

ENTITLED LAND FOR SALE

FOURTY EIGHT
CIVIC
CENTER
CAMPBELL



retailwest

AJ SCHRADER

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EXECUTIVE SUMMARY

48 CIVIC CENTER DRIVE IS AN OPPORTUNITY FOR AN OWNER/USER TO DEVELOP ON A PRIME STRETCH OF DOWNTOWN CAMPBELL. FULLY ENTITLED FOR **2-STORY RESTAURANT WITH ROOFTOP PATIO**.
TARGET BUYER: A RESTAURANT GROUP LOOKING TO BUY AND BUILD THEIR OWN RESTAURANT.

parcel no. (apn)
279-41-062

proposed
building: 3,145 SF

lot area
0.10 acres

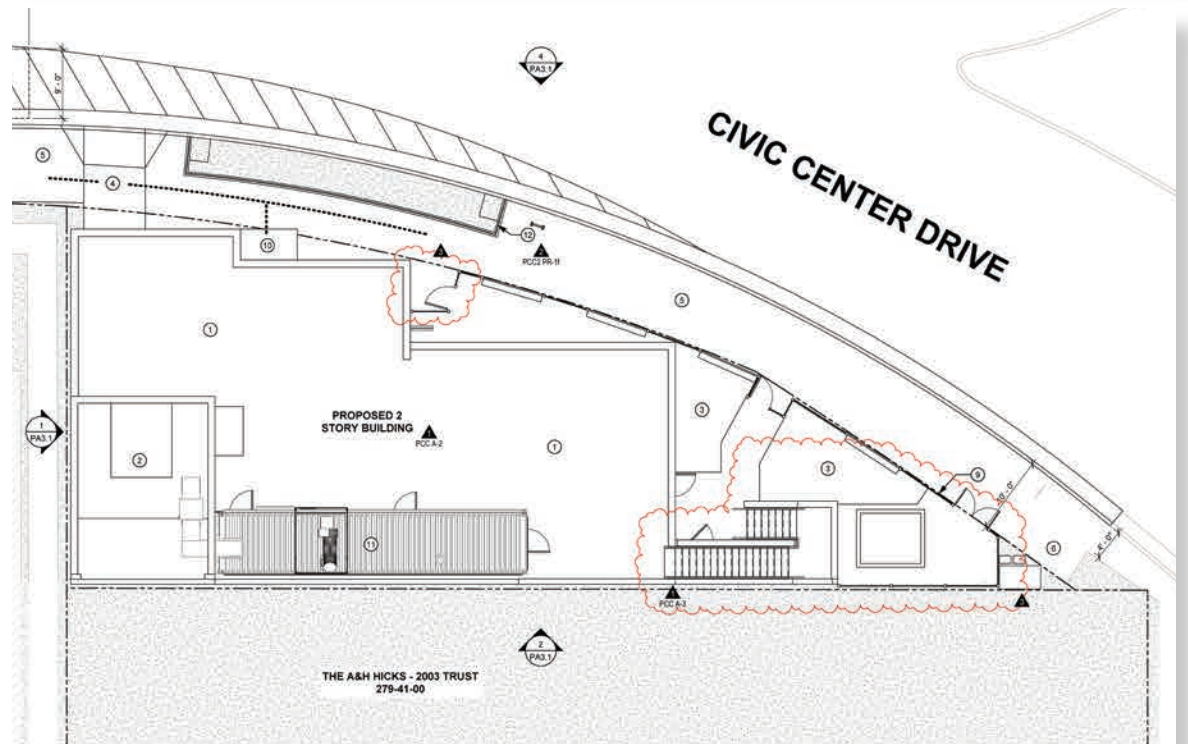
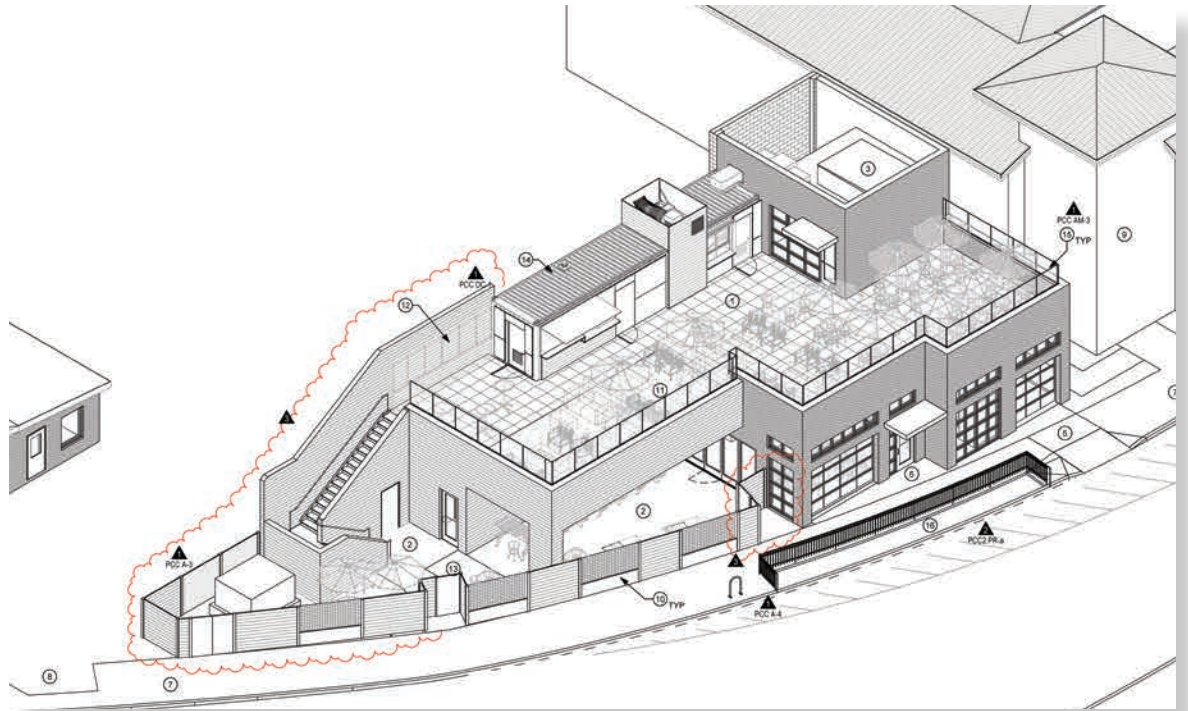
proposed
no. of stories: 2

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RENDERING OF 2-STORY RESTAURANT CONCEPT





CAMPBELL LIBRARY
(RENOVATION ALMOST COMPLETE)

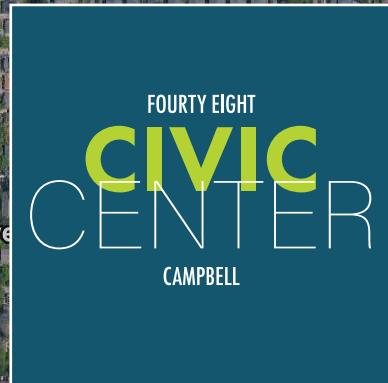
FOURTY EIGHT
CIVIC
CENTER
CAMPBELL

1. LOCANDA SORRENTO
2. STACKS
3. MANRESA BREAD
4. AQUI'S
5. OPA
6. MO'S BREAKFAST & BURGER
7. WILLARD HICKS
8. A BELLAGIO ITALIAN
9. FLIGHTS
10. LA POZZERIA ITALIAM
11. NASHMARKT
12. WATER TOWER KITCHEN
13. BLUELINE PIZZA
14. SUSHI CONFIDENTIAL
15. EL GUAPO'S
16. TRATTORIA 360
17. WILE ROSE EATERY & BAR
18. DISTRITO FEDERAL
19. THE VESPER BAR
20. STARBUCKS
21. ORCAHRD VALLEY COFFEE

1. FARMER'S MARKET
+30,000 WEEKLY VISITORS
2. THE CANNERY - DOWNTOWN
CAMPBELL'S "FLAGSHIP" 2-STORY
OFFICE COMPLEX

 = FREE CITY PARKING (~400 STALLS)

DOWNTOWN CAMPBELL



37,763 CPD

Hamilton Plaza Towers
300+ employees

8x8 Office
+1,948 employees

115,827 CPD

15,416 CPD

HAMILTON PLAZA

Starbucks
WHOLE FOODS MARKET
ROADRUNNER SPORTS
ROSS DRESS FOR LESS
CVS pharmacy
HOUSE OF BAGELS

PRUNEYARD

Marshall's
McBain Ave
TRADER JOE'S
sweetgreen
burger lounge
Sports Basement
CLEAN JUICE
LUNA MEXICAN KITCHEN
Mendocino Farms

DOWNTOWN CAMPBELL

- +100 shops, services, & restaurants
- Downtown Campbell Farmers' Market
+30,000 visitors/week

MANRESA BREAD
DOPPIO ZERO
THERAPY STORES
florra

NEIGHBORING RETAIL



SOUTH BAY MAP



VIEW DOWN CIVIC CENTER AT HARRISON



VIEW FROM ADJACENT PROPERTY



VIEW FROM ACROSS CIVIC CENTER DRIVE

RENDERINGS OF PROPOSED FULLY ENTITLED RESTAURANT



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