

**3155 S BASCOM AVENUE
SUITE A
CAMPBELL, CALIFORNIA**

**PRIME LOCATION @ CORNER OF
CAMDEN AVE AND BASCOM AVE**



PROPERTY HIGHLIGHTS:

- Suite A: 2,190± SF
- Co-Tenants: Wingstop and Mountain Mike's Pizza
- Traffic Count:
 - Bascom Ave 102,000+ ADT
 - Camden Ave 127,900+ ADT
- Avg Income over \$200,000 in 1 mile Radius
- Easy access from Highway 17 and Highway 85
- Asking \$3.50, plus NNN

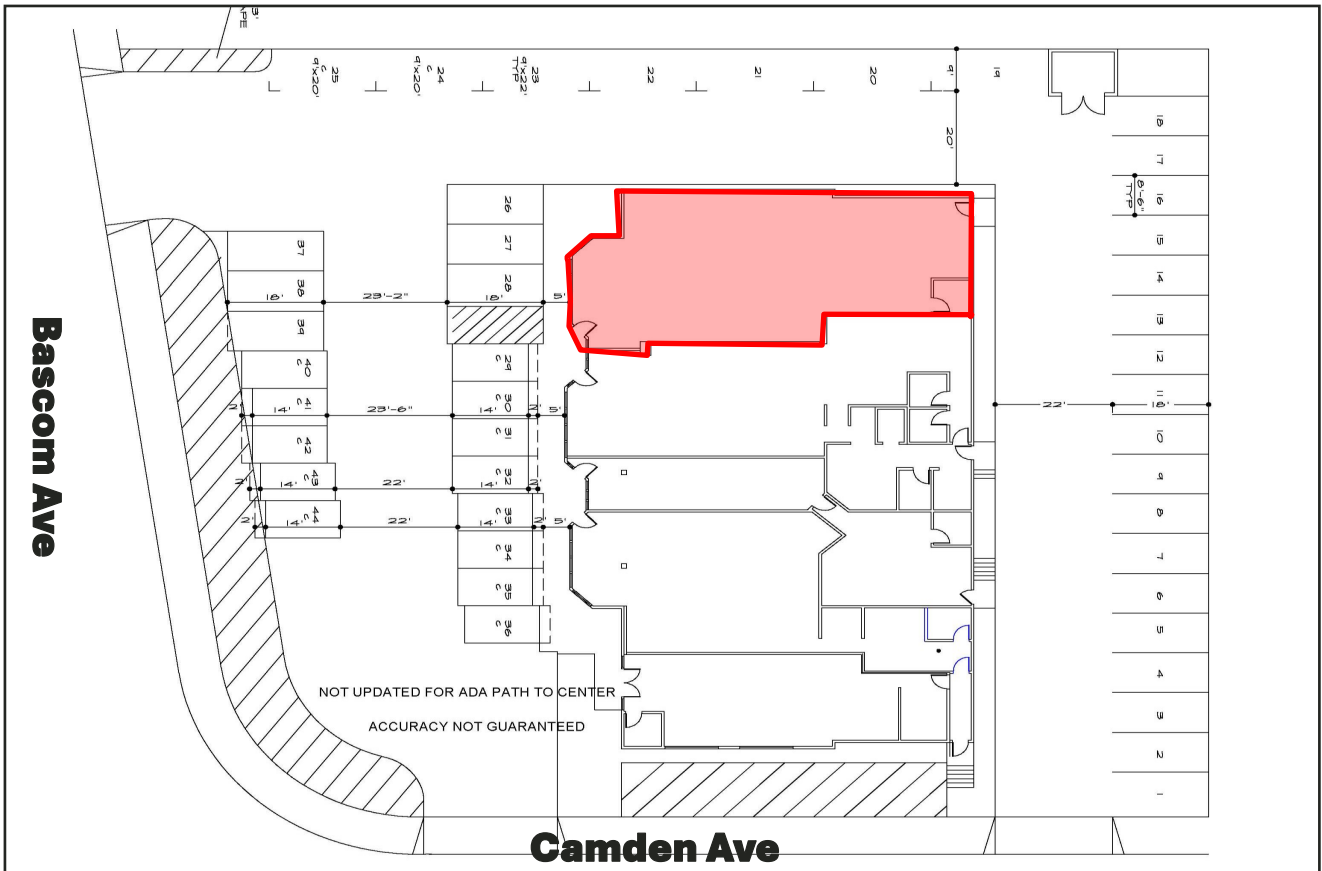
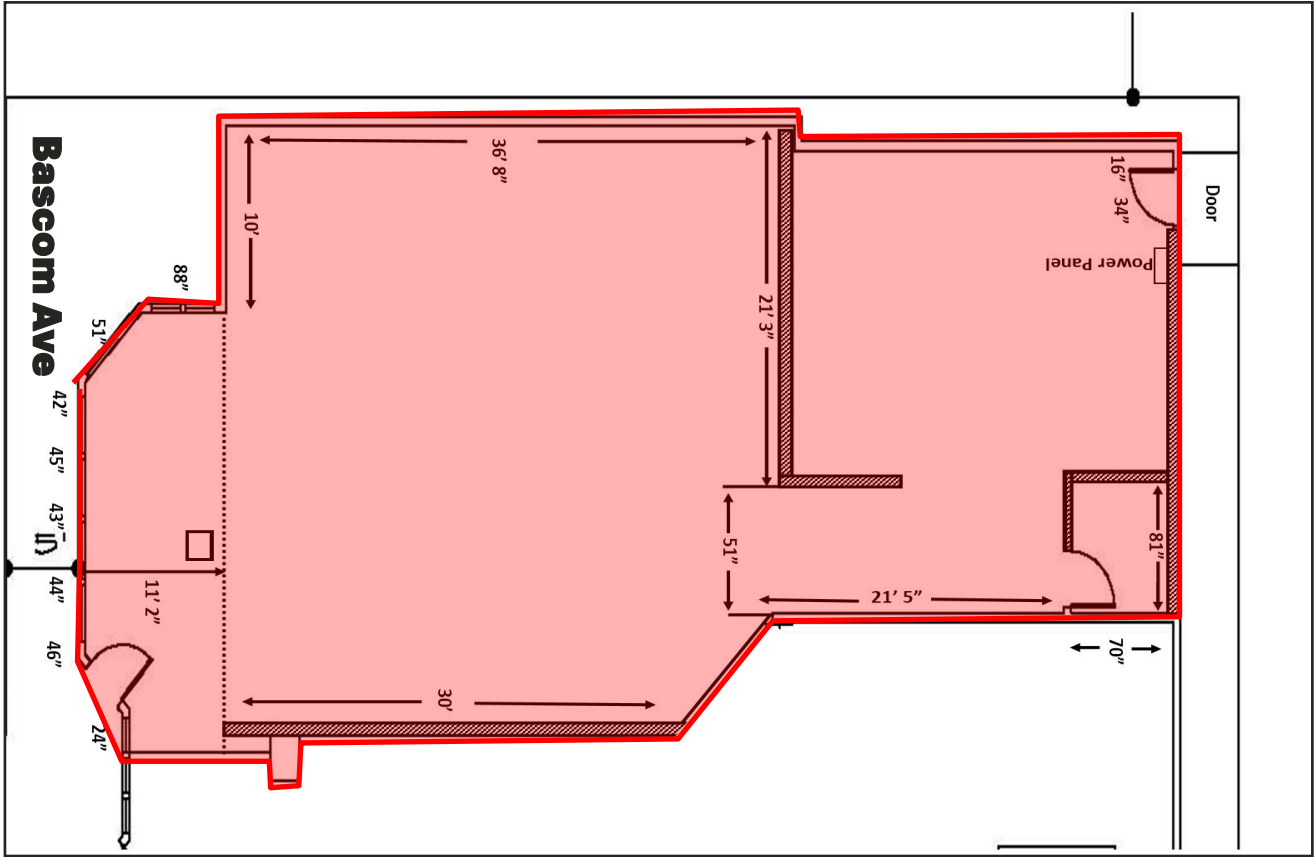


FOR MORE INFORMATION CONTACT:



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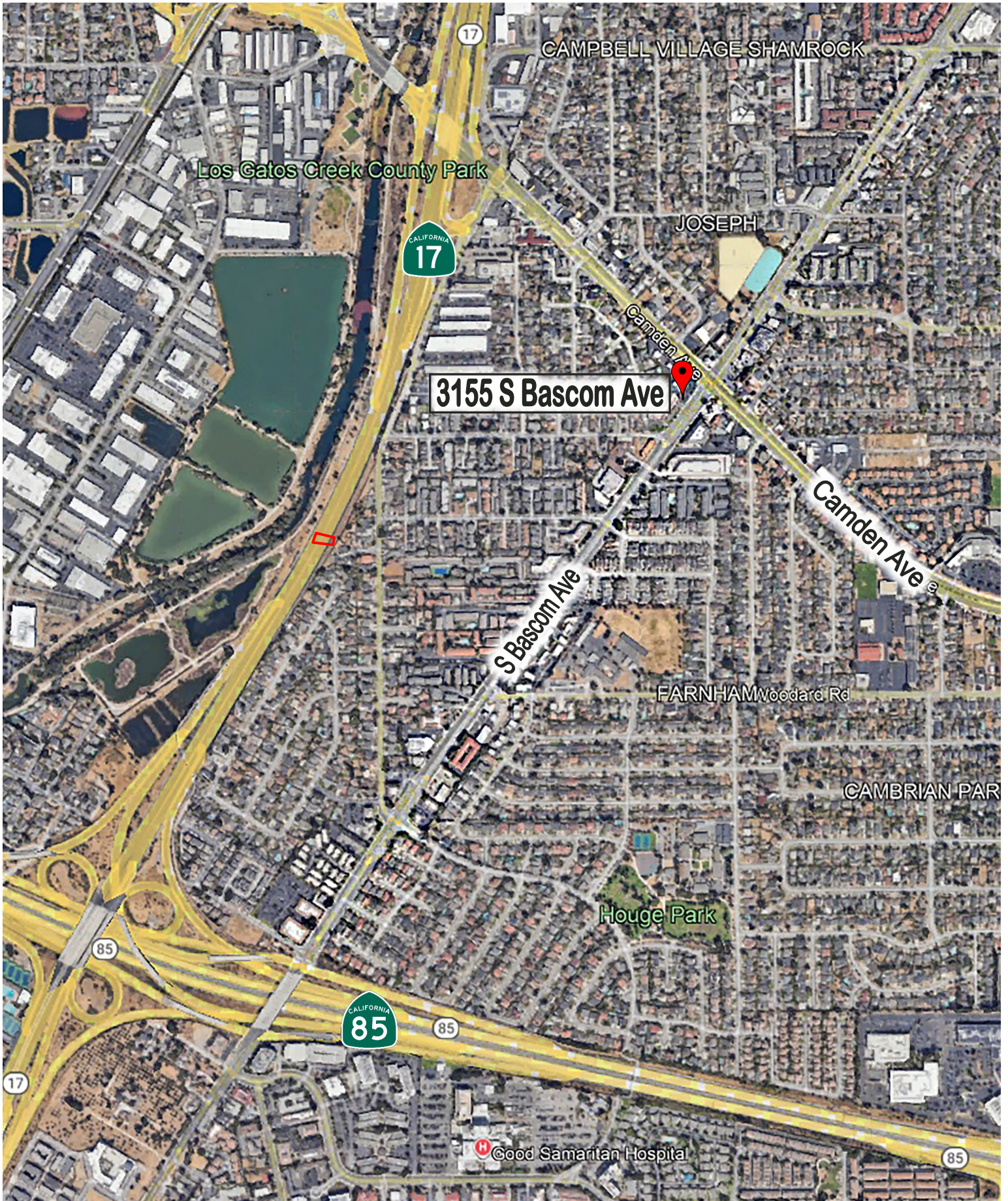


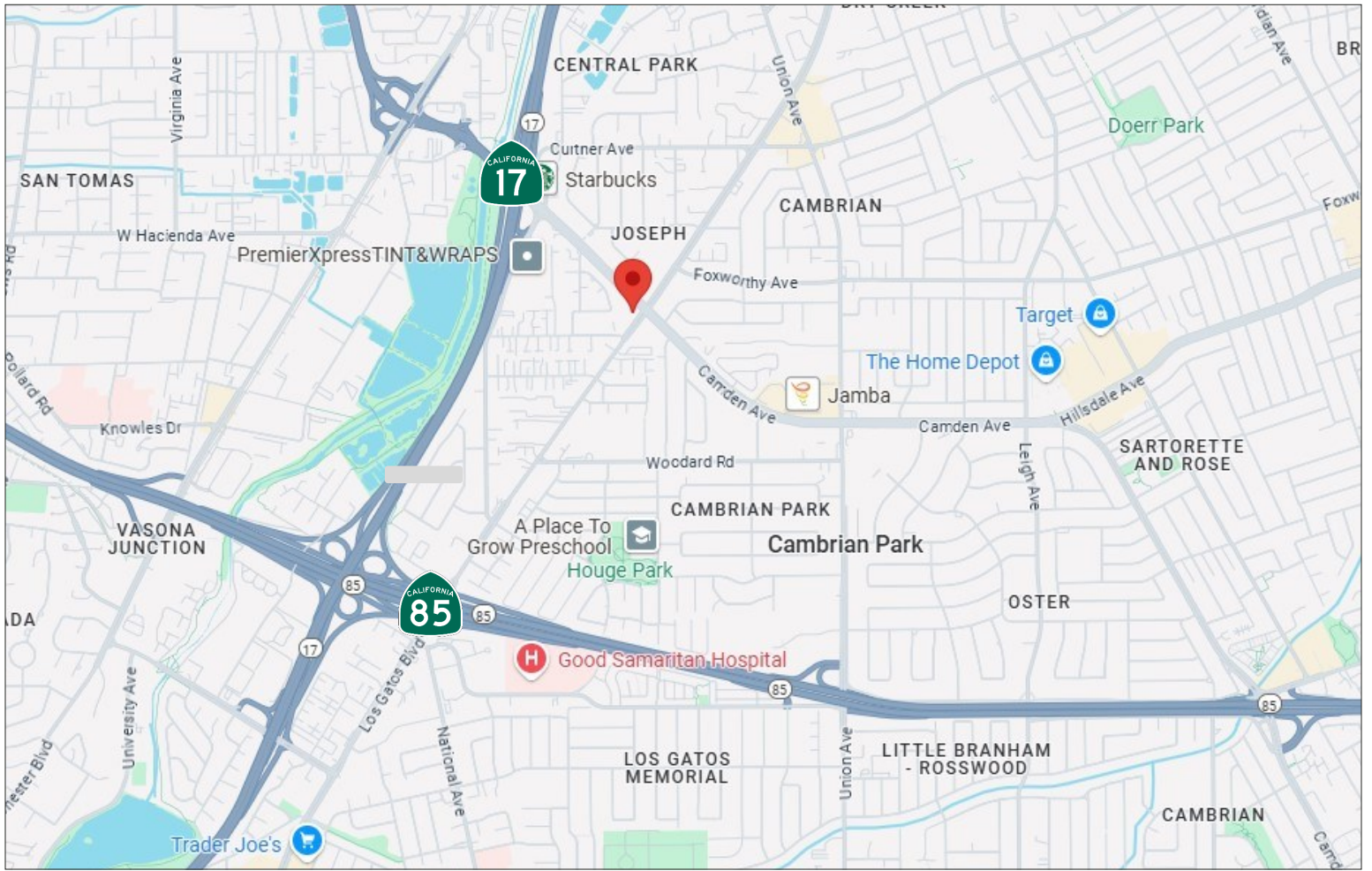


EXTERIOR PHOTOS



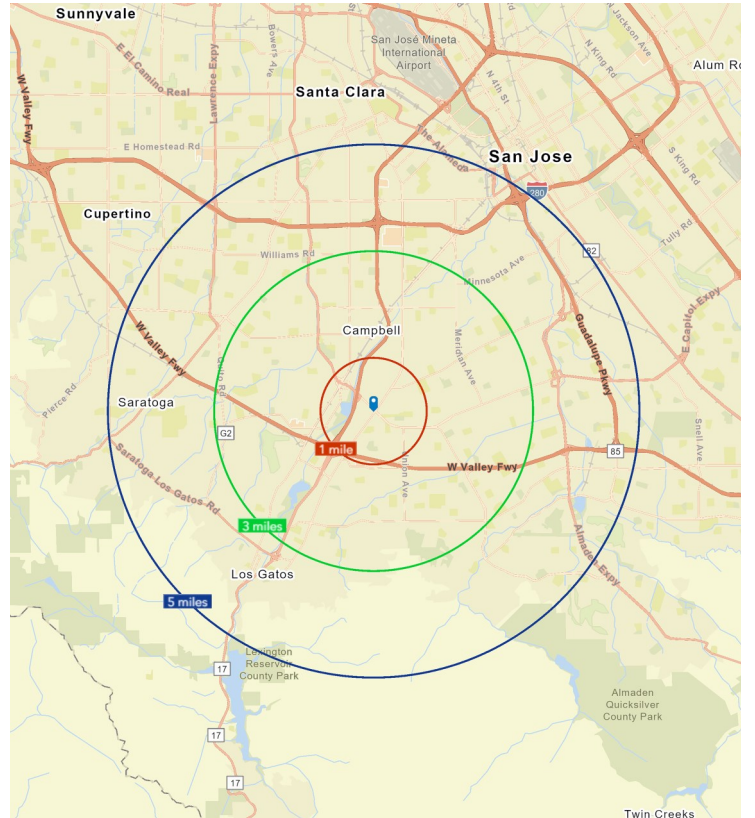
The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.





DEMOGRAPHICS

2024 SUMMARY	1-MILE	3-MILE	5-MILE
Population	20,867	193,733	463,126
Average HH Income	205,000	\$220,305	215,804
Businesses	1,703	8,553	19,917
Employees	13,376	76,399	170,717



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