

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

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

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

## TRAFFIC COUNTS

<b>W Campbell Ave</b>	29,186 ADT
<b>Winchester Blvd</b>	30,856 ADT
<b>Highway 17</b>	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
<b>Total</b>	<b>3</b>	<b>100%</b>	<b>3,125</b>	<b>\$11,250</b>	<b>\$3.81</b>	<b>\$12,500</b>	<b>\$4.10</b>

RENTAL INCOME

**\$135K/YEAR**

# SITE PLAN

## SITE PLAN SUMMARY

<b>Plan 1</b>	4 bedroom / 3.5 bath
	3-story 21'x43'; 2-car garage
<b>Plan 2</b>	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



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