

The Colliers logo consists of the word "Colliers" in a white serif font, centered within a blue rounded rectangle. Below the text are three horizontal stripes: a yellow stripe on top, a red stripe in the middle, and a blue stripe on the bottom.

Colliers

Accelerating success.

For Sale / Lease

55 N. 3rd Street,
Campbell CA
6,000 SF Multi Tenant
Office Building

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CA License No. 01425986



Property Summary

Colliers, as exclusive advisor, is proud to present the opportunity to acquire the fee simple interest in 55 N. 3rd Street, a two-story office building located in Downtown Campbell, California.

This +/-6,000 square foot property offers Buyers with the opportunity to acquire a partially leased property or possibly occupy +/- 3,000 square feet. The Property is located in the heart of downtown Campbell at the highly visible corner of Third street and Civic Center Drive.

The Property is located in Campbell, California, a coveted, idyllic West Valley suburb with main street charm, parks and open space, proud of its heritage and sense of community. Downtown Campbell is currently undergoing new residential, retail and hotel developments as well as a planned connection to the Pruneyard.

Located in the heart of the West Valley neighboring the adjacent communities of Cupertino, Los Gatos, and West San Jose, the Property offers access to one of the most populated, educated, and affluent metro areas in the country. With office acquisition and lease opportunities tough to find this asset offers an exceptional and rare opportunity to acquire or lease a stand-alone multi-tenant office building in a downtown submarket.

Investment Highlights:

- Stand Alone Building
- Walking Distance to Lightrail
- Coveted Downtown Asset
- Investor or Owner/User Opportunity
- Great West Valley Location



55 N. 3rd Street, Campbell, CA

APN: 279-38-088

Site Size: .16 acres

Location: Downtown Campbell, Corner of 3rd Street/Civic Center Drive

Site Access: Vehicular access to the Property is provided via North 3rd Street

Parking & Paving: Asphalt paved parking lot at the rear of the Property with 15 allocated parking spots

Zoning: C-3 Central Business District

Sanitary Sewer: City of Campbell

Domestic Water: San Jose Water

Electric Service: PG&E

Gas Service: PG&E

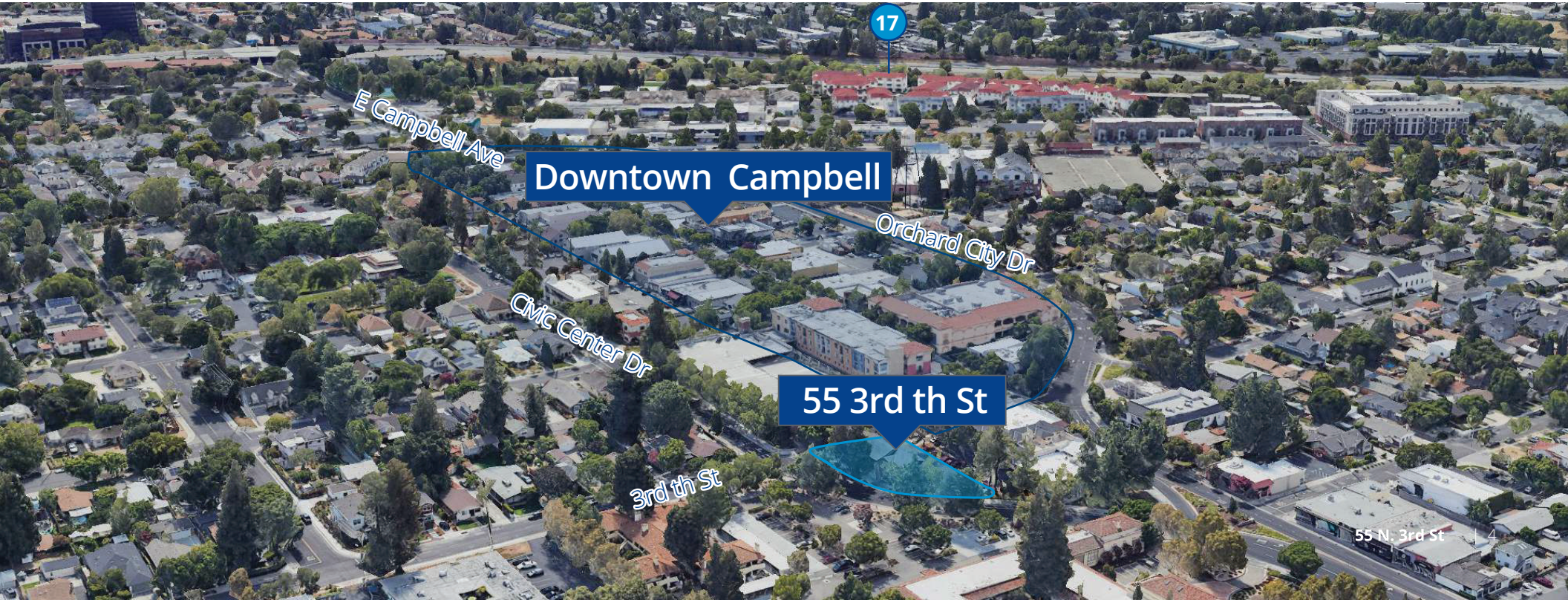
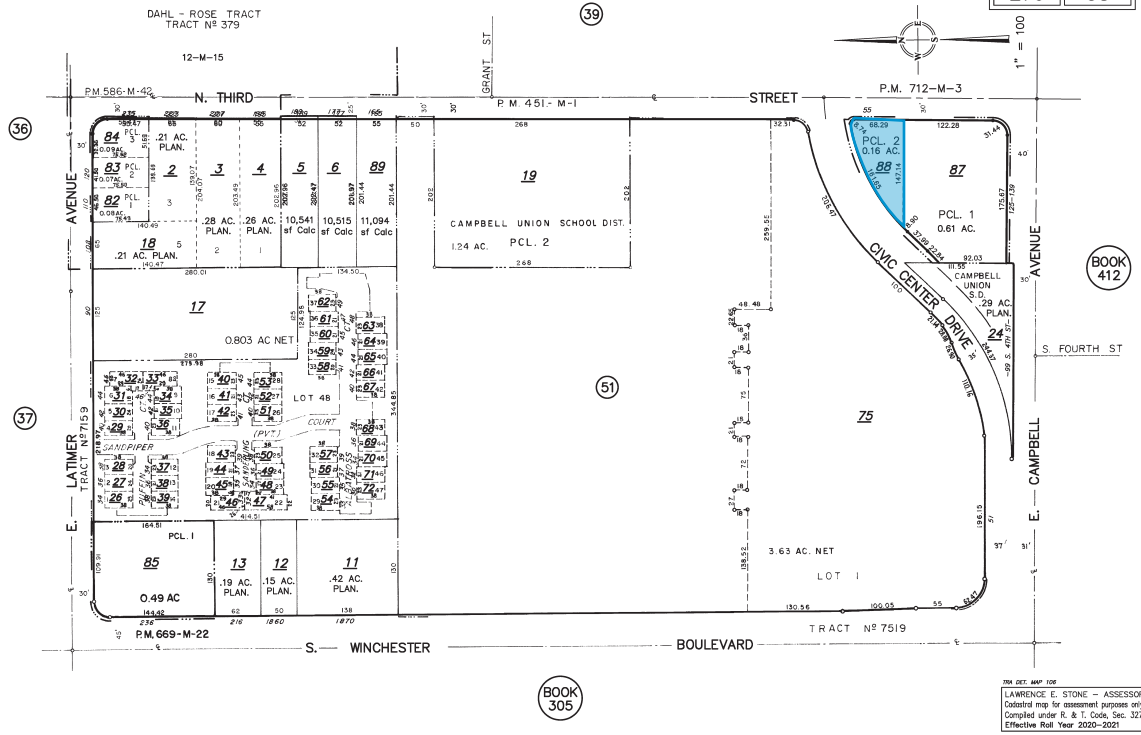
*Please do not disturb tenants

*Please contact Agent for touring instructions



THE BUILDING

- Foundation:** Concrete slab on grade
- Exterior Walls:** Wood framed stucco with extensive window line
- Parking:** 15 allocated parking spaces, shared parking agreement
- Building Size:** 6,000 square feet per tax records
- Multi-Tenant:** 3 designated suites
- Year Built:** 1999
- Stairwells:** The Building has one (1) interior stairwell and one (1) exterior stairwell
- For Lease:** ±1,500-3,000 SF: \$3.00 NNN
- For Sale:** \$5,165,000



LAWRENCE E. STONE - ASSESSOR
 Outdated map for assessment purposes only
 Compiled under R. & T. Code, Sec. 327.
 Effective Roll Year 2020-2021

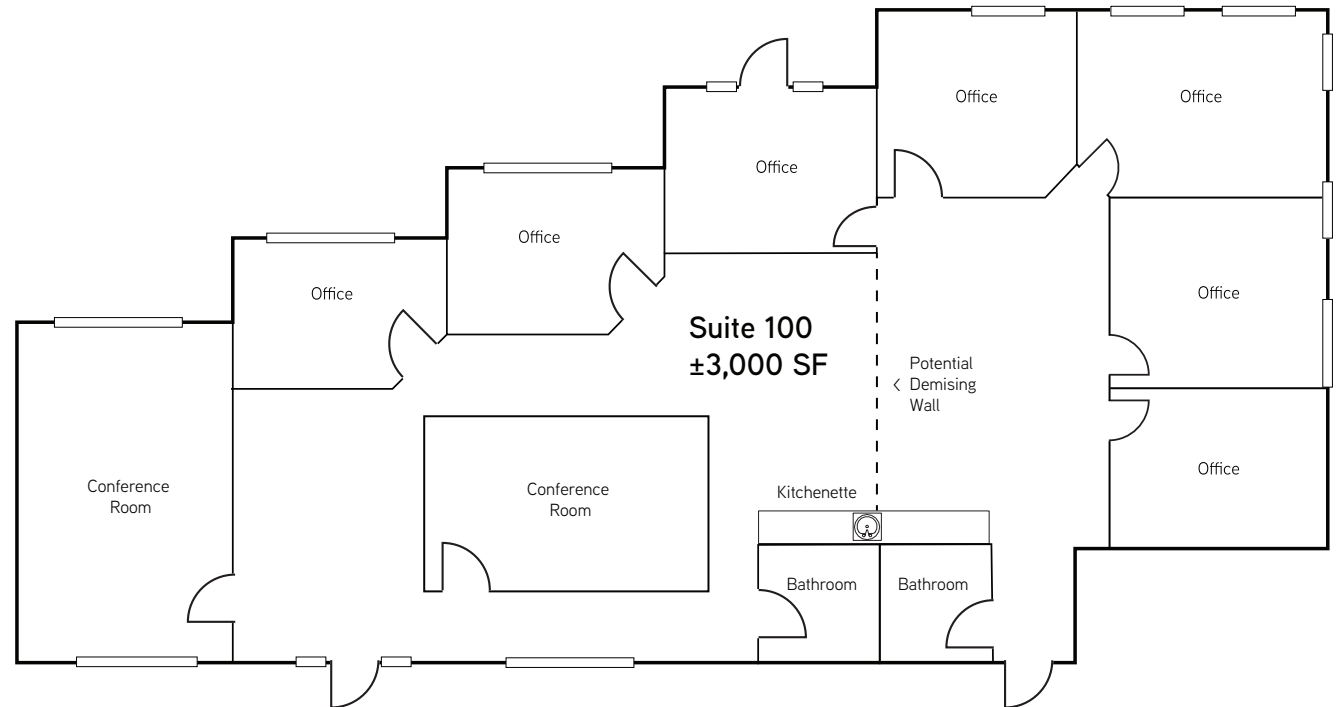
Floor Plan

First Floor - For Lease: $\pm 1,500 - 3,000$ SF

Suite 100

Tenant 1: 3,000 square feet

Term: Lease Expires July 31, 2024



Floor Plan

Second Floor

Suite 201

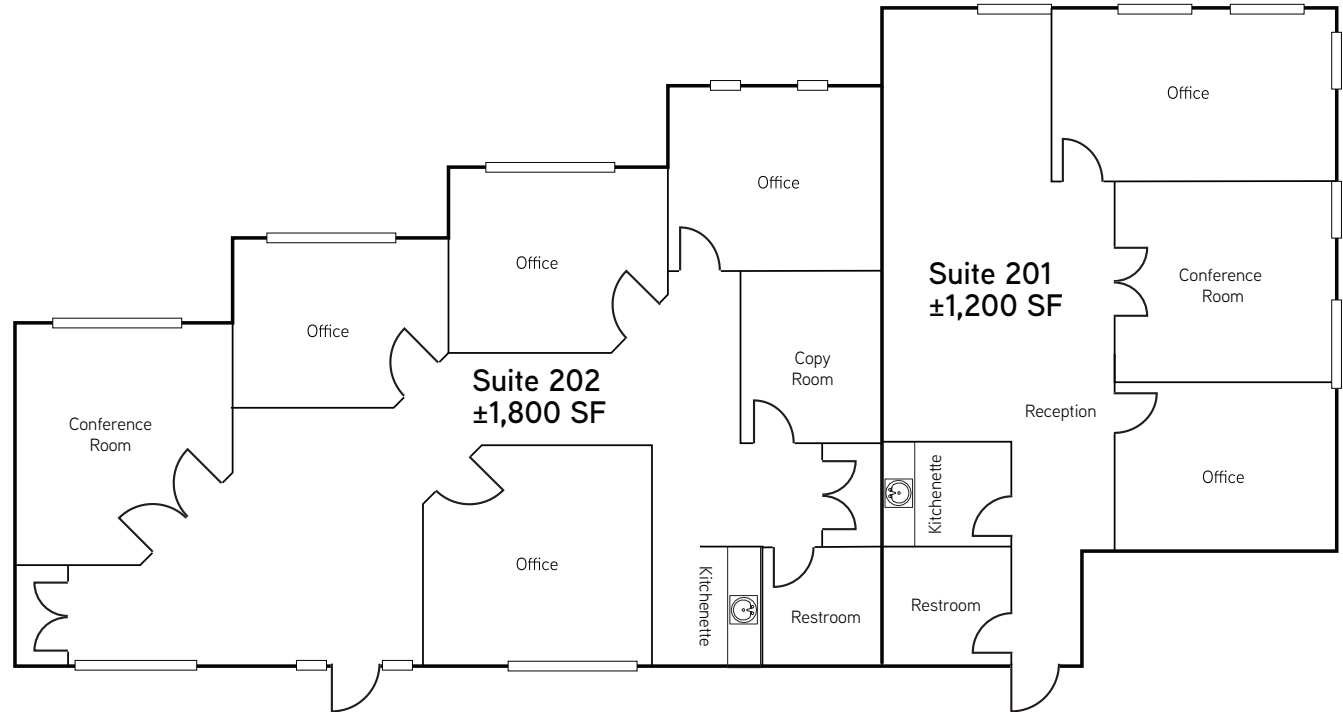
Tenant 2: 1,200 square feet

Term: Lease Expires July 31, 2024

Suite 202

Tenant 3: 1,800 square feet

Term: Lease Expires May 31, 2025



Amenities Map

DOWNTOWN CAMPBELL



HAMILTON SHOPPING CENTER



55 3rd th St

CAMPBELL PARK

THE PRUNEYARD



CAMPBELL COMMUNITY CENTER

JOHN D MORGAN PARK

ST. LUCY SCHOOL

WINCHESTER STATION

CAMPBELL STATION

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