

1,130 SF of Retail / Restaurant Space Available



1546 Camden Ave, Campbell, CA 95008

Property Details:

High-visibility stand-alone restaurant in a high-traffic, hard corner with excellent visibility, generous parking, and pylon signage. This former Mission-style Taco Bell features a complete restaurant infrastructure, including a hood system, walk-in cooler, floor sinks, floor drain, plumbed for a three-compartment sink, mop sink, hand sink, prep sink, and one ADA-compliant restroom. Great curb appeal for a stand-alone restaurant user, highly trafficked arterial with significant daily traffic of 48,000 cars per day. Located in beautiful Campbell, CA amongst national retailers For Lease \$7,000/ Month NNN (All CAM is self directed)

Property Features:

- Lease rate does not include utilities, property expenses or building services
- Finished Ceilings: 8'5" - 12'
- 48,000 Cars Per Day
- Complete Restaurant Infrastructure
- Dedicated Pylon Signage
- Generous Dedicated Parking Lot
- High visibility former mission-style Taco Bell

View the full listing here:

<https://www.loopnet.com/Listing/1546-Camden-Ave-Campbell-CA/35194675/>

Contact:

Marsh Road Automotive, LLC

(650) 845-7965

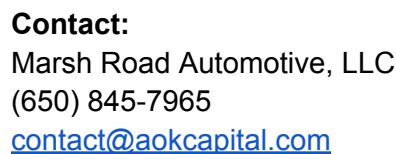
contact@aokcapital.com



*Exterior details may change, currently under renovation

This detailed floor plan shows a kitchen and bathroom layout with the following features and dimensions:

- Bathroom:** Located in the top left, containing a toilet, a floor drain, and a bathroom sink. Dimensions include 70" and 36" for the main area, and 6'-10" for the overall width.
- Kitchen Area:**
 - Top Section:** Features a water heater, a 3-compartment sink with a w/drainboard, a mop sink, and a hand sink. Dimensions include 42", 64", 60", and 50".
 - Middle Section:** Includes a hood, a floor sink, a surface mount grease interceptor, a floor drain, and a prep sink. Dimensions include 48", 79", 12'-7", 45", and 15'-6".
 - Bottom Section:** Contains two floor sinks, a hand sink, and a floor drain. Dimensions include 89", 18'-3", 66", and 15'-6".
- Overall Dimensions:**
 - Width:** 14'-10" (top), 14'-5" (middle), 14'-6" (bottom).
 - Height:** 6'-10" (top), 48" (middle), 89" (bottom), 78" (right side).
 - Ceiling Height:** 8'-5" (kitchen area), 9'-4" - 12'-0" (overall).
- Other Labels:** FLOOR DRAIN, BATHROOM SINK, COMPARTMENT SINK, W/DRAINBOARD, MOP SINK, HAND SINK, HOOD, PREP SINK, SURFACE MOUNT GREASE INTERCEPTOR, FLOOR SINK, and CEILING HEIGHT: 8'-5".



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