

100% Leased Medical / Office Building FOR SALE | PRICE REDUCED! \$3,500,000



481 Carlyn Avenue / 310 West Hamilton Avenue, Campbell, CA 95008

Building Details

Investment Opportunity

- **Stable, long-term tenants** ensuring a steady income stream
- **Attractive cap rate** in a high-demand commercial area
- **Strong foot traffic & professional clientele** due to medical/office use

Property Highlights

- **Building Size:** ±9,306 SF (Including storage space and common areas.)
- **Lot Size:** ±16,040 SF
- **Parking:** 33 Surface Spots
- **Cap Rate as of 4/1/2026:** 7.22%
- **Average Cap Rate over the next 5 Years:** 7.68%
- **Occupancy:** Fully Leased to Medical and Office Tenants
- **Owner Occupant Possibility**
- **Built in:** 1986
- **Zoning Type:** [P-D \(Planned Development\) / GC \(General Commercial\)](#)
- **Virtual 3D Tour:** [Click Here](#)
- **Visit Our Website:** [481Carlyn.com](#)

Prime Location & Accessibility

- Quick freeway access to **Highway 17/880, 280**
- Near **Westfield Valley Fair, Santana Row, and Pruneyard Shopping Center**
- **Public Transit:** 1.1 miles to Hamilton Tram Stop and 5-minute drive to Winchester Transit Station



P-D / GC Zoning Info



Contact Agents for More Details

ANDREW PECEIMER

Senior Commercial Real Estate Advisor
DRE # 00993289
M: 650.208.4971
O: 650.344.4300
apeheimer@ccbc Burlingame.com

GARRETT SWARTZ

Commercial Real Estate Advisor
DRE # 02178894
M: 925.222.0933
O: 650.352.3302
gswartz@ccbc Burlingame.com



1575 Bayshore Highway, Suite 100,
Burlingame CA 94010

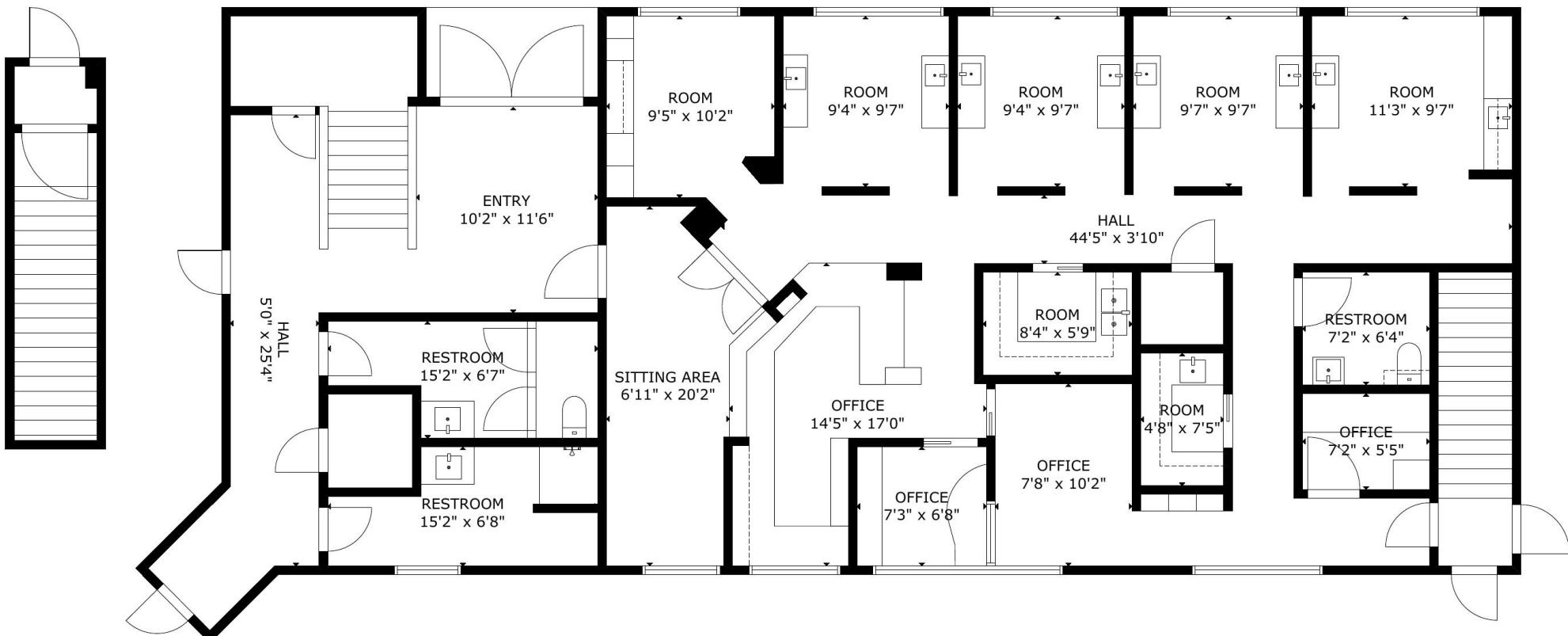


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GROUND LEVEL



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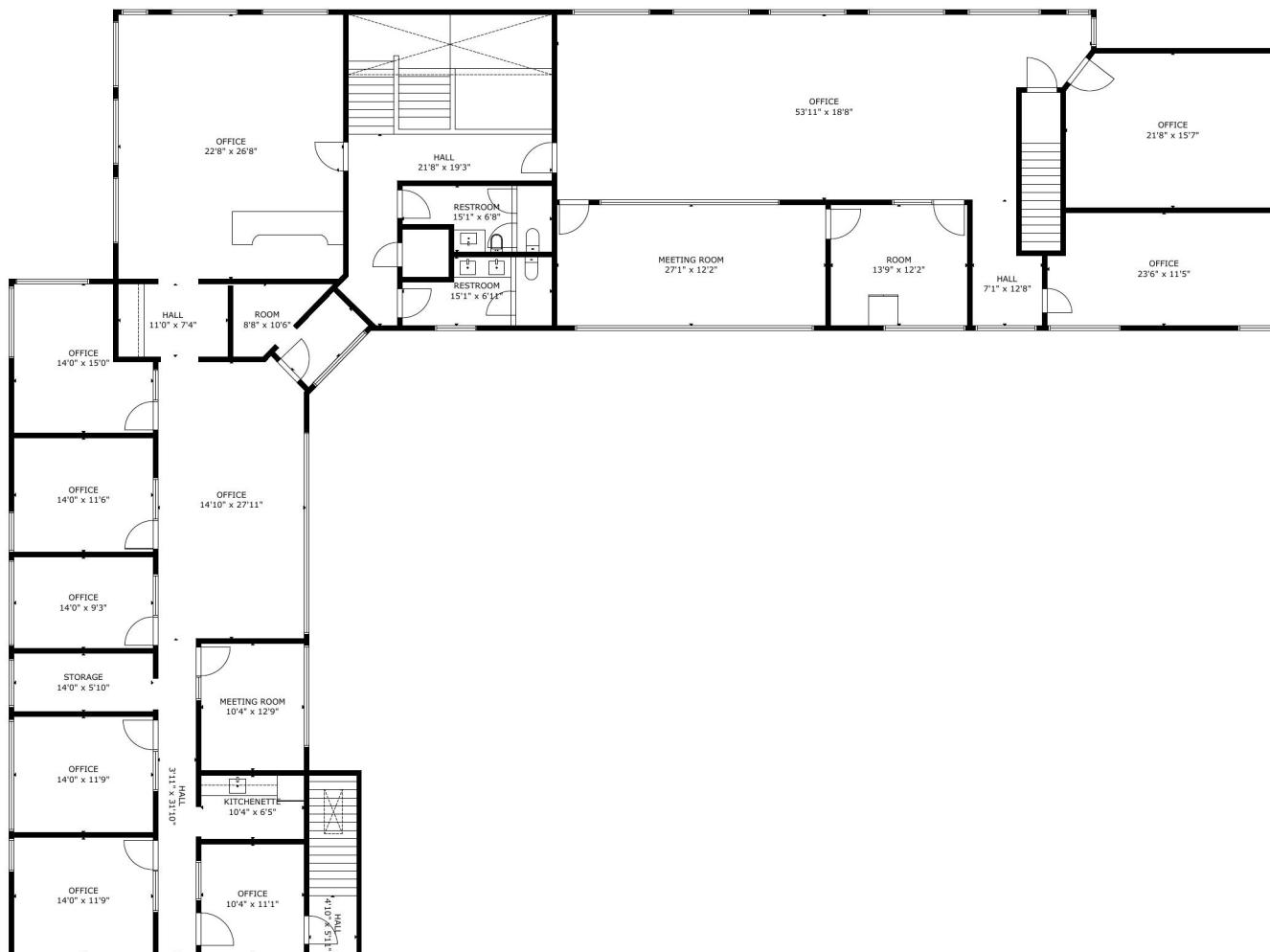
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SECOND LEVEL



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apeceimer@ccbc Burlingame.com



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