

FOR SALE

SITE FOR 10 OR MORE MARKET-RATE TOWNHOMES WALKING DISTANCE FROM DOWNTOWN CAMPBELL



📍 180-190 W CAMPBELL AVE & 20 JEFFERS WAY, CAMPBELL, CA

MIKE CONROY

mconroy@theeconiccompany.com
(408) 400-7061 | CalDRE: #02046912

MICHAEL T. SMITH

mts@myriadrealestate.com
(408) 582-4733 | CalDRE: #01149323


the econic company®



MYRIAD REAL ESTATE GROUP

HIGHLIGHTS

PROPERTY OVERVIEW

Address	180-190 W Campbell Ave & 20 Jeffers Way, Campbell, CA
County	Santa Clara
APN	305-31-026
Current Use	Multi-Family
Other Permitted Use	PO
Units	3
Rentable Square Feet	3,125 SF
Average Unit Size	1,042 SF
Land Area	16,500 SF
Year Built	1959
Parking	(1) 2-car garage; (2) uncovered

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	30,314	228,447	557,916
Avg. Household Income	\$179,929	\$219,541	\$235,270
Daytime Population	31,473	240,070	577,456

TRAFFIC COUNTS

W Campbell Ave	29,186 ADT
Winchester Blvd	30,856 ADT
Highway 17	77,200 ADT



16,500 SF downtown-zoned corner lot with three income-producing structures already in place, sitting in one of the tightest submarkets in Silicon Valley.



Walkable to Downtown Campbell, the VTA light rail, the Community Center, Campbell Park, and dozens of restaurants including Manresa Bread, Doppio Zero, Blue Line Pizza, Stacks, and Orchard Valley Coffee.



Strong In-Place Unit Mix



The property offers a highly desirable mix of:

- **3 Bed / 2 bath**, 1,570 SF with garage and private yard
- **2 Bed / 1 Bath**, 885 SF
- **1 Bed / 1 Bath**, 670 SF



Campbell median household income is \$141,794 with 60% of residents holding bachelor's degrees or higher, supporting premium rents and strong long-term tenant demand.

RENT ROLL

TYPE	UNITS	%	SF	CURRENT RENT	\$/SF	MARKET RENT	\$/SF
3+2	1	33%	1,570	\$4,750	\$3.03	\$5,800	\$3.69
2+1	1	33%	885	\$3,600	\$4.07	\$3,800	\$4.29
1+1	1	33%	670	\$2,900	\$4.33	\$2,900	\$4.33
Total	3	100%	3,125	\$11,250	\$3.81	\$12,500	\$4.10

RENTAL INCOME

\$135K/YEAR

SITE PLAN

SITE PLAN SUMMARY

Plan 1	4 bedroom / 3.5 bath
	3-story 21'x43; 2-car garage
Plan 2	2 bedroom / 2.5 bath
	3-story 16'-10"x42'; 2-car tandem garage



GALLERY



*Conceptual
Building
Perspective*



[CLICK TO VIEW DRONE FOOTAGE](#)



DOWNTOWN CAMPBELL

DOWNTOWN CAMPBELL RESTAURANTS

- Aqui Campbell
- Blue Line Pizza
- Blue Sky
- Breaktime Tea - Campbell
- Doppio Zero Campbell
- El Guapo's
- La Pizzeria Italian Pizza & Bar
- Locanda Sorrento
- Manresa Bread
- Mo's Campbell
- Naschmarkt Restaurant
- One Fish Raw Bar
- Opa! Campbell
- Orale Baja Mexican Restaurant
- Orchard Valley Coffee
- Stacks Campbell
- Sushi Confidential - Campbell
- Trattoria 360
- Uncle John's Pancake House
- Water Tower Kitchen
- Willard Hicks Campbell





FOR SALE

SITE FOR 10 OR MORE MARKET-RATE TOWNHOMES WALKING DISTANCE FROM DOWNTOWN CAMPBELL

📍 180-190 W CAMPBELL AVE & 20 JEFFERS WAY, CAMPBELL, CA

MIKE CONROY

mconroy@theeconiccompany.com
(408) 400-7061 | CalDRE: #02046912

MICHAEL T. SMITH

mts@myriadrealestate.com
(408) 582-4733 | CalDRE: #01149323


the econic company®


MYRIAD REAL ESTATE GROUP