

2068 WINCHESTER BLVD  
**CAMPBELL**

**RARE  $\pm 1,800$  SF AUTO REPAIR OWNER USER OPPORTUNITY**  
2 Roll Up Doors | 1 Outdoor Lift | Large  $\pm 9,000$  SF Lot with Ample Parking



**DAVID TAXIN**  
MEACHAM OPPENHEIMER GROUP

## PROPERTY OVERVIEW



**PRICE:** \$1,495,000

**# OF ROLL UP DOORS:** 2

**BUILDING SIZE:** ±1,800 SF

**YEAR BUILT:** 1953

**LOT SIZE:** ±9,000 SF

**ZONING:** P-D (Planned Development)

**POWER:** 200 AMPS/240V

**APN:** 412-05-053

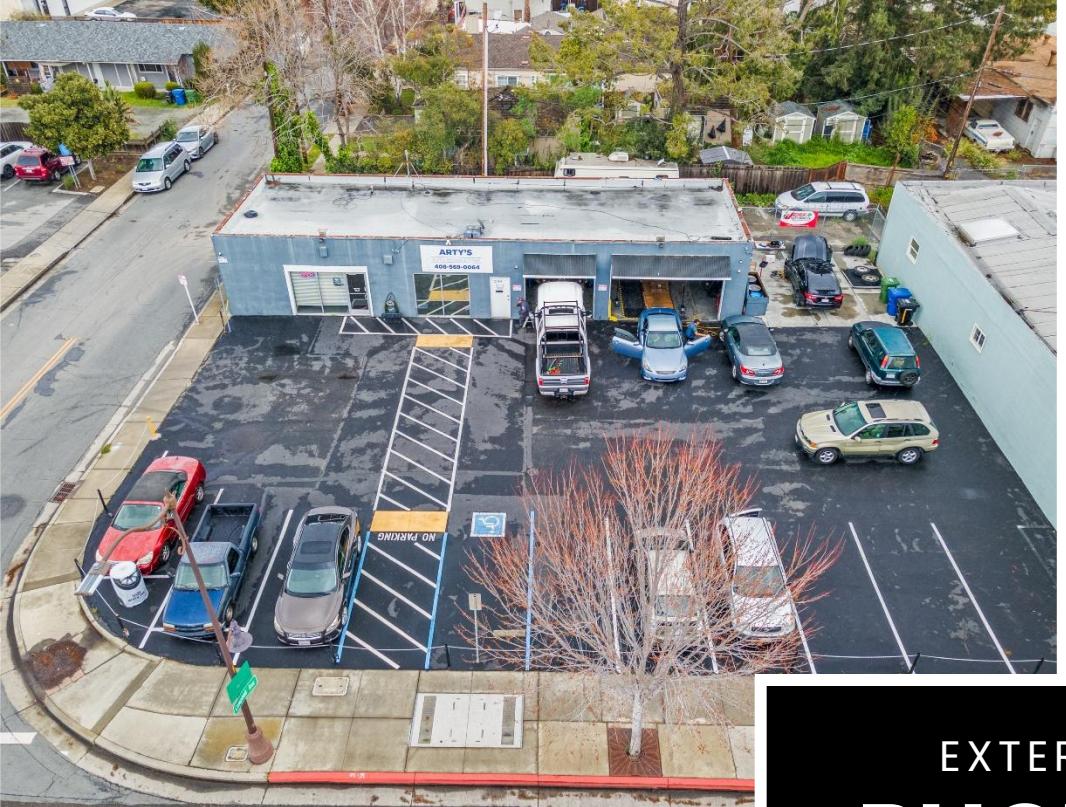
# ±1,800 SF AUTO REPAIR IN CAMPBELL OWNER USER OPPORTUNITY

- **±1,800 SF Auto Repair Building** For Sale in Campbell on Winchester Boulevard
- **Owner User Opportunity:** Tenant is on a Month-To-Month Lease
- **2 Roll Up Doors**
- **1 Outdoor Lift**
- **Power:** 200 AMPS/240V
- Large **±9,000 SF Corner Lot** with Ample Parking
- **Located on Winchester Blvd**, 1 Block from Downtown Campbell, the Corner of Winchester Blvd & E Campbell Ave.
- The Property is in the **P-D (Planned Development) Zoning** Designation
- Located in a **Very High Barrier to Entry Market – Low Auto Repair Inventory**, Rarely Comes For Sale in Campbell

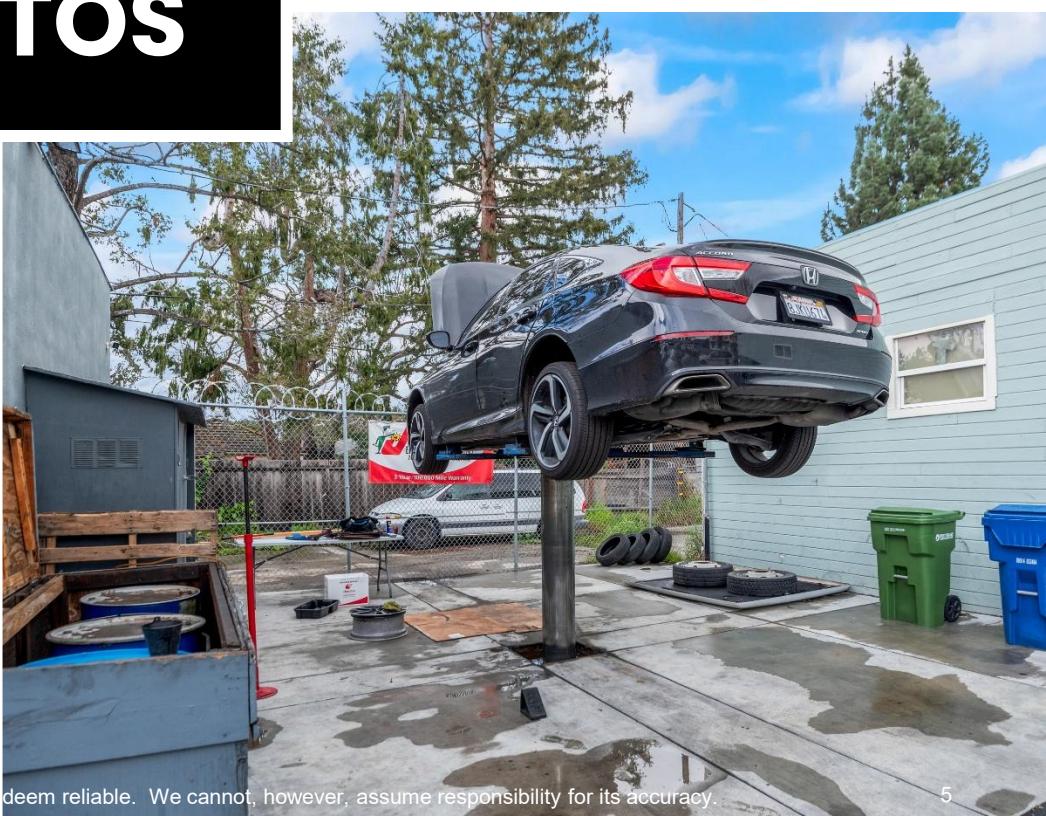


# EXTERIOR PHOTOS



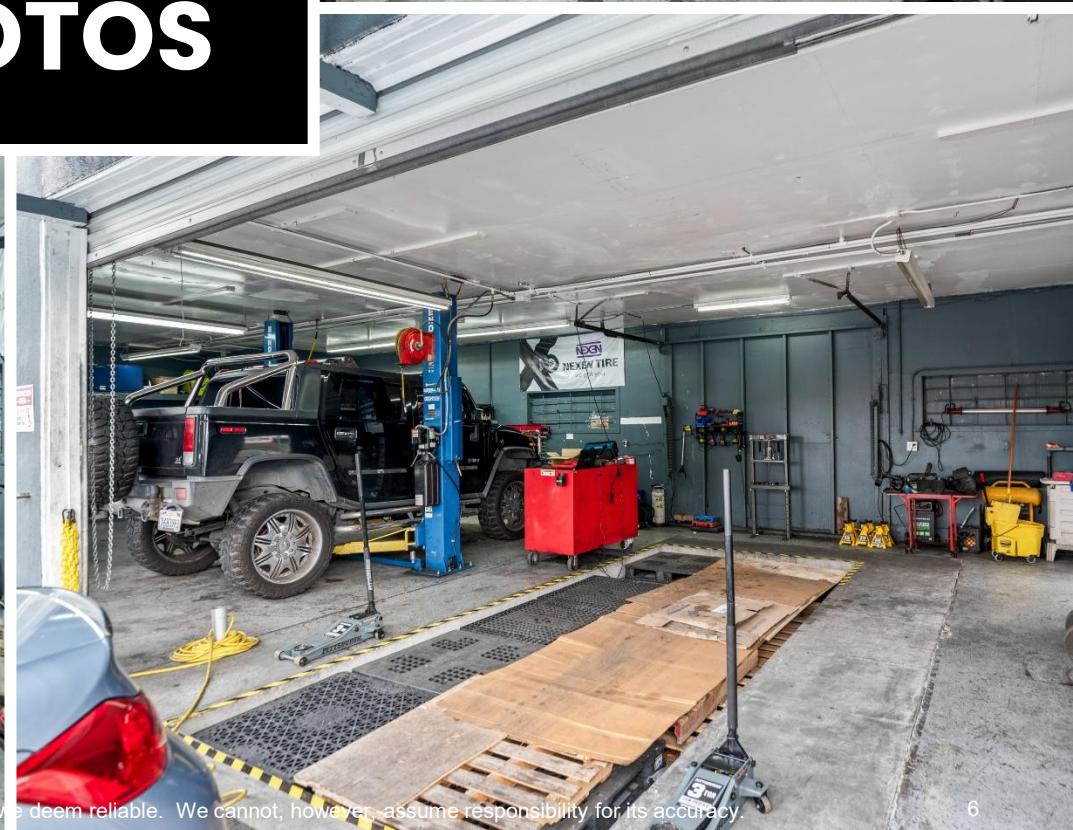
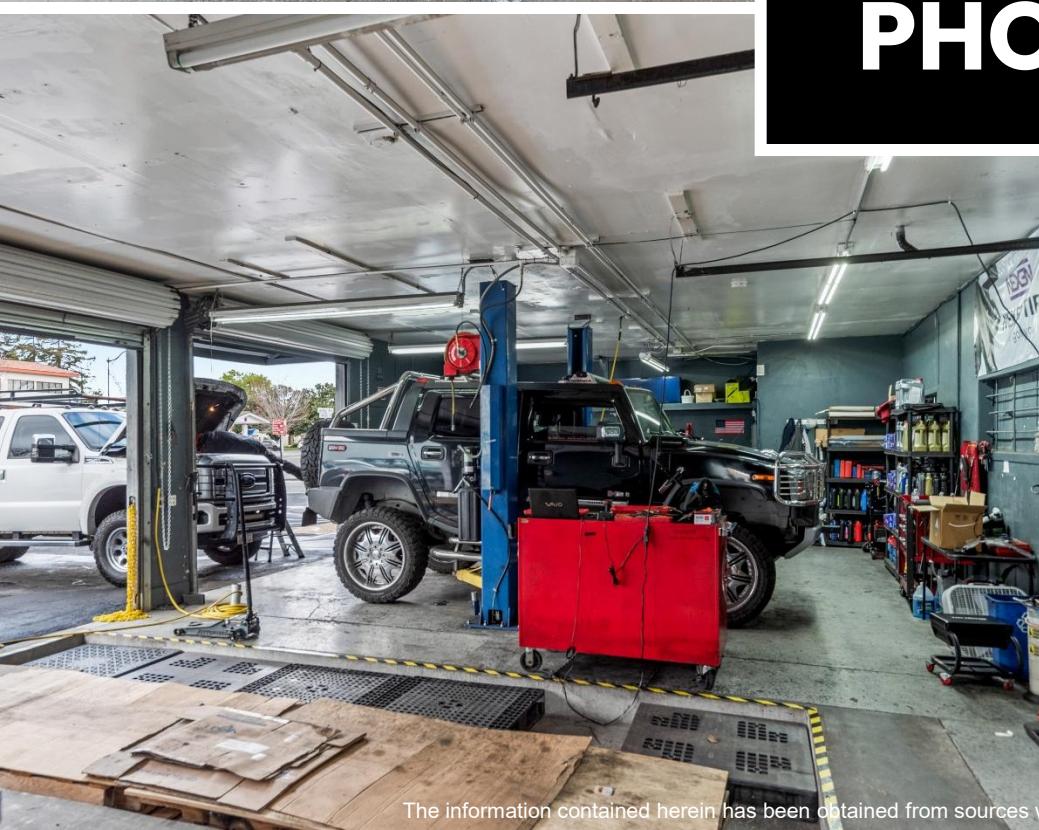


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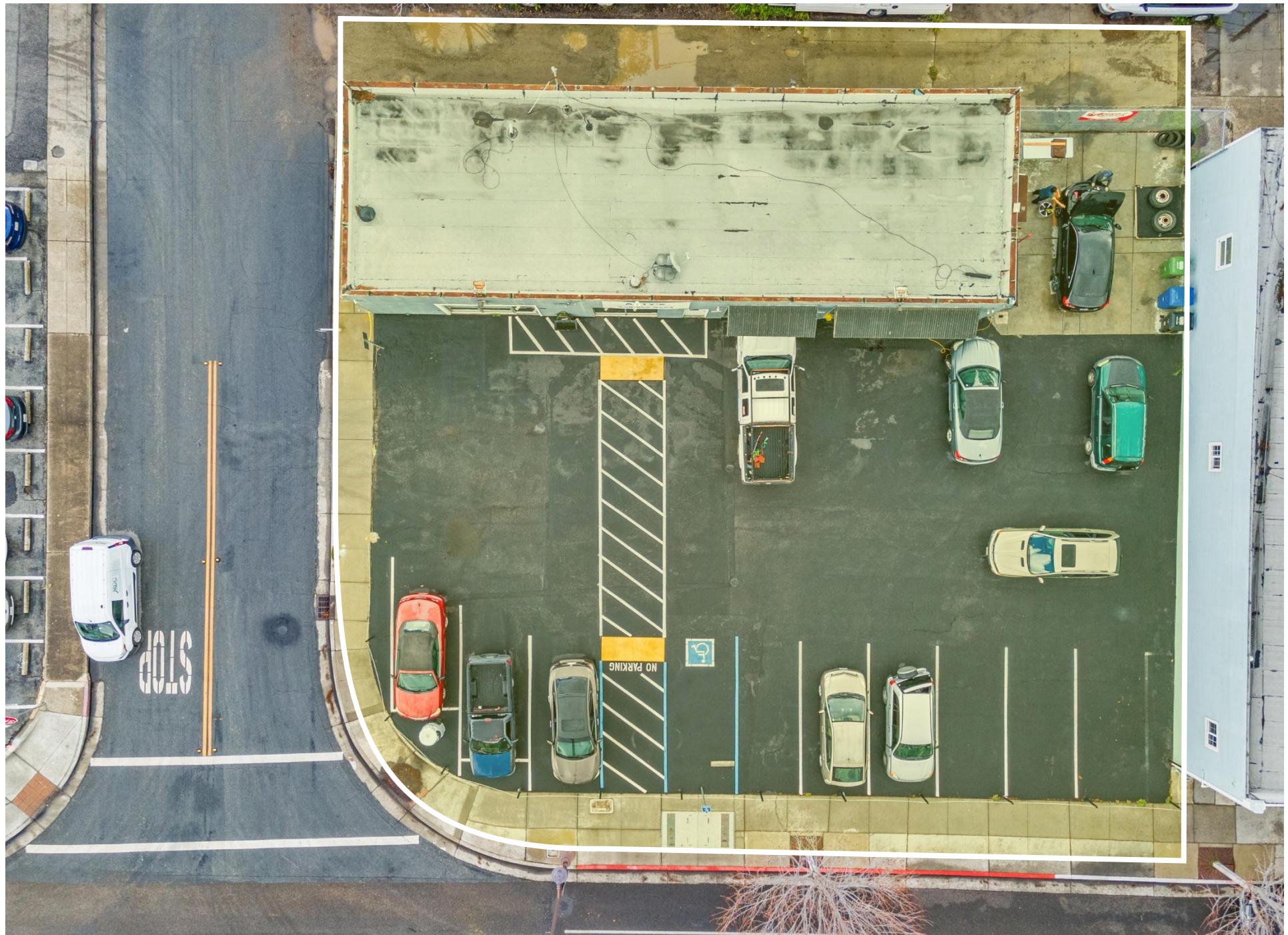




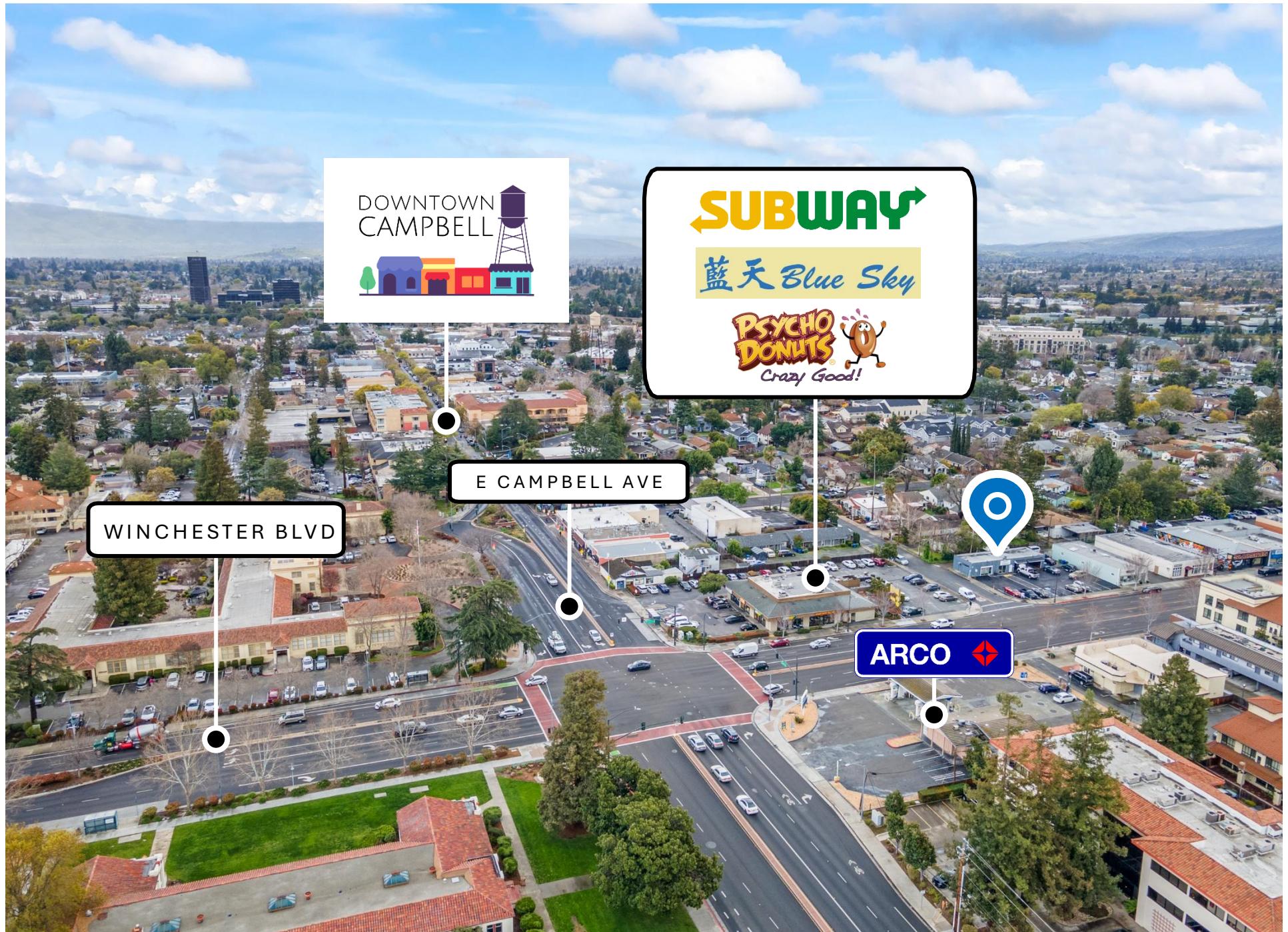
# INTERIOR PHOTOS



## AERIAL PHOTO

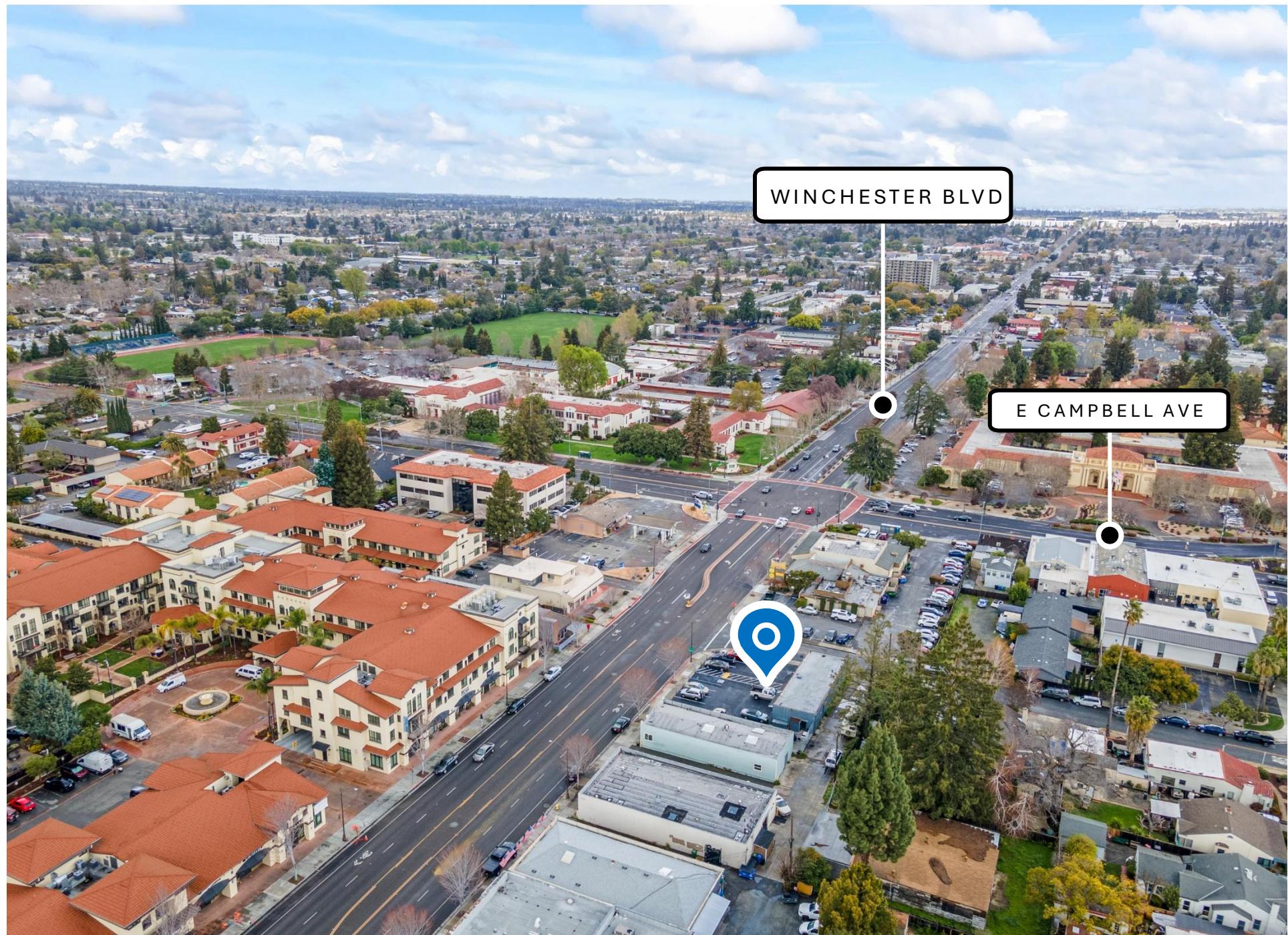


## AERIAL PHOTO



## AERIAL PHOTO

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## DEMOCRAPHICS

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	2025 SUMMARY	1-MILE	5-MILE	10-MILE
<b>Population</b>		27,092	535,067	1,459,662
<b>Households</b>		11,075	197,068	494,974
<b>Average Household Size</b>		2.4	2.6	2.8
<b>Owner Occupied Housing Units</b>		3,504	95,887	244,540
<b>Renter Occupied Housing Units</b>		7,110	93,757	231,151
<b>Median Age</b>		38.8	40.2	38.9
<b>Median Household Income</b>		\$106,274	\$143,554	\$143,790
<b>Average Household Income</b>		\$138,544	\$169,623	\$170,163



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CAMPBELL

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