



Bobby Facchino

Senior Associate +1 408 318 0623 bobby@moinc.net Lic. 02178873

David Taxin

Partner +1 408 966 5919 dtaxin@moinc.net Lic. 00983163

415–417 E Hamilton Ave, Campbell CA



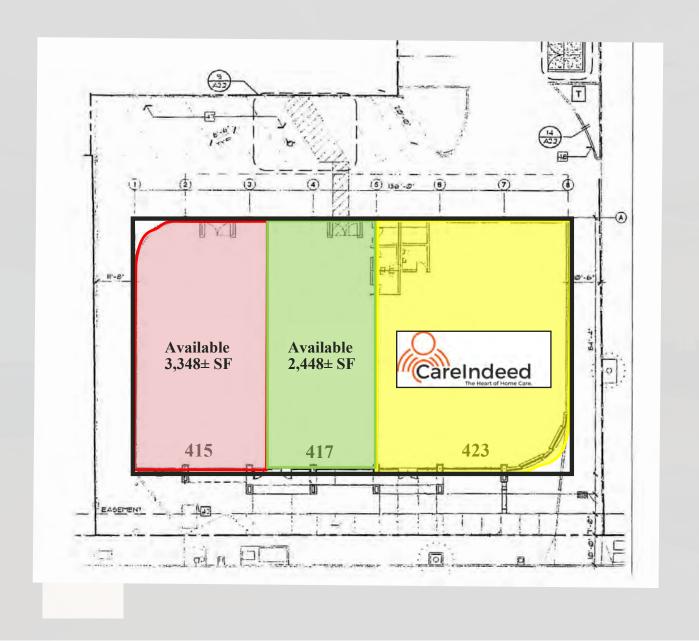




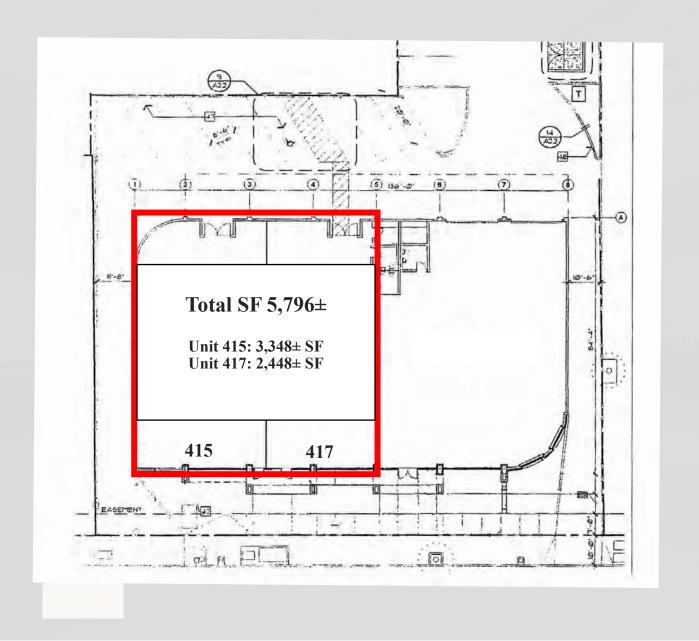
- TWO UNITS ARE POTENTIALLY AVAILABLE AND CAN BE COMBINED
- GREAT VISIBLE BUILDING SIGNAGE
- TRAFFIC COUNT OF 59,904± CARS PER DAY ON HAMILTON AVE
- WIDE OPEN INTERIOR BUT CAN BE FLEXIBLE WITH MODIFICATIONS
- CAN BE RETAIL OR OFFICE SPACE
- PARKING TO INCLUDE 30 PARKING SPACES
- PLUS AVAILABLE PARKING AT ADJACENT PROPERTY

- UNIT 415 & 417 ASKING RENT \$2.75 PER SF, PLUS NNN
- NNN APPROXIMATELY \$0.55 PER SF PER MONTH
- EXCELLENT VISIBILITY & EXPOSURE
- CLOSE PROXIMITY TO THE POPULAR DOWNTOWN
 CAMPBELL DISTRICT
- EXCEPTIONAL DEMOGRAPHICS
- HIGH TRAFFIC COUNTS
- EASY ACCESS TO HIGHWAY 17 & 280



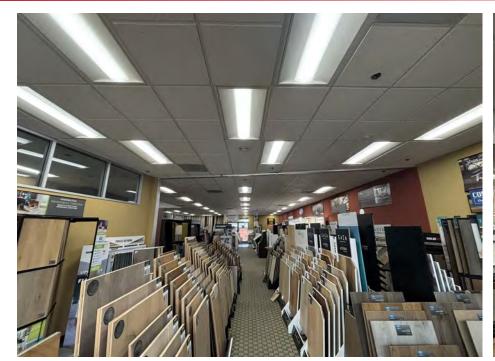






UNIT 415: 3,348± SF Currently operated by Carpeteria, available with 30-day notice



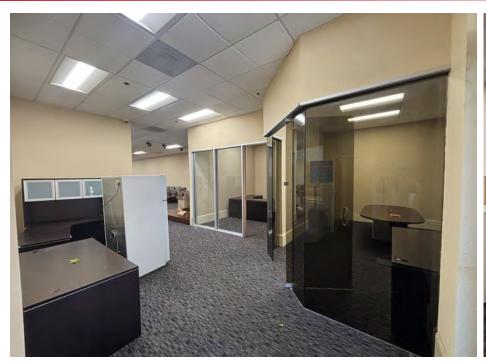




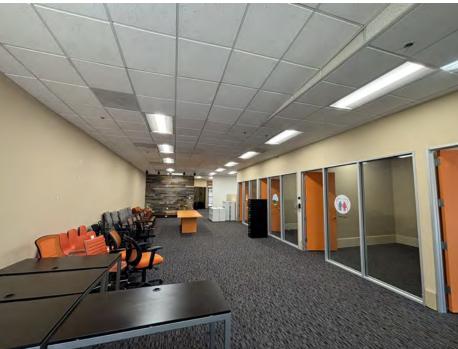












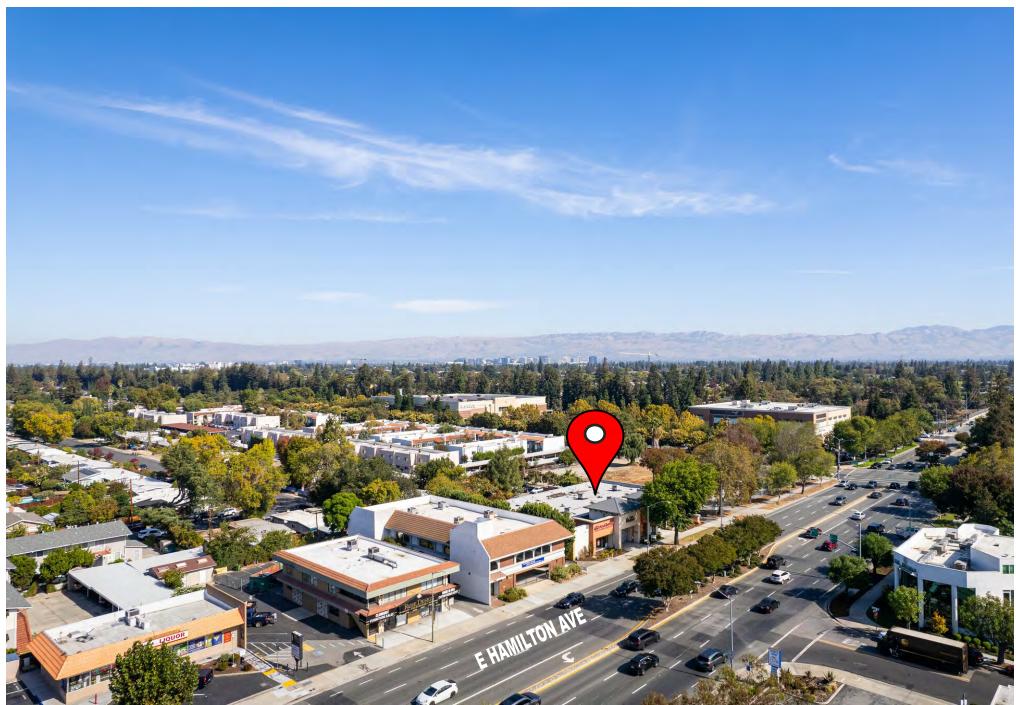






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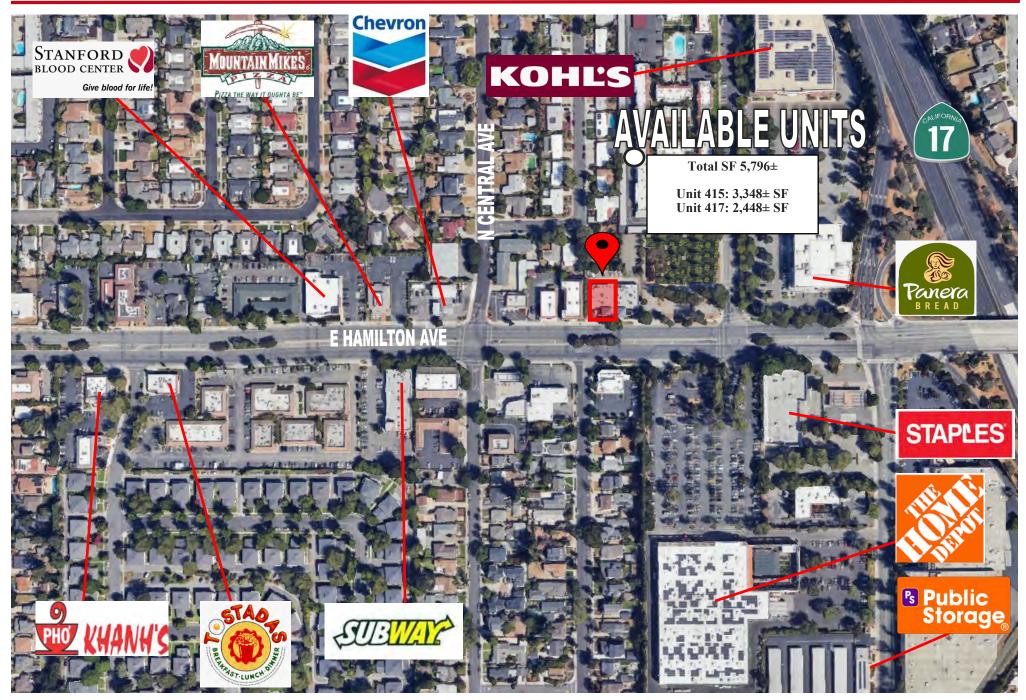




The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

LOCATION MAP





DEMOGRAPHICS



2024	1-MILE	3-MILE	5-MILE
Population	31,446	251,236	607,358
Households	12,613	96,062	224,598
Average Household Income	\$154,492	\$186,039	\$192,216
Owner Occupied Housing Units	4,836	46,918	112,000
Renter Occupied Housing Units	7,777	49,144	112,598
Median Age	37.6	39.3	38.7
Median Household Income	\$108,865	\$139,230	\$142,544



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Partner +1 408 966 5919 dtaxin@moinc.net Lic. 00983163 MEACHAM/OPPENHEIMER, INC. 8 N San Pedro St. #300 San Jose, CA 95110 Tel. 408.378.5900 Www.moinc.net

