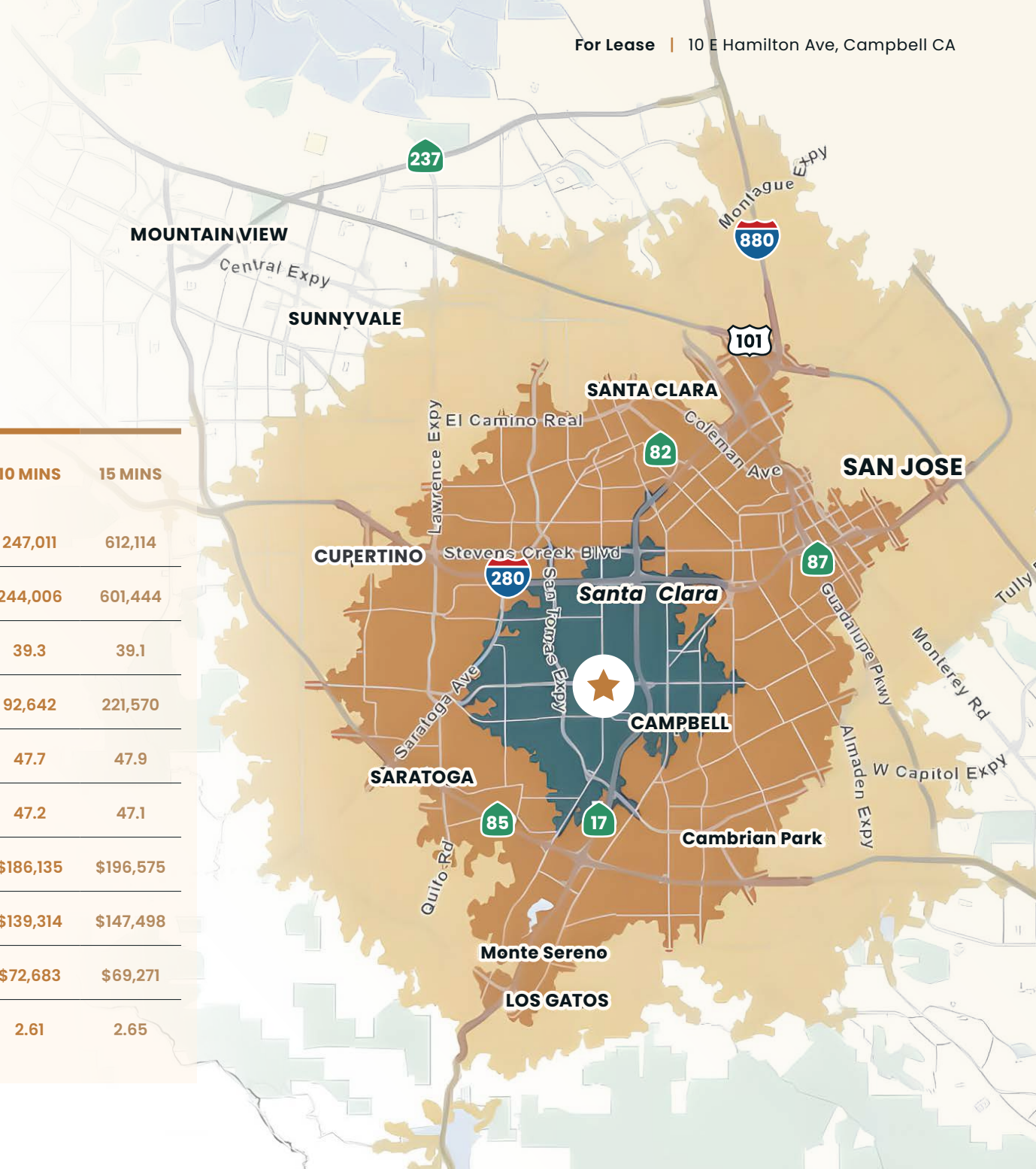
The Pruneyard



DOWNTOWN CAMPBELL

DRIVE TIME DEMOGRAPHICS

DEMOGRAPHICS (2023)	5 MINS	10 MINS	15 MINS
2028 Total Population (Estimated)	30,902	247,011	612,114
2023 Total Population	31,021	244,006	601,444
Median Age	38.2	39.3	39.1
Total Households	12,156	92,642	221,570
Total % Owner Occupied Housing Units	38.6	47.7	47.9
Total % Renter Occupied Housing Units	55.8	47.2	47.1
Average Household Income	\$156,768	\$186,135	\$196,575
Median Household Income	\$112,510	\$139,314	\$147,498
Per Capita Income	\$63,628	\$72,683	\$69,271
Average Household Size	2.51	2.61	2.65



GATEWAY SQUARE

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