

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

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# HIGHLIGHTS

## PROPERTY OVERVIEW

|                      |  |
|----------------------|--|
| Address              | 180-190 W Campbell Ave<br>& 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

|               |   |
|---------------|---|
| <b>Plan 1</b> | 4 bedroom / 3.5 bath                        |
|               | 3-story 21'x43';<br>2-car garage            |
| <b>Plan 2</b> | 2 bedroom / 2.5 bath                        |
|               | 3-story 16'-10'x42';<br>2-car tandem garage |





# GALLERY



*Conceptual  
Building  
Perspective*



[CLICK TO VIEW DRONE FOOTAGE](#)

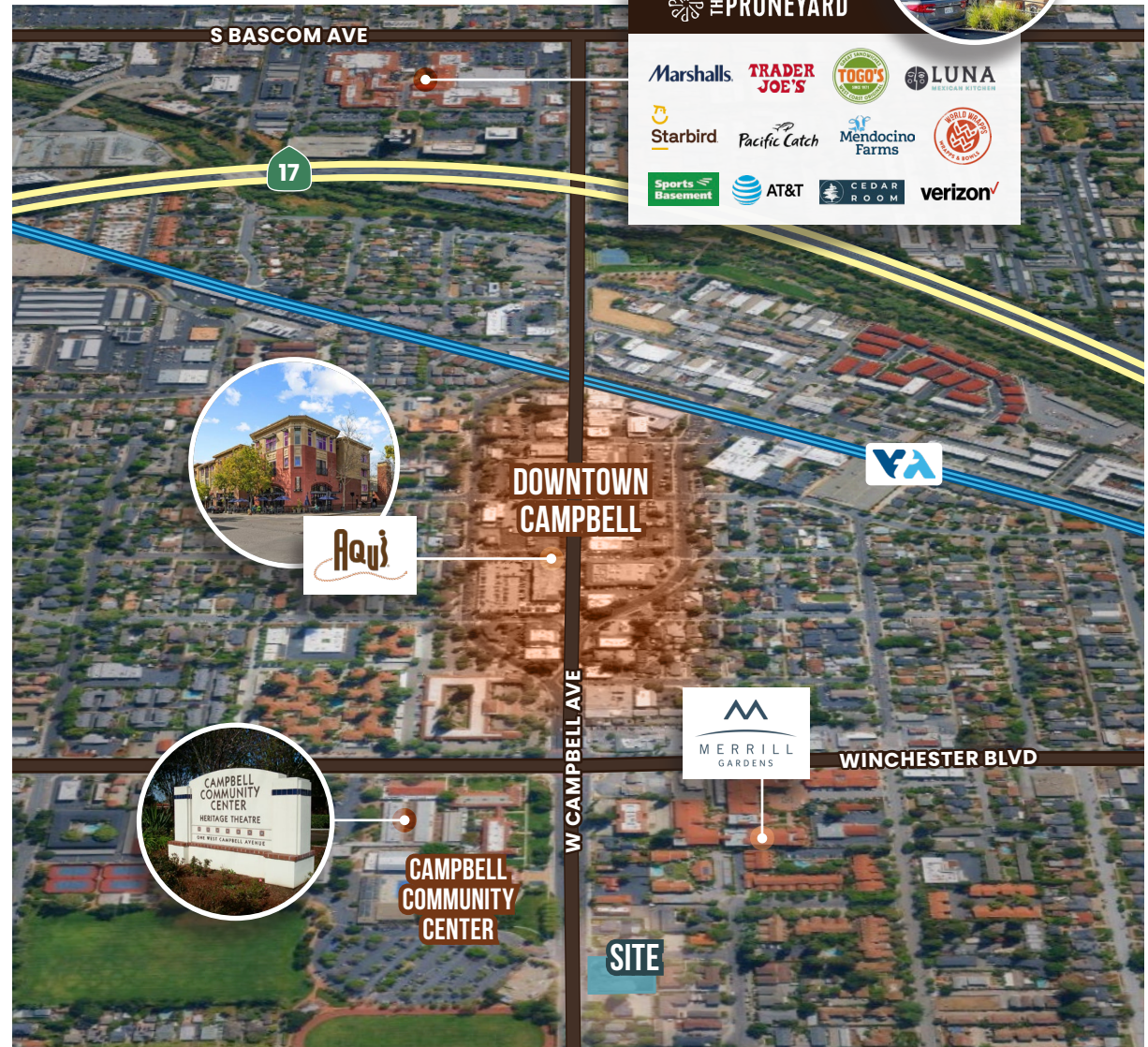




# DOWNTOWN CAMPBELL

## 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          |



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