

1136 E HAMILTON AVE

OFFICE OPPORTUNITY IN CAMPBELL, CA

Marcus & Millichap

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.



PROPERTY SUMMARY

\$2,189,998

Parcel APN 288-11-037

Building Size ±2,548 SF

Lot Size ±6,250 SF (0.14 Acres)

Land Use Commercial (Office Building)

Year Built 1978

INVESTMENT HIGHLIGHTS

- Excellent Owner-User Opportunity
- Multiple Uses Allowed
- Major Thoroughfare with high traffic counts
- Directly Across the Street from E-Bay campus
- Direct proximity to Pruneyard Shopping Center
- Easy Access on Highway-17
- High Barrier to Entry Market
- New Roof installed in 2019



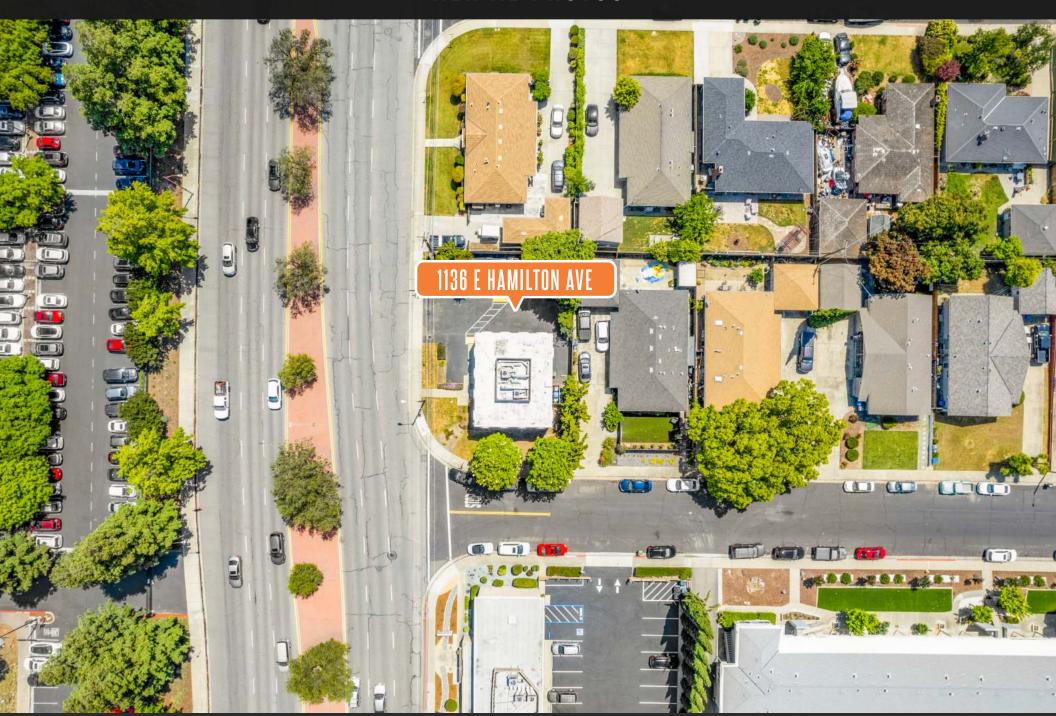
AERIAL PHOTOS



AERIAL PHOTOS



AERIAL PHOTOS



NA

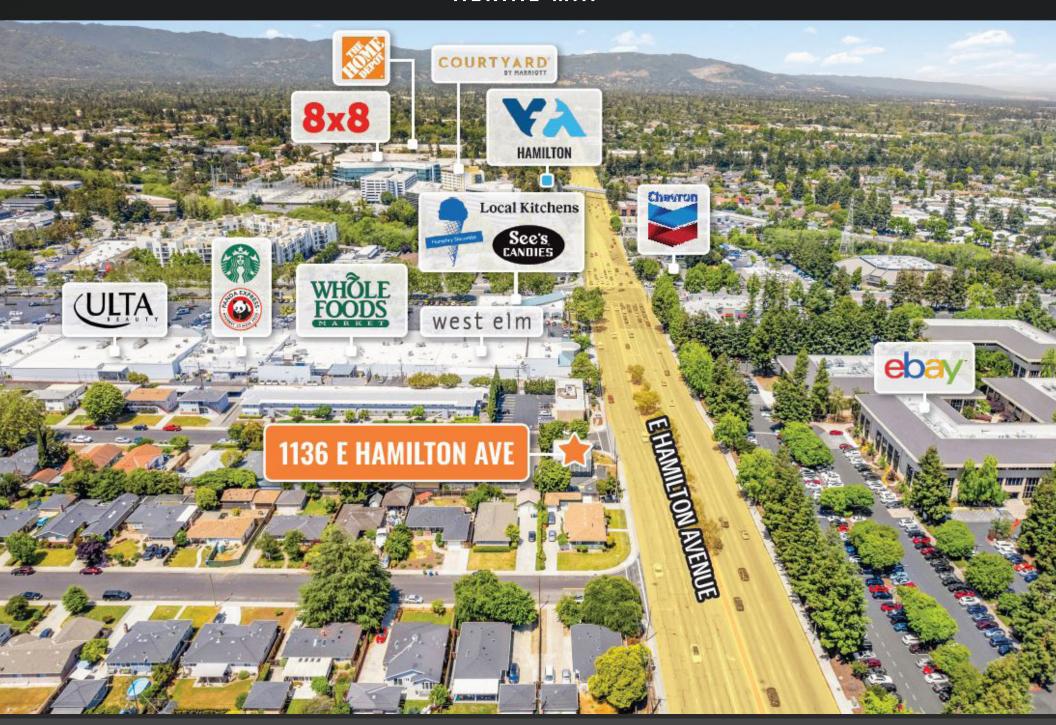
PROPERTY PHOTOS



PROPERTY PHOTOS



AERIAL MAP



NA

AERIAL MAP



MARKET OVERVIEW

FACTS & FIGURES AT A GLANCE

Total Population with 5 Mile Radius:

Median Age:
35.2

Per Capita Income:
\$62,692

Proportion of Adults 25 and Older with Bachelor's Degree or Higher:

Number of Households:
224,167

Average Household Income:
\$169,411



