

For Lease - 2,441± SF
Prime Retail/Office or Medical Opportunity
Highway Visible Location, Neighbor to Starbucks



1228 Camden Ave, Campbell CA

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PROPERTY OVERVIEW



- ◇ Rent \$2.50 PSF, plus NNN
- ◇ 2,441± SF, Including Mezzanine Space
- ◇ Next to Extremely Busy Starbucks
- ◇ Prime Retail/Office or Medical Opportunity
- ◇ Good Parking

- ◇ Building Signage Available - Visible from Hwy
- ◇ At the Junction of Camden Ave, Curtner Ave., & Hwy 17/880
- ◇ Daily Traffic: 60,000+ ADT Camden, 153,000+ on Hwy 17

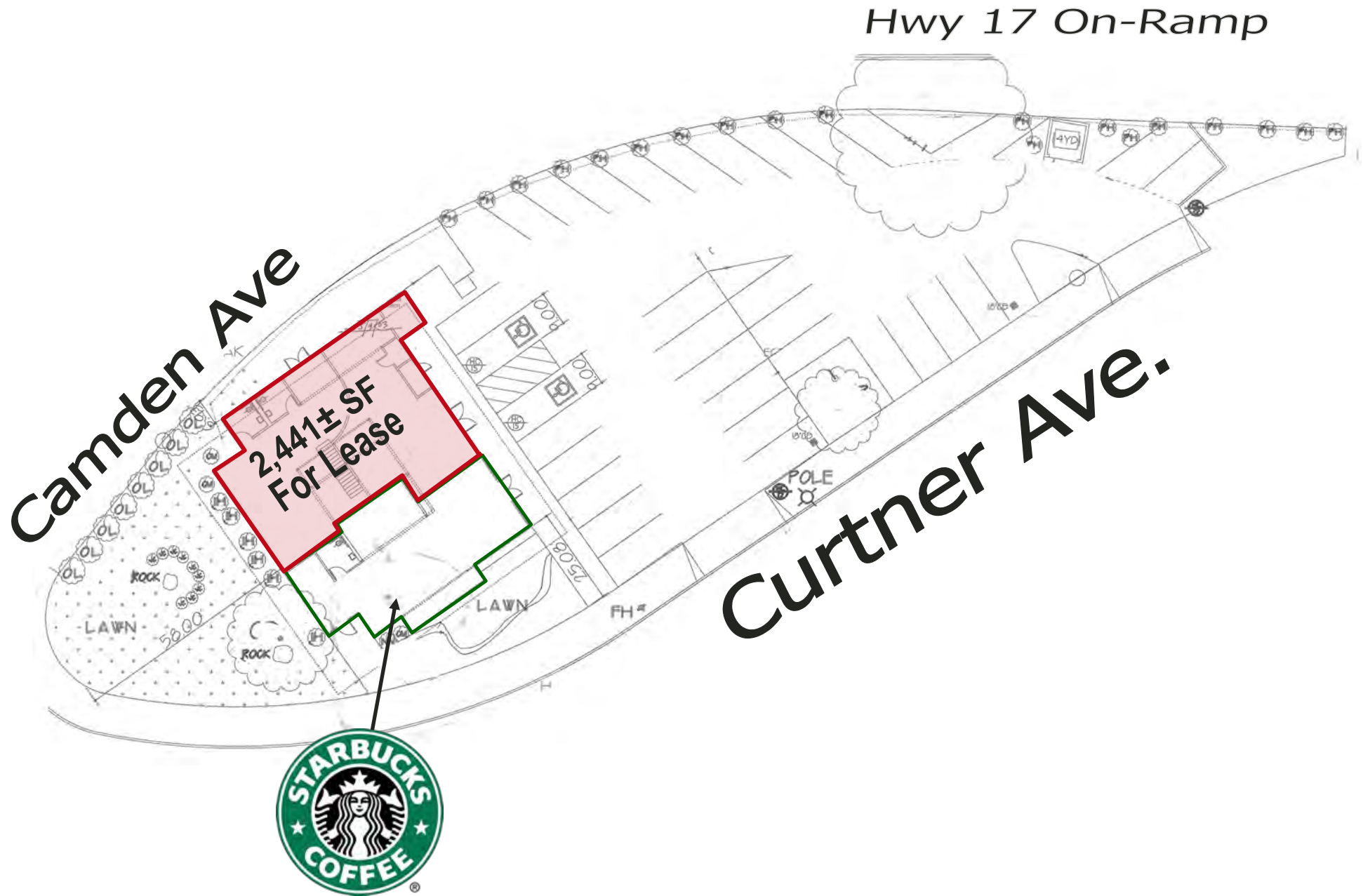
INTERIOR PHOTOS

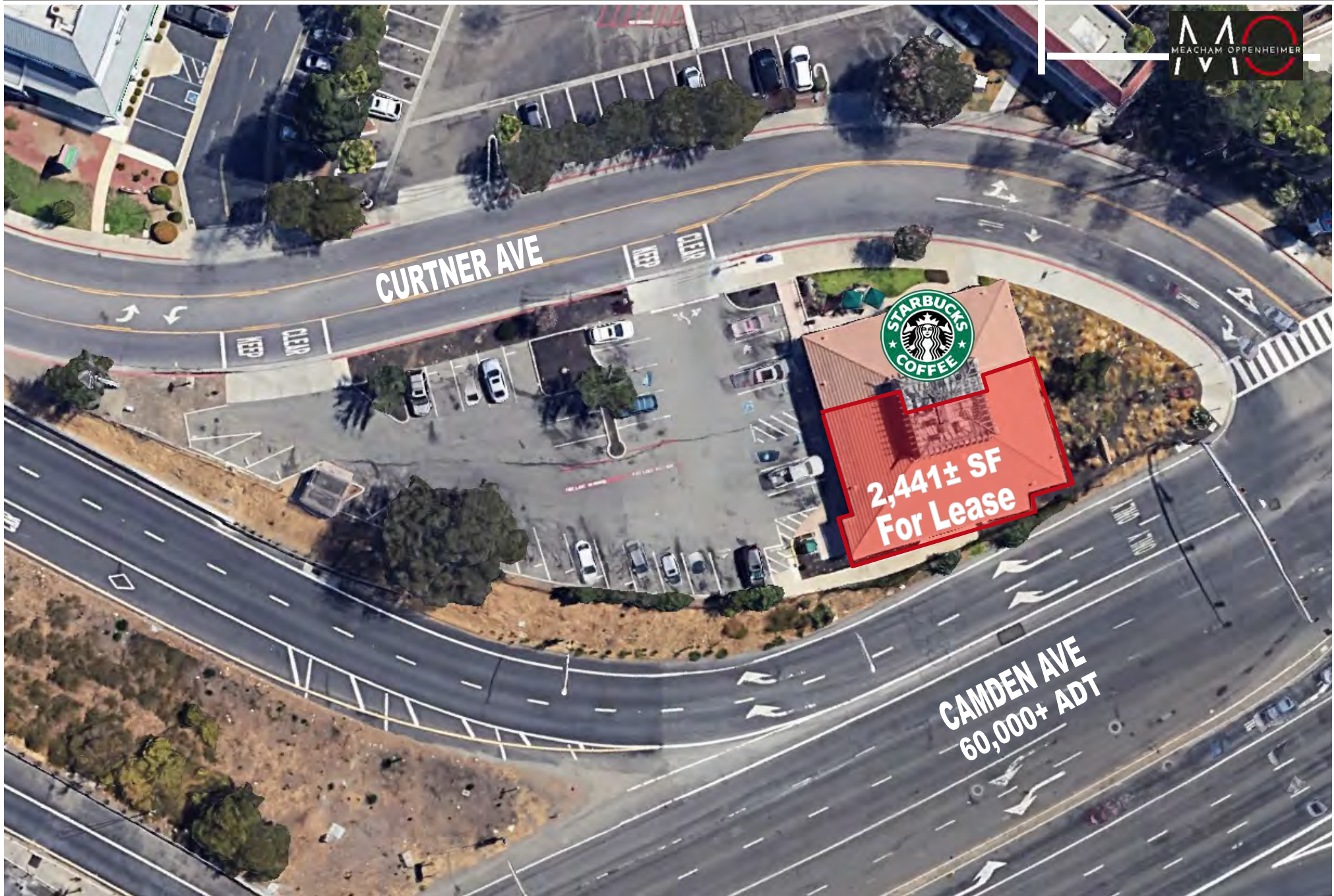


The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

INTERIOR PHOTOS







LOCATION MAP



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DEMOGRAPHICS



| 2025 | 1-MILE | 3-MILE | 5-MILE |
|-------------------------------|-----------|-----------|-----------|
| Population | 22,657 | 207,433 | 495,177 |
| Households | 8,879 | 76,241 | 182,880 |
| Average Household Income | \$171,518 | \$198,645 | \$203,281 |
| Owner Occupied Housing Units | 3,778 | 43,762 | 101,987 |
| Renter Occupied Housing Units | 5,101 | 32,497 | 80,893 |
| Median Age | 39.1 | 40.9 | 40.7 |
| Median Household Income | \$125,716 | \$152,290 | \$151,677 |

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