

# 770 W. HAMILTON AVE. CAMPBELL, CA

FOR LEASE, GROUND LEASE OR BUILT TO SUIT



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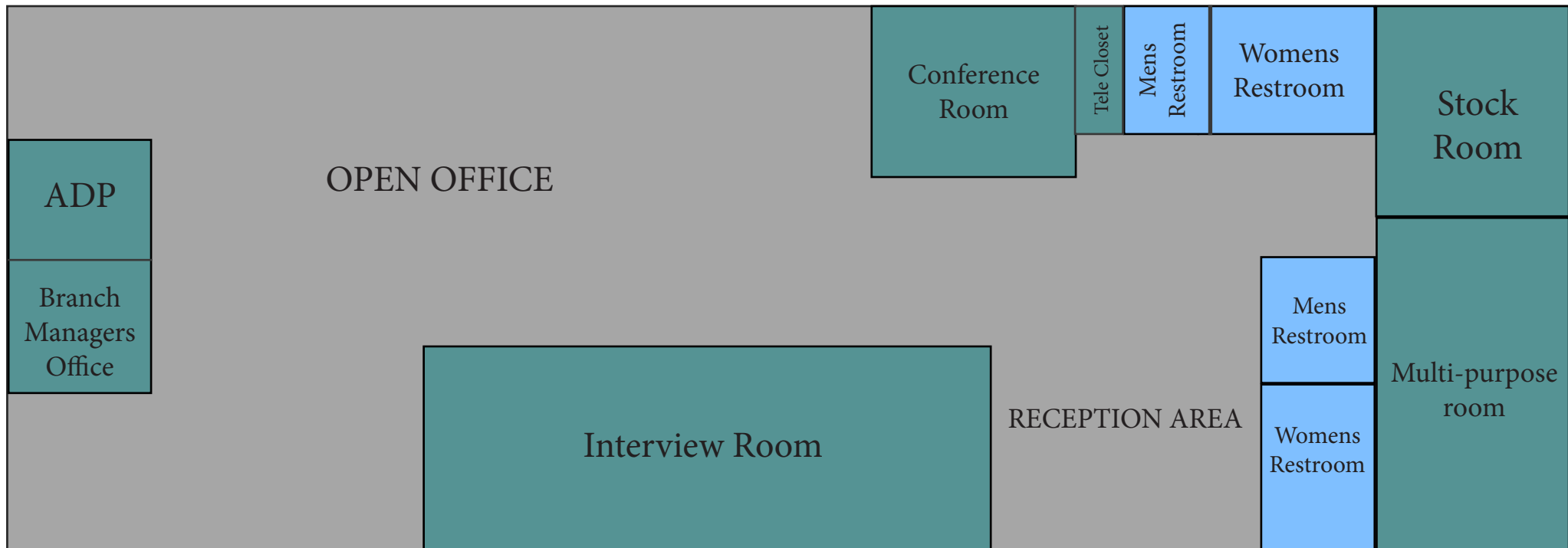
# PROPERTY HIGHLIGHTS



- 
- 8,854 Square Foot Freestanding Building, Divisible
  - Large Corner Lot - 0.70 Acre
  - Abundant Parking (4.65 Spaces / 1,000 SF)
  - Located at a Signalized Intersection
  - Busy San Thomas Expressway One-Half Block to the East
  - Tremendous Window Line
  - Potential Ground Lease or Built to Suit Opportunity

# AVAILABLE OFFICE SPACE

## Site Plan - 8,854 SF Divisible



# SITE MAP

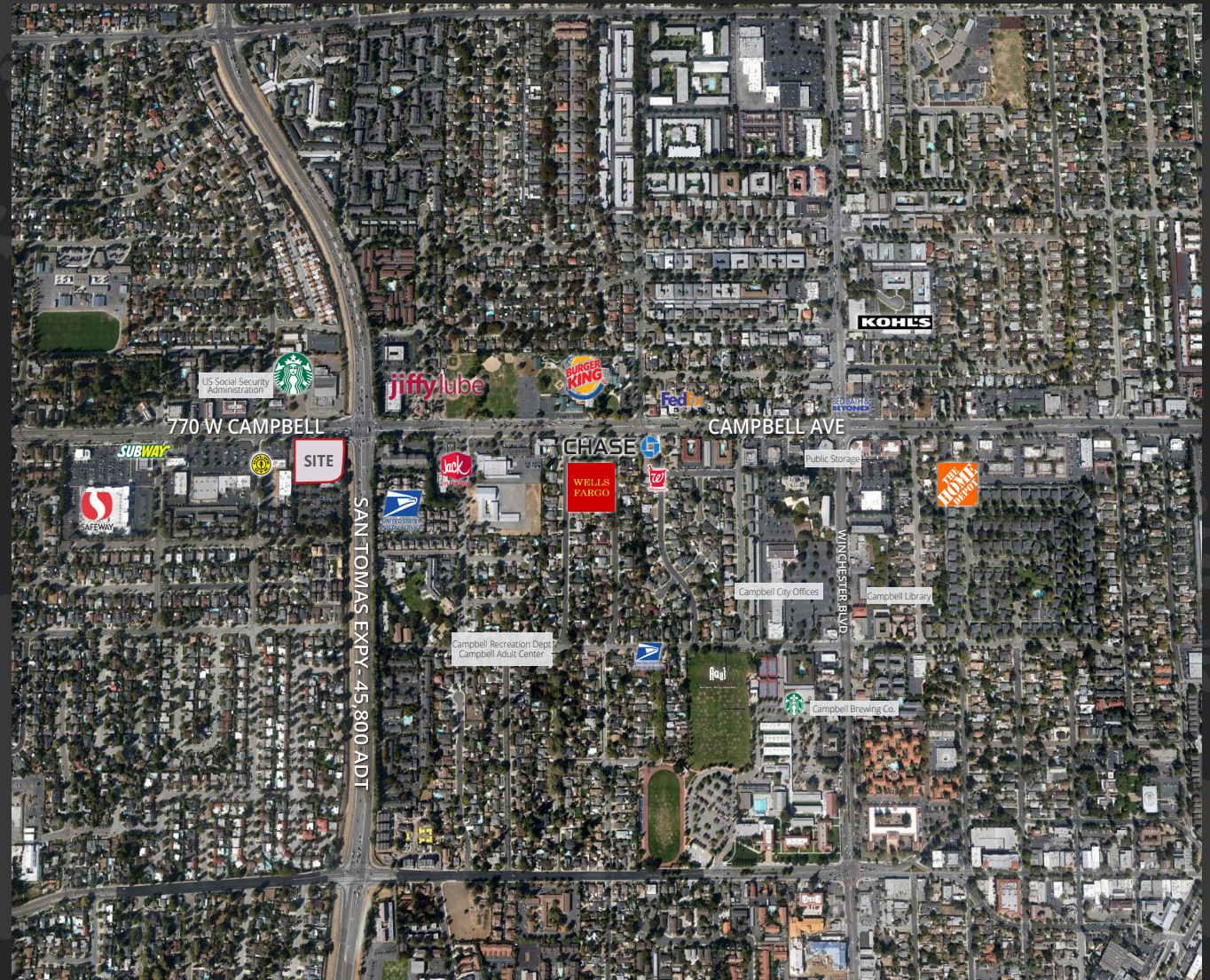
## HIGH TRAFFIC COUNTS

West Campbell Ave. 25,839 ADT

San Thomas Expy 44,513 ADT

## DEMOGRAPHICS

	1 Mile	2 Mile	3 Mile
Population	32,107	211,173	524,959



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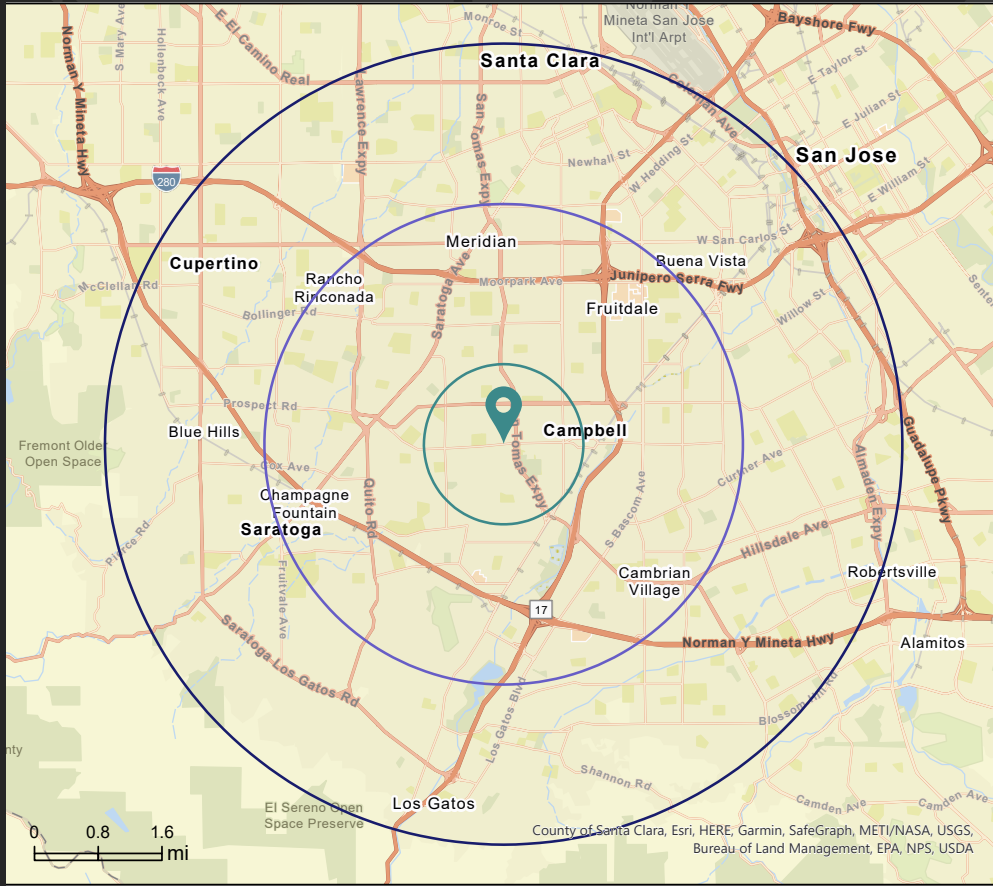
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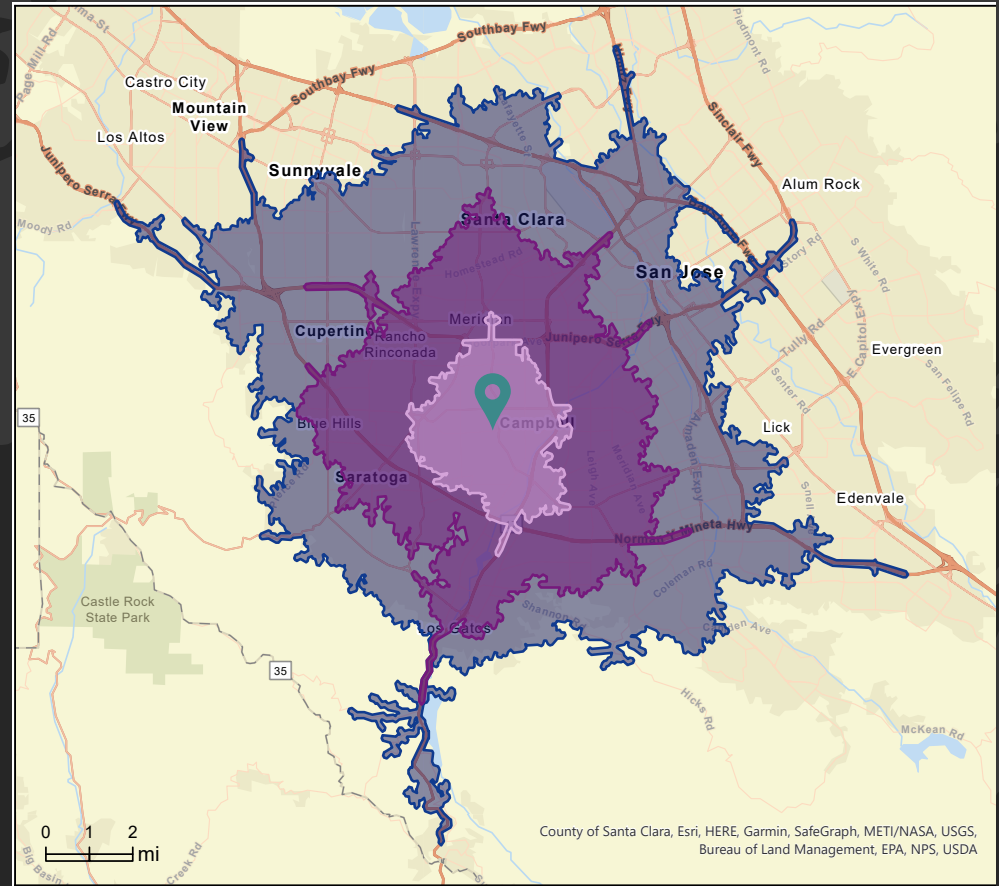
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# MAPS

1, 3, 5 mile



5, 10, 15 minute radius



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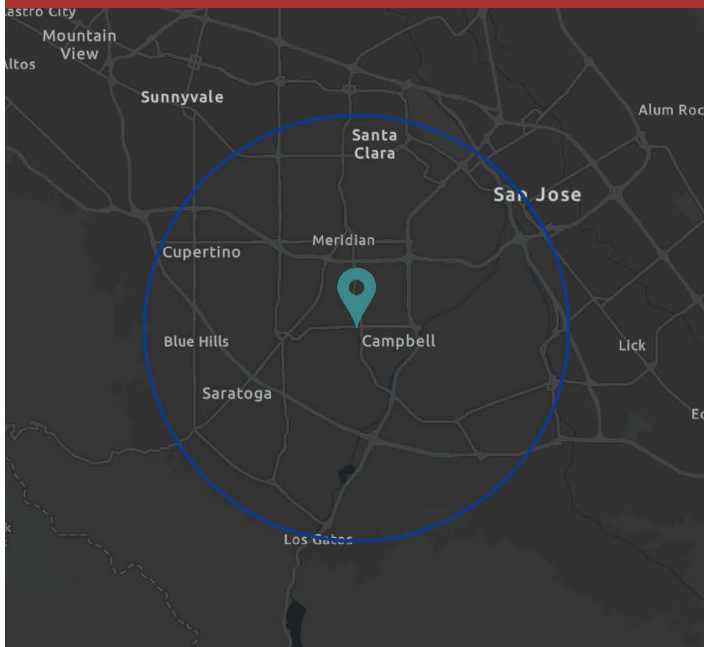
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# DEMOGRAPHIC PROFILE

## DEMOGRAPHIC PROFILE

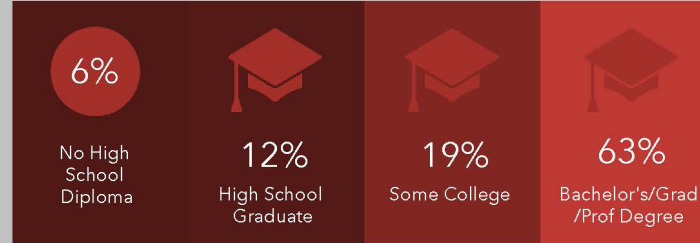
770 W Hamilton Ave, Campbell, California, 95008

Ring of 5 miles

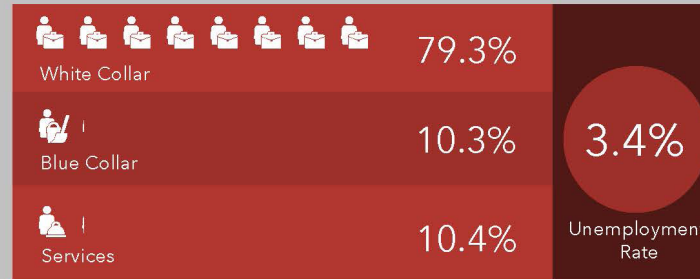


This infographic contains data provided by Esri. The vintage of the data is 2022, 2027  
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### EDUCATION



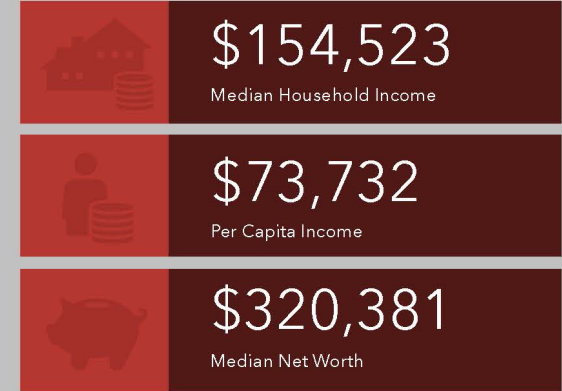
### EMPLOYMENT



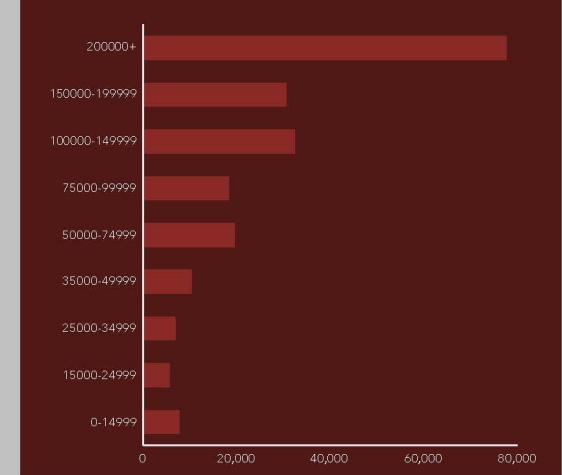
### KEY FACTS



### INCOME



### HOUSEHOLD INCOME (\$)



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