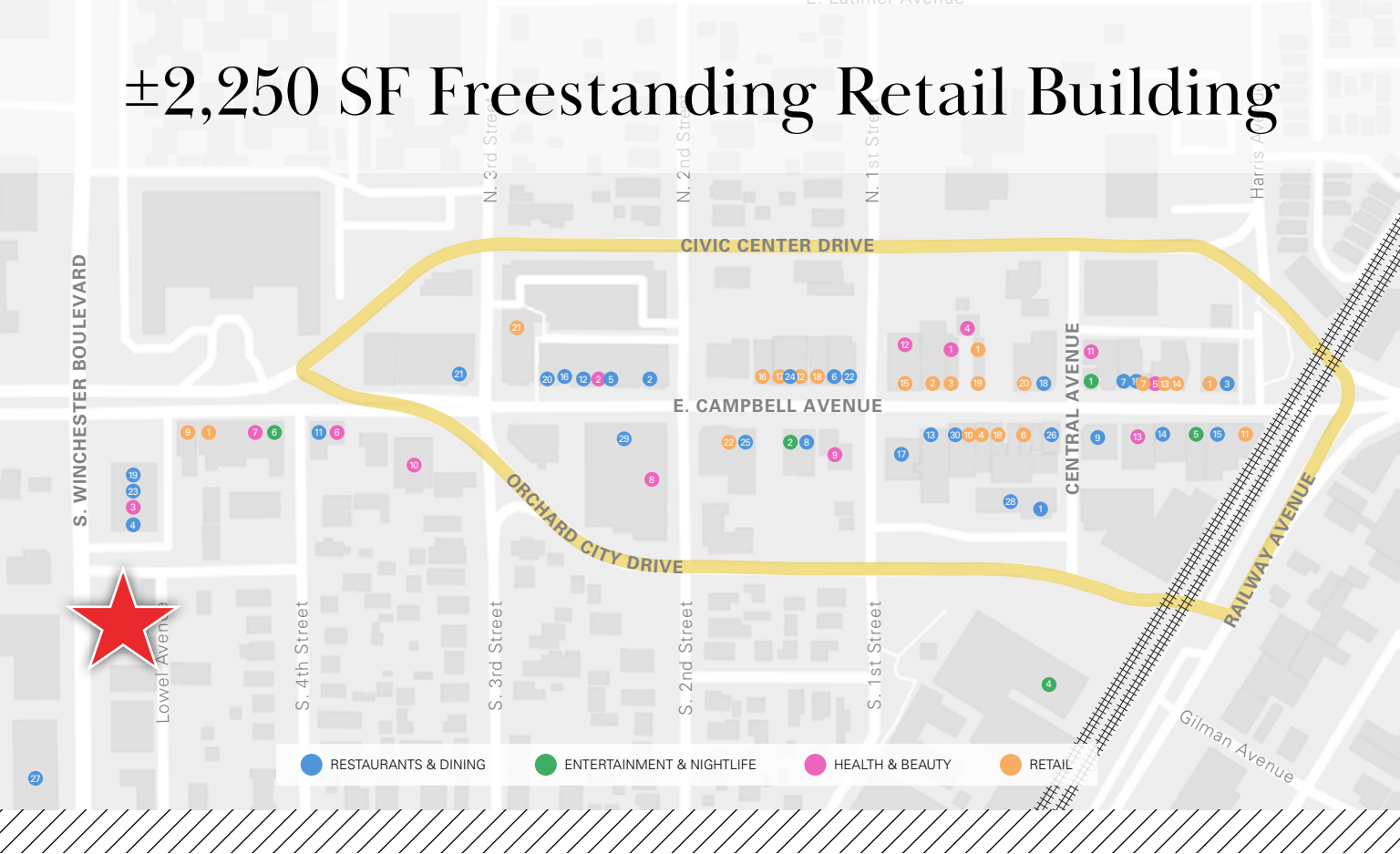


# ±2,250 SF Freestanding Retail Building



## For Sale - Prime Downtown Campbell Location

### 2082 S. WINCHESTER BLVD., CAMPBELL, CA

Newmark presents this unique opportunity to own a building jewel box stand-alone commercial on a major throughfare in Historic Downtown Campbell. This amenity rich and vibrant location provides the investor or user the chance to own an asset with unmatched visibility on Winchester Blvd combined with the walkability of a bustling Silicon Valley urban environment. The Flexible zoning (CB-MU) allows for a variety of potential uses to thrive in this dynamic location while also having unparalleled access to major highways, thoroughfares, Historic Downtown Campbell and Pruneyard Shopping Center within short proximity.

- Purchase Price: \$1,800,000
- Building: ±2,250 SF (per county records)



For information, please contact:

#### Luke Allard

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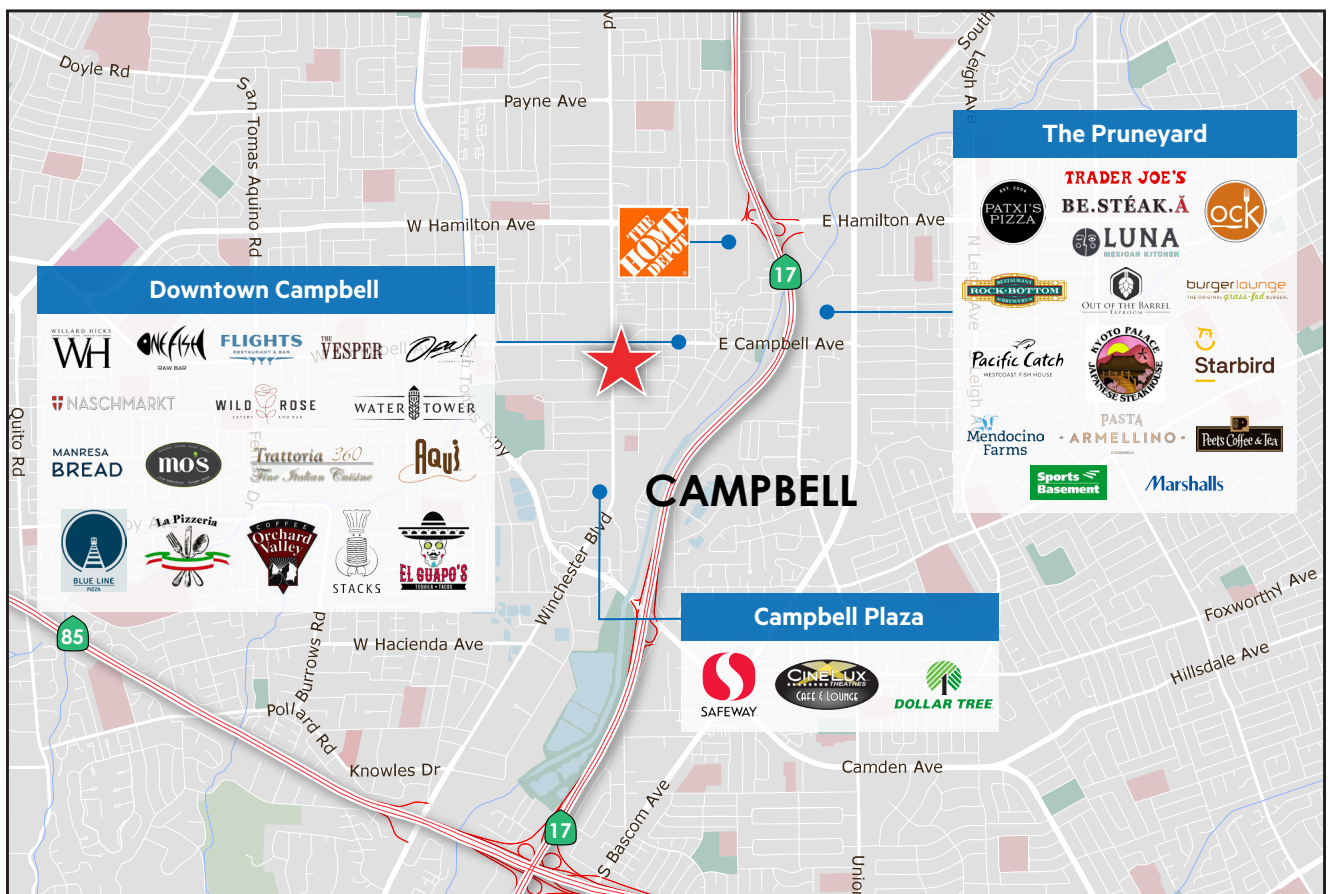
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## Property Highlights

Conveniently situated in the center of a vibrant mixed-use neighborhood

- APN: 412-080-52
- Flexible Zoning: CB-MU (Central Business Mixed Use)- P-D
- Freestanding Retail Building
- Open Floor Plan conducive to a variety of uses
- Ready for Immediate Occupancy
- Walking distance to Downtown Campbell
- Easy Access to Highways 17, 85, and 280
- Year Built: 1940



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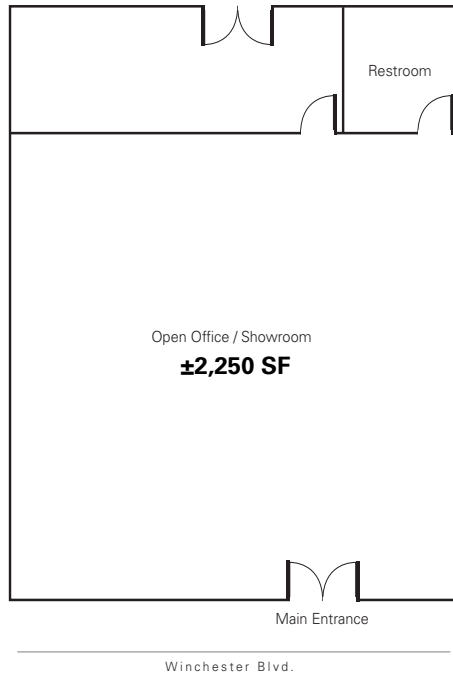
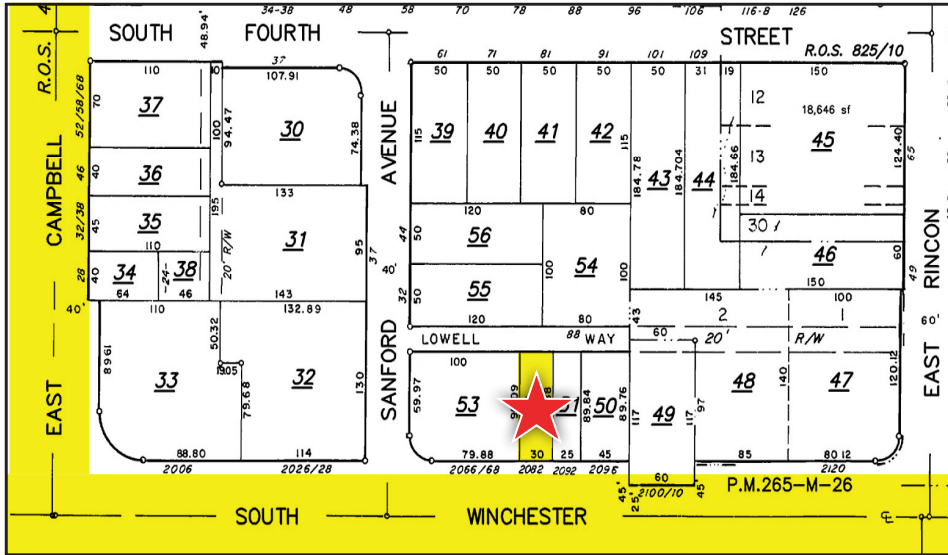
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Floor Plan



\*This floor plan is not drawn to scale.

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