

# Camden Center

1814 - 1818 HILLSDALE AVE. | SAN JOSE



Accelerating success.

FOR SALE



## Contact Brokers

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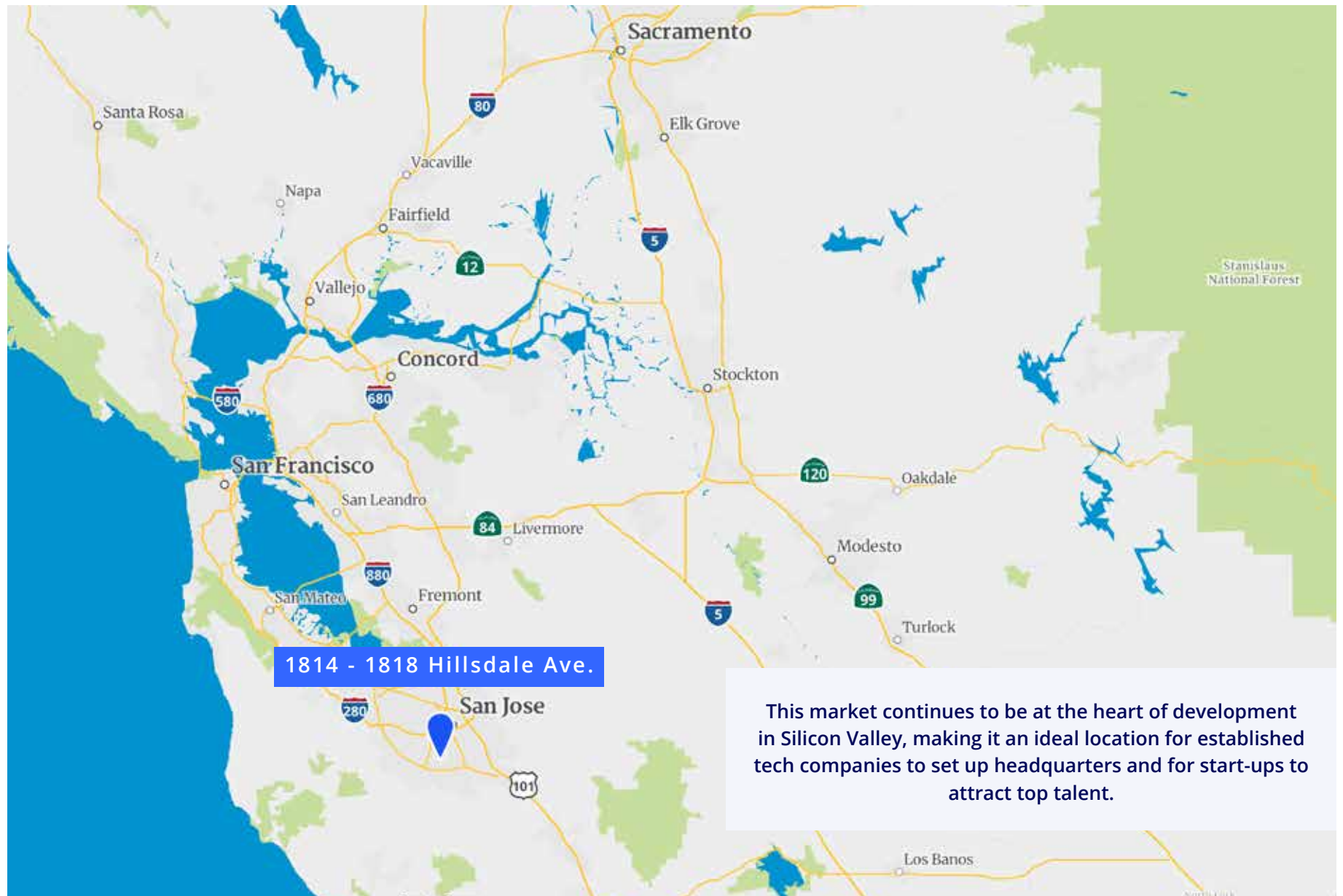
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# Location Overview





# Camden Center

1814 - 1818 HILLSDALE AVE. | SAN JOSE

The property is prominently positioned at the high-traffic intersection of Camden and Hillsdale Avenue, directly across from major retailers Target and Home Depot. Boasting approximately 193 feet of frontage on Hillsdale Avenue, it offers excellent visibility and accessibility. The site features ample parking with approximately 137 stalls, plus additional parking available on the adjacent common area.

Ideally situated near State Route 85, Interstate 880, and Interstate 280, the property benefits from strong regional connectivity. Camden Center offers investors a rare opportunity to acquire a well-located, multi-tenant retail asset in the heart of San Jose, with strong potential for value-add.

## Lease Status

Vacant

## Pricing

\$5,955,000

\$249.17 PSF on Building

\$77.67 PSF on Land

## Property Details

Address:	1814 - 1818 Hillsdale Ave., San Jose
Total Building SF:	±23,899
Total Acres:	±1.76 acres (±76,666 SF)
Zoning:	Commercial Neighborhood (CN)
APN:	419-05-054, 419-05-055, 419-05-060
Year Built:	1971
Parking:	137 spaces ( ±5.71/1,000 SF)



# Parcel Map | 3 Seperate Contiguous Parcels

419-05-054, 419-05-055, 419-05-060



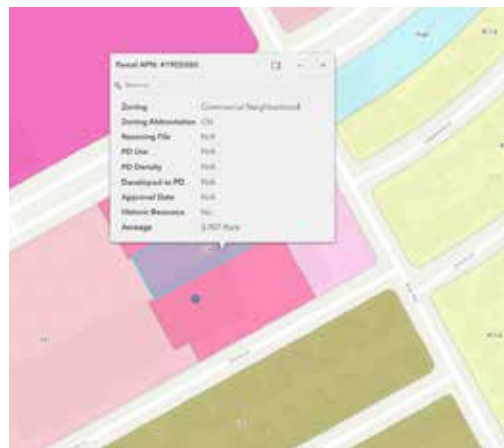
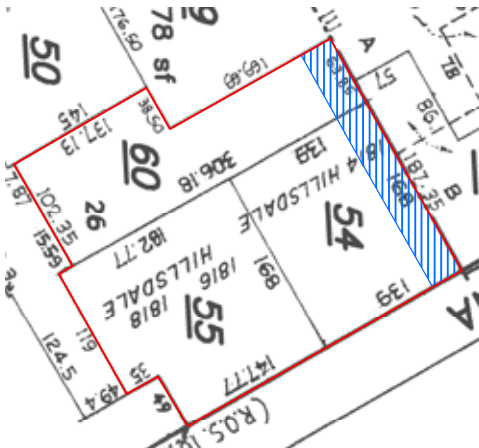
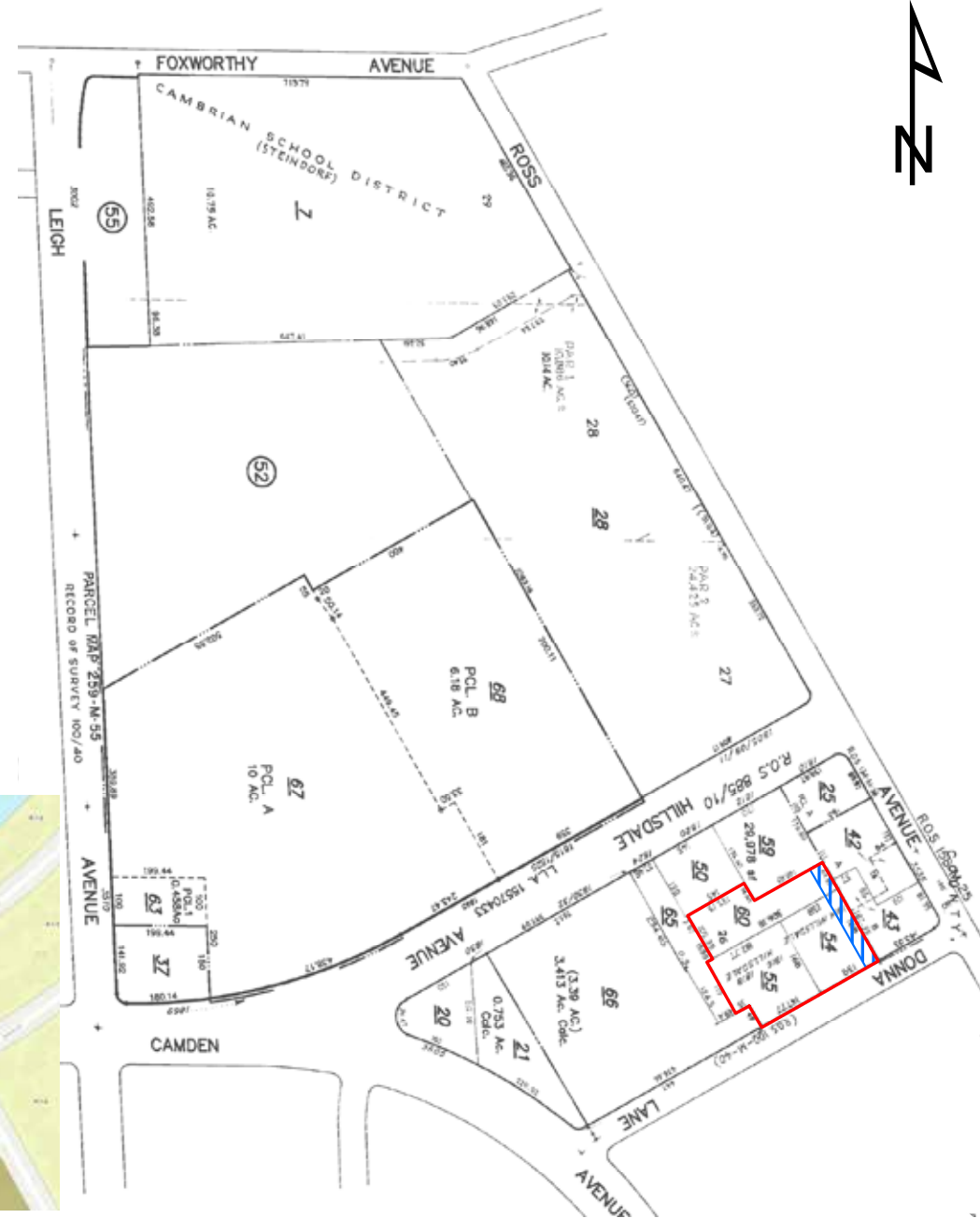


# General Plan & Easement Map

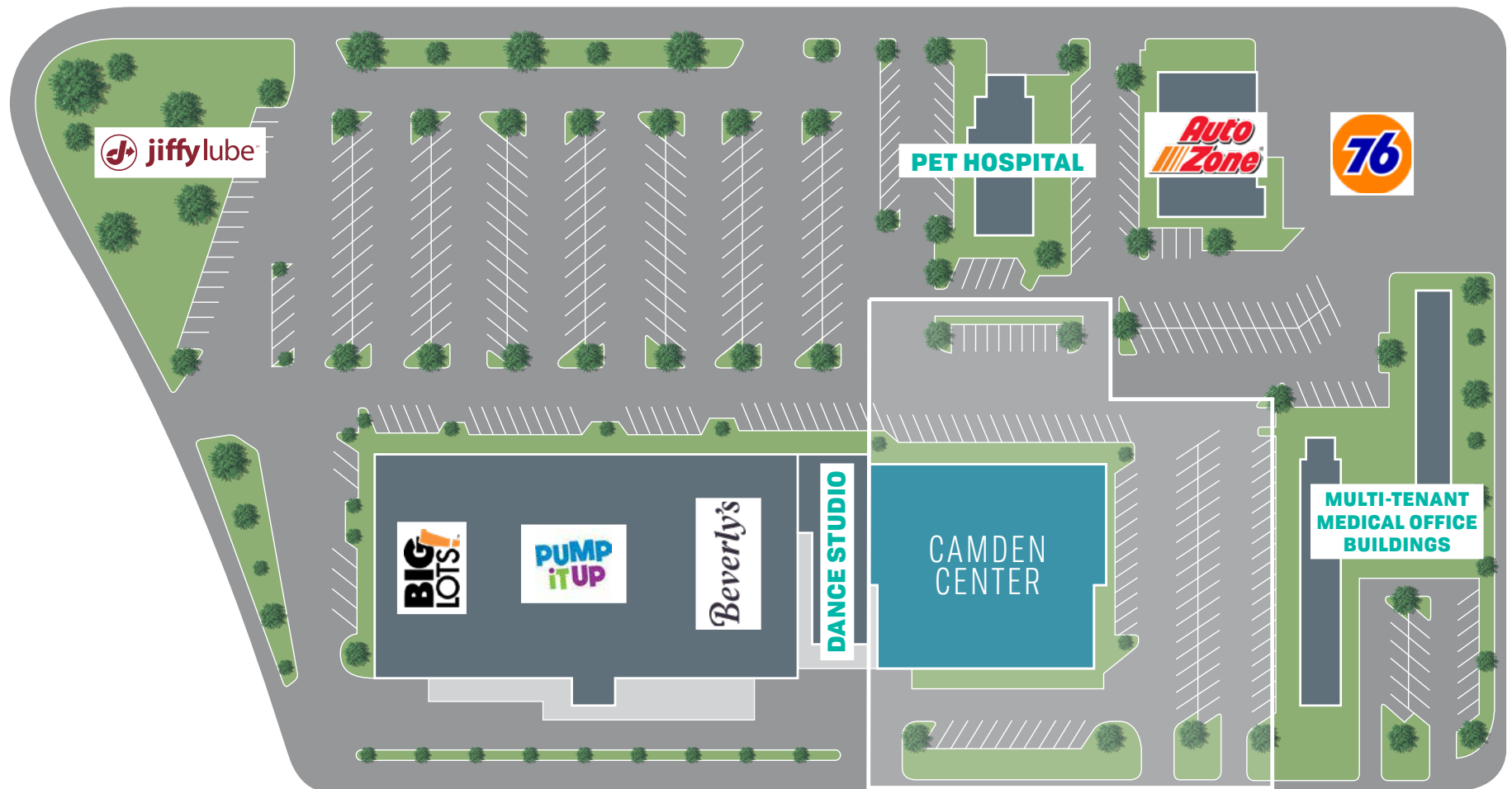
## Neighborhood/Community Commercial

Density: FAR up to 3.5 (1 to 5 stories)

This designation supports a very broad range of commercial activity, including commercial uses that serve the communities in neighboring areas, such as neighborhood-serving retail and services and commercial/professional office development. Neighborhood/Community Commercial uses typically have a strong connection to and provide services and amenities for the nearby community and should be designed to promote that connection with an appropriate urban form that supports walking, transit use, and public interaction. General office uses, hospitals, and private community gathering facilities are also allowed in this designation. This designation also supports one hundred percent (100%) deed-restricted affordable housing developments that are consistent with General Plan Policy H-2.9 and Policy IP-5.12.



# Site Plan



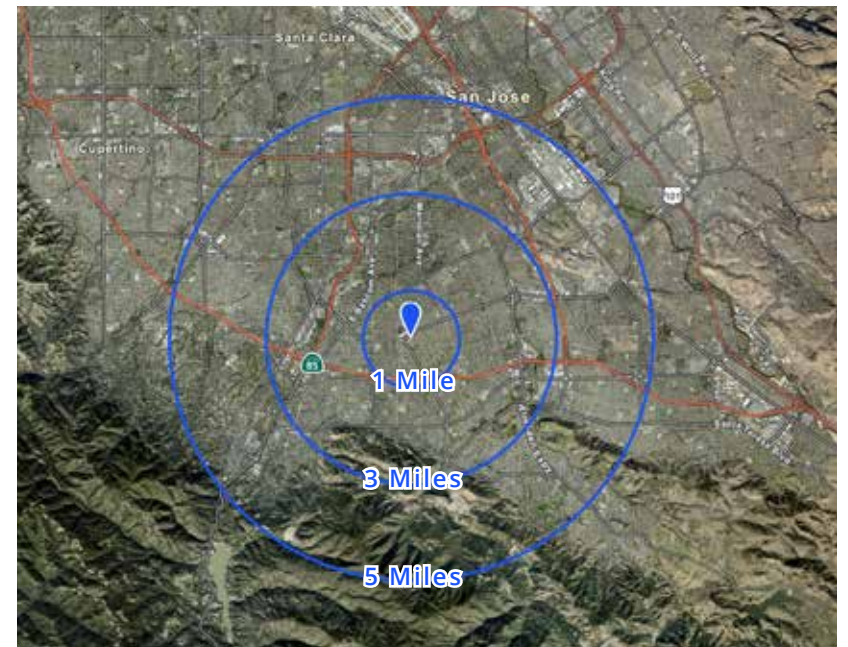


# Demographics

1, 3, 5 Mile Radius



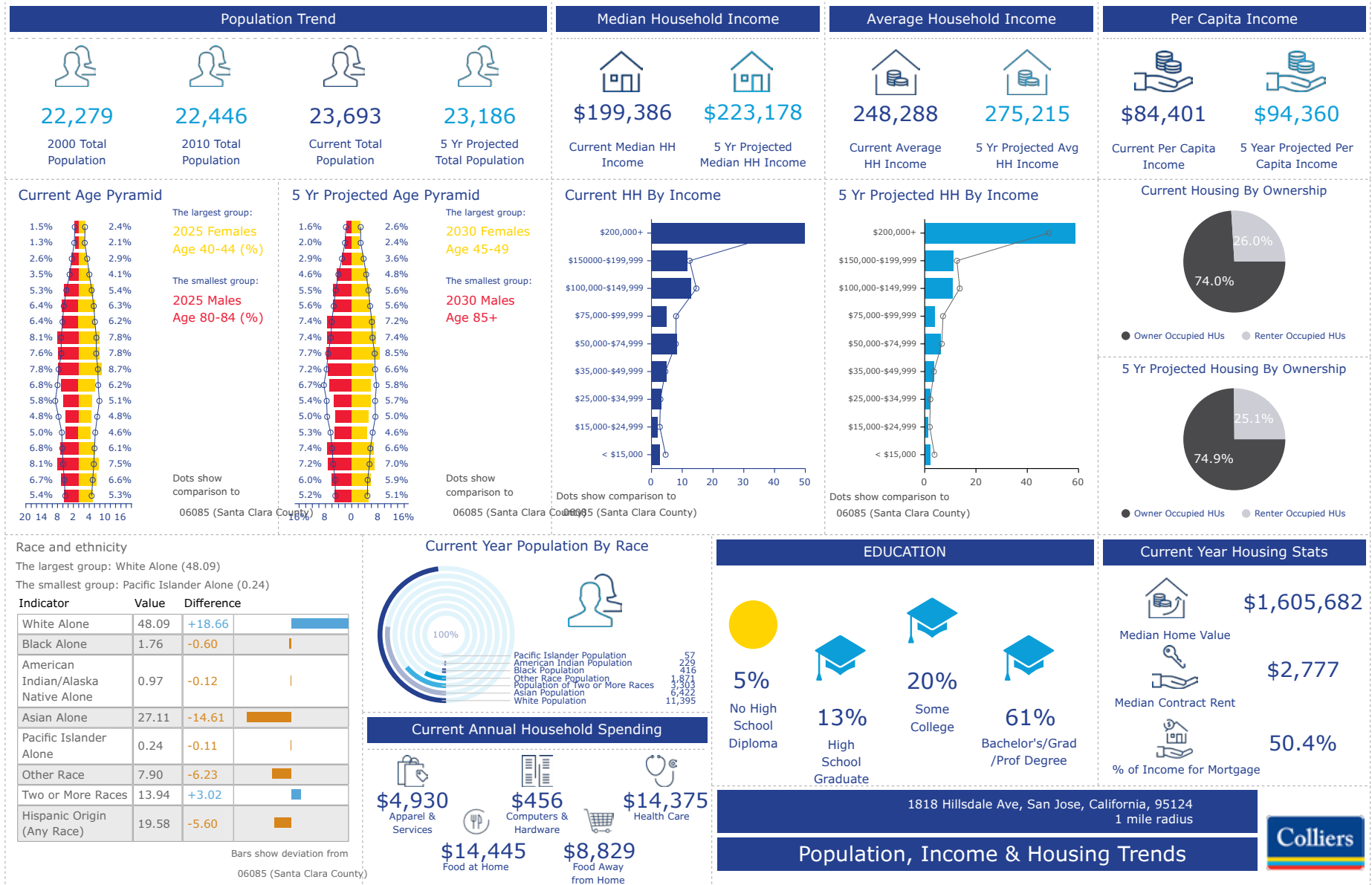
	1 Mile	3 Miles	5 Miles
Current Total Population	23,382	189,915	481,222
Current Total Households	7,840	70,288	176,885
Median Household Income	\$188,280	\$163,361	\$152,071
Employment: White collar	80%	81%	78%
Total Businesses	782	8,006	20,376
Total Employees	4,962	78,825	185,337





# Population, Income & Housing Trends

## 1 Mile Radius



Race and ethnicity

The largest group: White Alone (48.09)

The smallest group: Pacific Islander Alone (0.24)

Indicator	Value	Difference
White Alone	48.09	+18.66
Black Alone	1.76	-0.60
American Indian/Alaska Native Alone	0.97	-0.12
Asian Alone	27.11	-14.61
Pacific Islander Alone	0.24	-0.11
Other Race	7.90	-6.23
Two or More Races	13.94	+3.02
Hispanic Origin (Any Race)	19.58	-5.60

Bars show deviation from 06085 (Santa Clara County)

Current Year Population By Race

100%

Pacific Islander Population 0.24%

American Indian Population 0.97%

Black Population 1.76%

Other Race Population 7.90%

Population of Two or More Races 13.94%

Asian Population 27.11%

White Population 48.09%

Current Annual Household Spending

\$4,930

Apparel & Services

\$456

Computers & Hardware

\$14,375

Health Care

\$14,445

Food at Home

\$8,829

Food Away from Home

EDUCATION

5%

No High School Diploma

13%

High School Graduate

20%

Some College

61%

Bachelor's/Grad /Prof Degree

Current Year Housing Stats

\$1,605,682

Median Home Value

\$2,777

Median Contract Rent

50.4%

% of Income for Mortgage

1818 Hillsdale Ave, San Jose, California, 95124

1 mile radius

Population, Income & Housing Trends

Colliers

# Home Values & Employment

## Home Values

The median home value in San Jose has increased 2.9% to approximately \$1,480,000, year-over-year. In the broader metro area, home values average around \$1.65 million, while the median sale price in May hovered near \$1.5 million, a slight 0.5% decline from the prior year. Median rent in the city stands at \$3,140 per month, with the metro average slightly higher at \$3,477. San Jose remains a hub for innovation, home to more than 2,300 tech and bioscience companies—including Samsung, eBay, and Cisco—that support over 150,000 jobs. The city’s strategic location continues to attract top-tier talent with direct access to executive housing and regional transportation corridors.

## Employment

The unemployment rate in the San Jose–Sunnyvale–Santa Clara metro was 3.9% as of May 2025, down slightly from the previous month. Since the Great Recession, Silicon Valley has added over 225,000 high-tech jobs, though recent growth has moderated, with Santa Clara and San Mateo counties reporting only 0.2–0.3% annual job growth. While the region remains a global center for innovation, the tech sector has shown signs of recalibration, with an estimated 29,000 job losses reported in early 2025. Still, the local economy remains anchored by a strong concentration of high-value industries that continue to drive long-term demand for housing and infrastructure.

## Summary Comparison

Metric	Previous Estimate	Updated Value (2025)
Median Home Value (City)	\$1,002,873 (forecast +1.1%)	~\$1.48 M (+2.9% YoY)
Metro Home Price	\$918,900	~\$1.65 M (+3.2% YoY)
Median Rent	\$3,400	\$3,140 (City); \$3,477 (Metro), +\$110 YoY
Unemployment Rate	~4.1%	3.9% as of May 2025
Employment Growth	+237,000 jobs since Great Recession	Minimal recent growth (~0.2–0.3% annually in 2024)

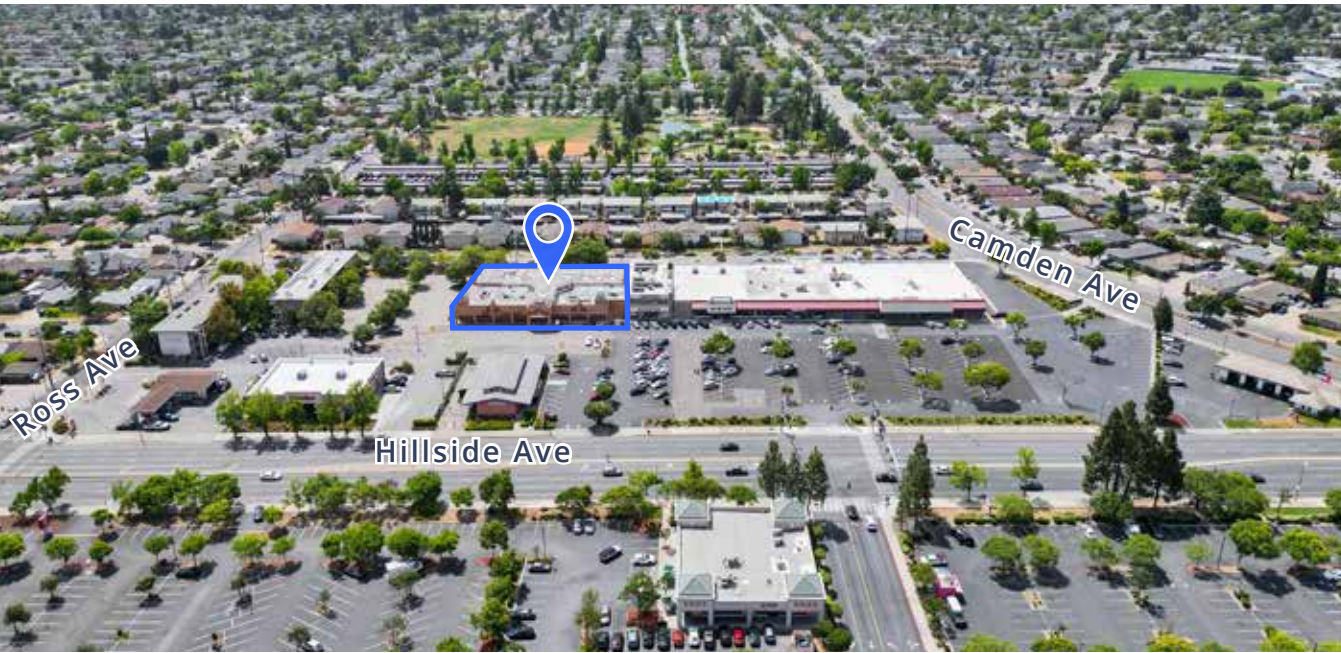


# Photo Gallery





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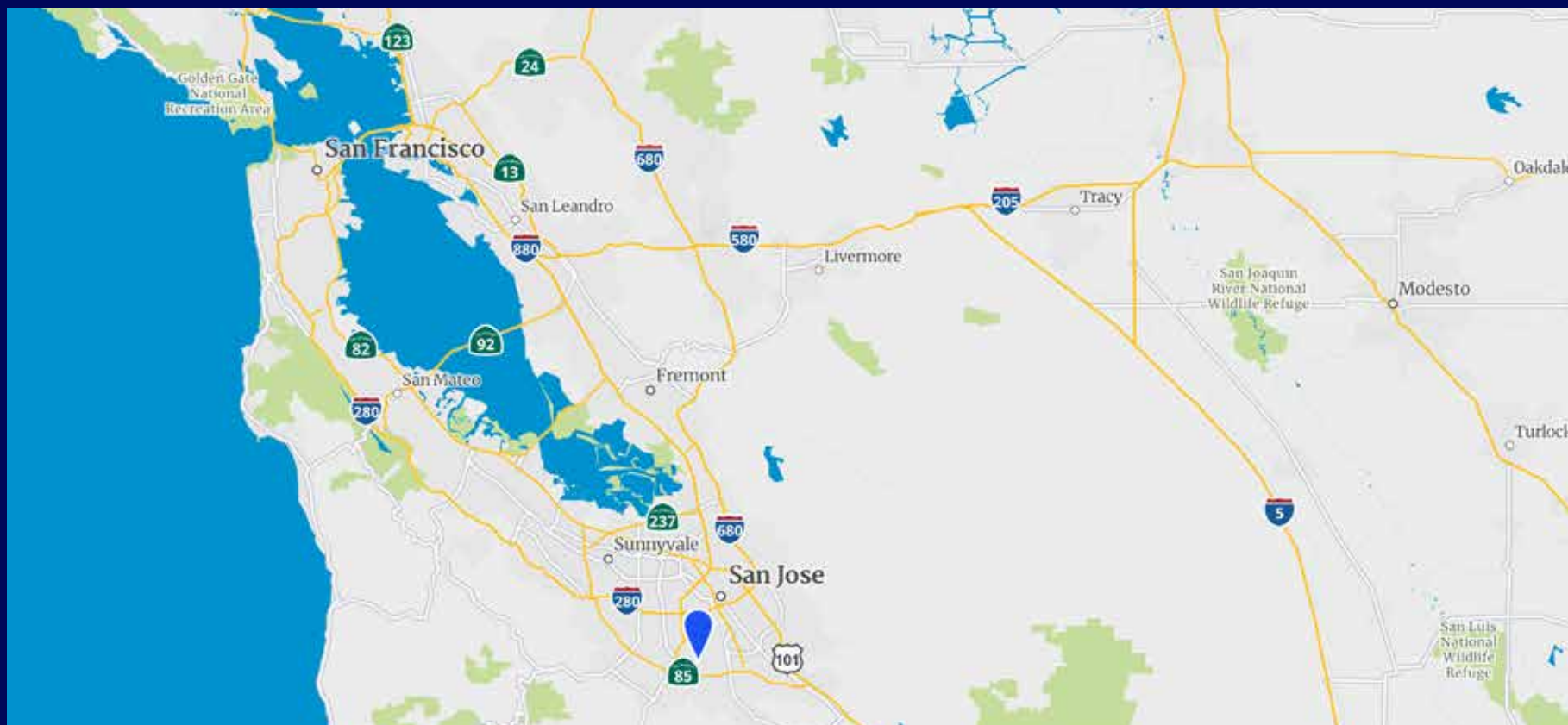




# Aerial Overview







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