

2082

S WINCHESTER BLVD
CAMPBELL, CALIFORNIA

±2,250 SF

**FREESTANDING BUILDING
AVAILABLE FOR SALE**

 the econic company®



MIKE CONROY

mconroy@theeconiccompany.com
(925) 236-2660 / LIC. 02046912

JAMES CHUNG

jchung@theeconiccompany.com
(408) 400-7017 / LIC. 01408190

RON CRUZ

rcruz@theeconiccompany.com
(408) 400-7003 / LIC. 02018499

PROJECT HIGHLIGHTS



High Identity Location



Fronting Winchester Blvd (30,856 ADT)



Adjacent to Campbell Ave

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	28,253	224,850	548,129
Avg. HH Income	\$166,118	\$204,015	\$213,447
Daytime Population	32,145	227,794	553,555

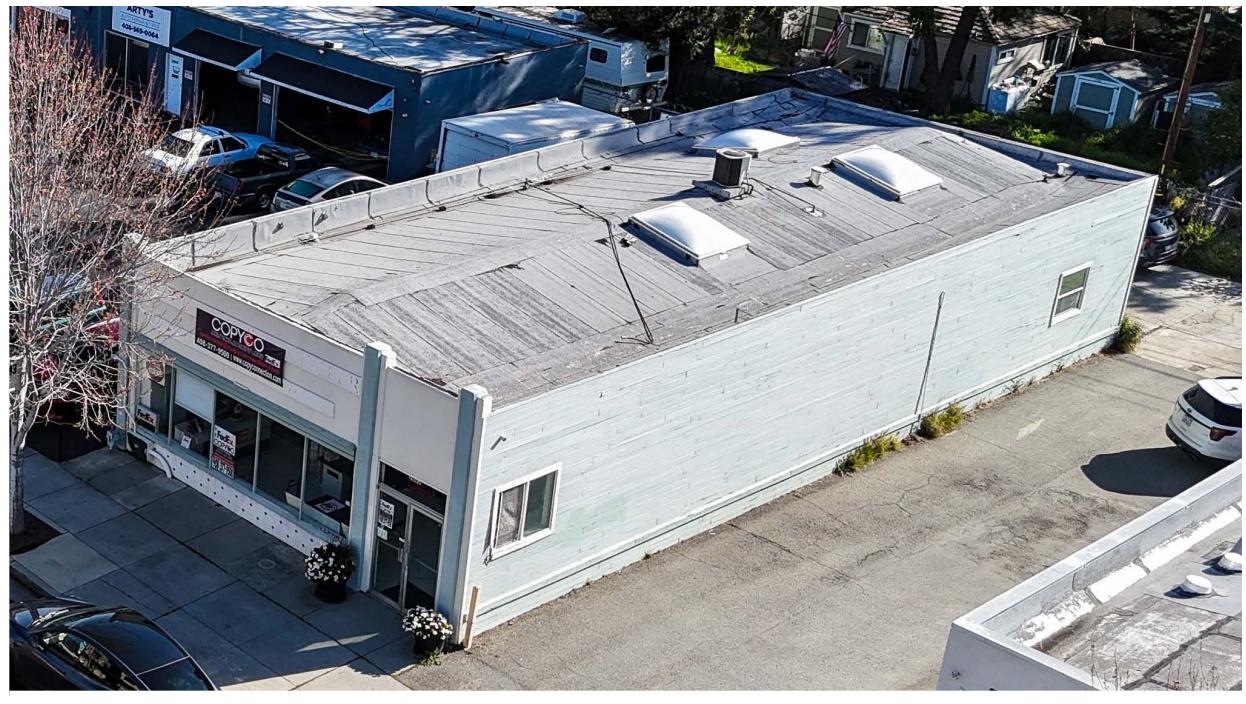
TRAFFIC COUNTS

Source: 2025 Esri.

Winchester Blvd	30,856 ADT
W Campbell Ave	19,743 ADT
Civic Center Dr	10,561 ADT
Orchard City Dr	8,934 ADT



PROPERTY GALLERY



MARKET AERIAL



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