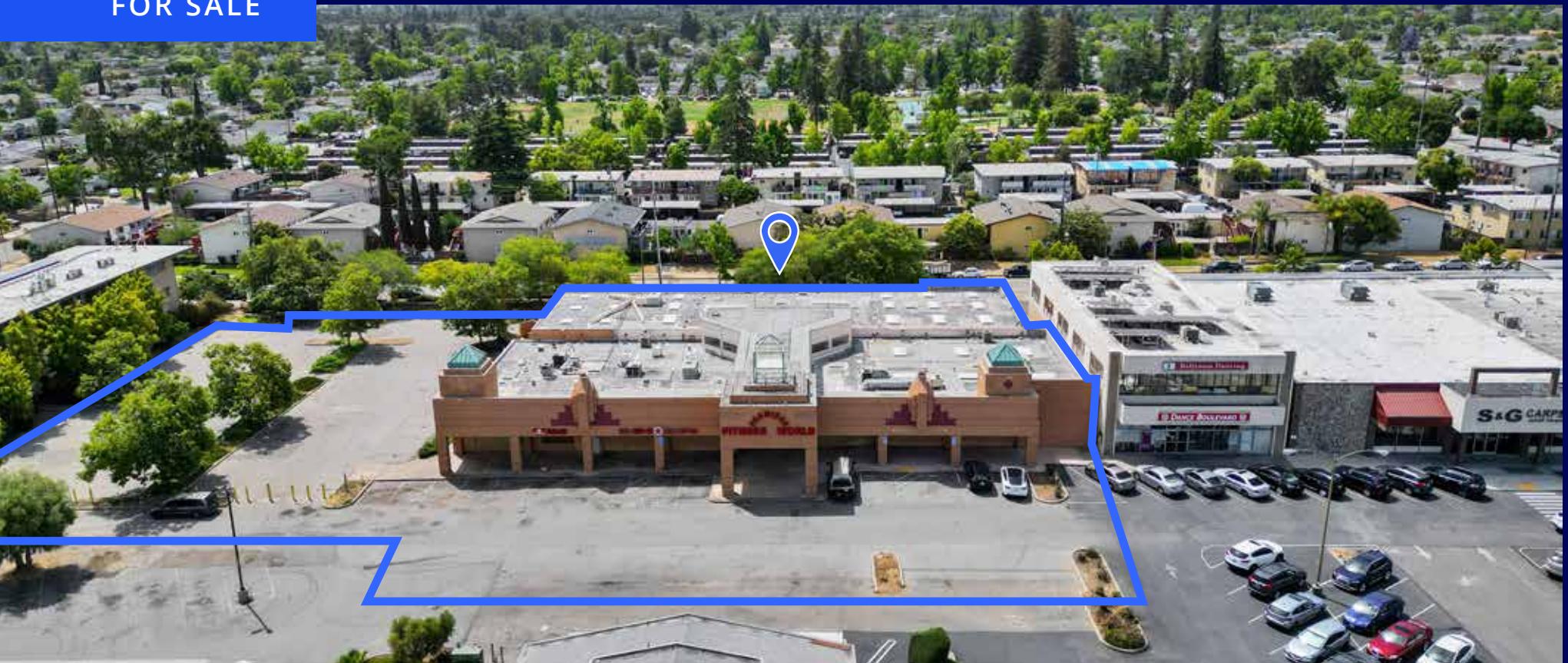


Camden Center

1814 - 1818 HILLSDALE AVE. | SAN JOSE



FOR SALE



Contact Brokers

John Salamida

Executive Vice President
+1 925 227 6274
john.salamida@colliers.com
CA Lic. 01822505

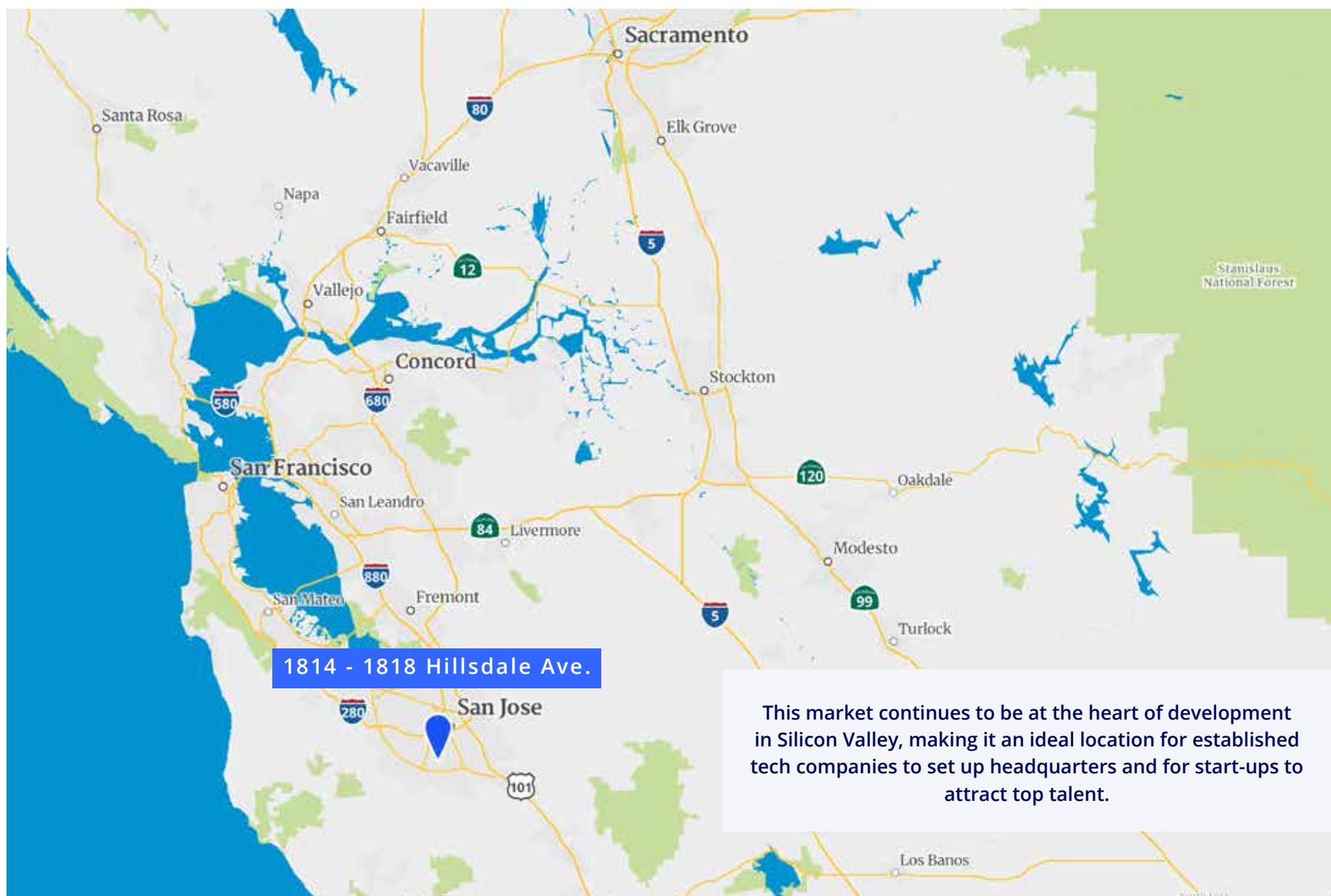
John Machado

Executive Vice President
+1 408 234 2606
john.machado@colliers.com
CA Lic. 00876747

Colliers

4301 Hacienda Dr., Suite 430
Pleasanton, CA
colliers.com

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 Separate Contiguous Parcels

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

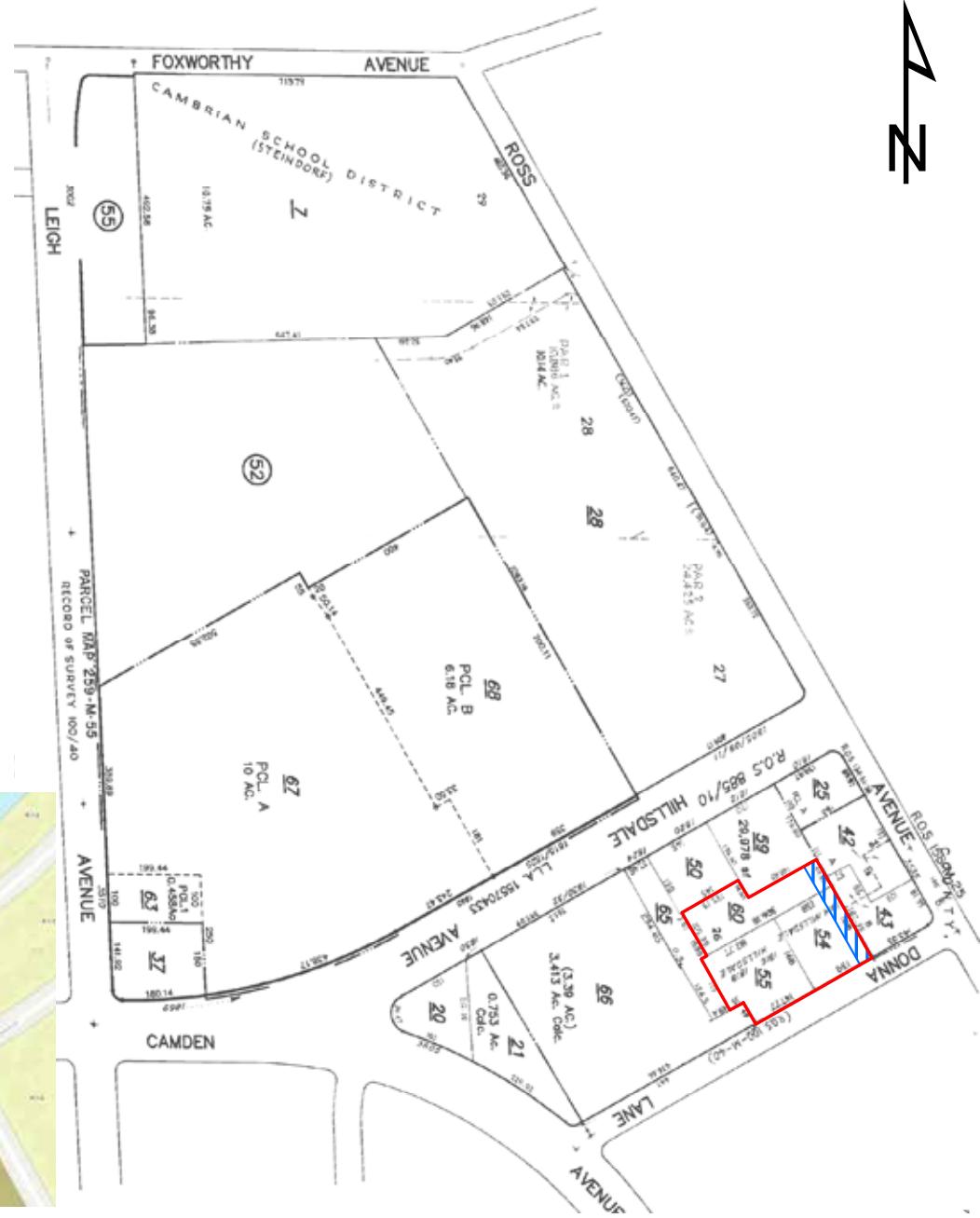
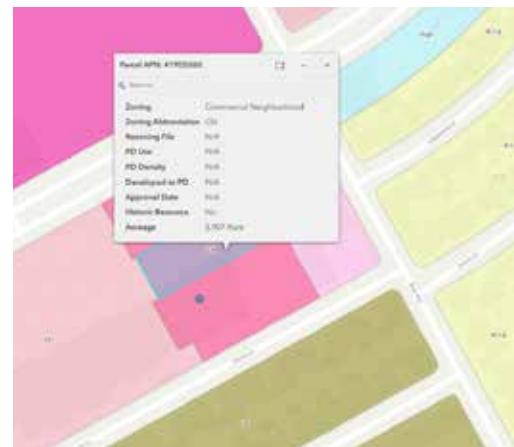
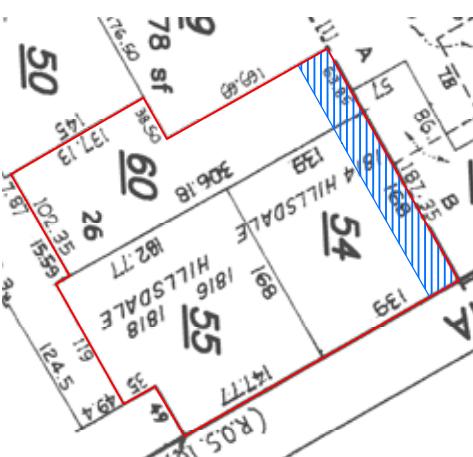


General Plan & Easement Map

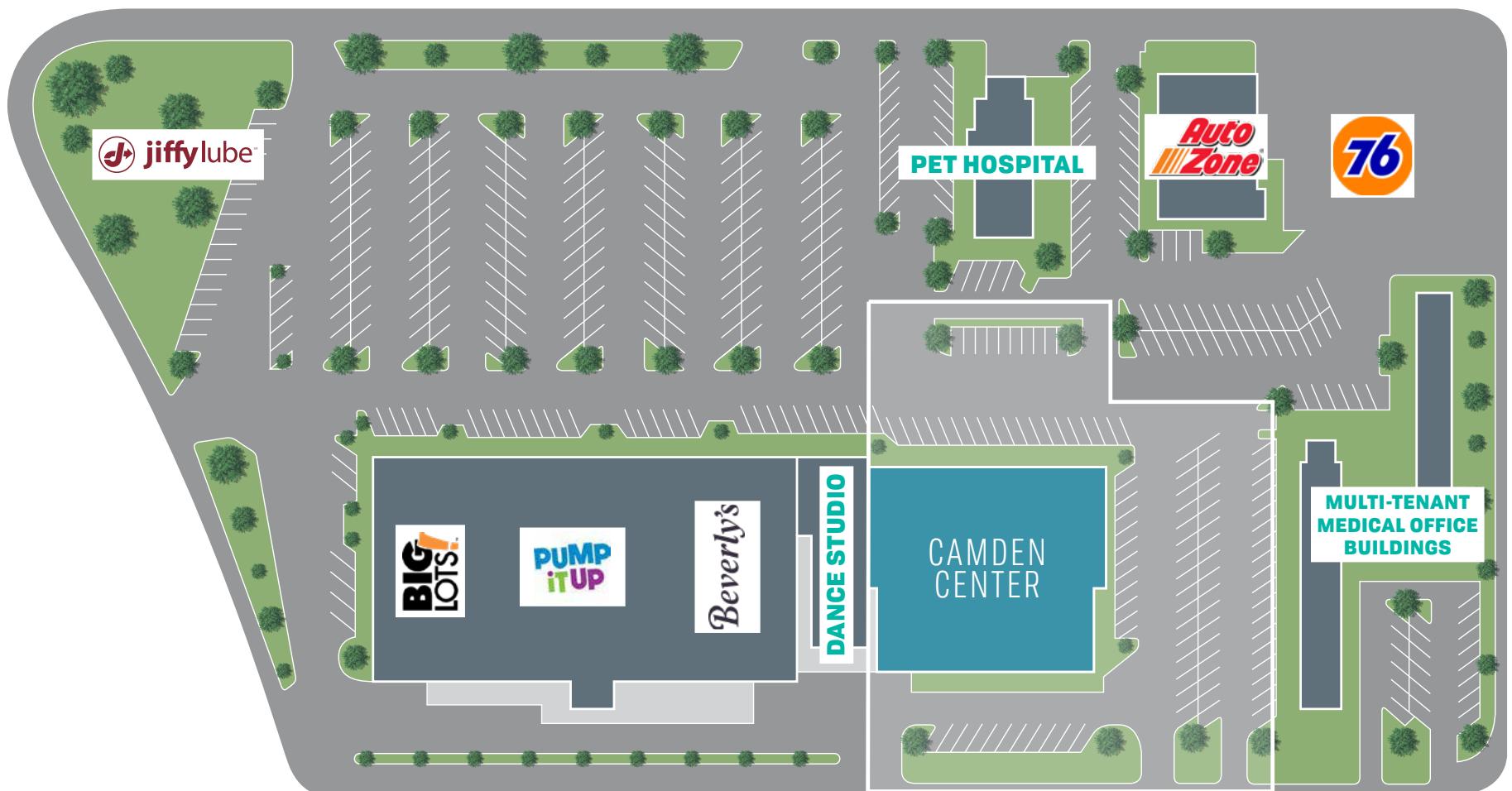
Neighborhood/Community Commercial

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

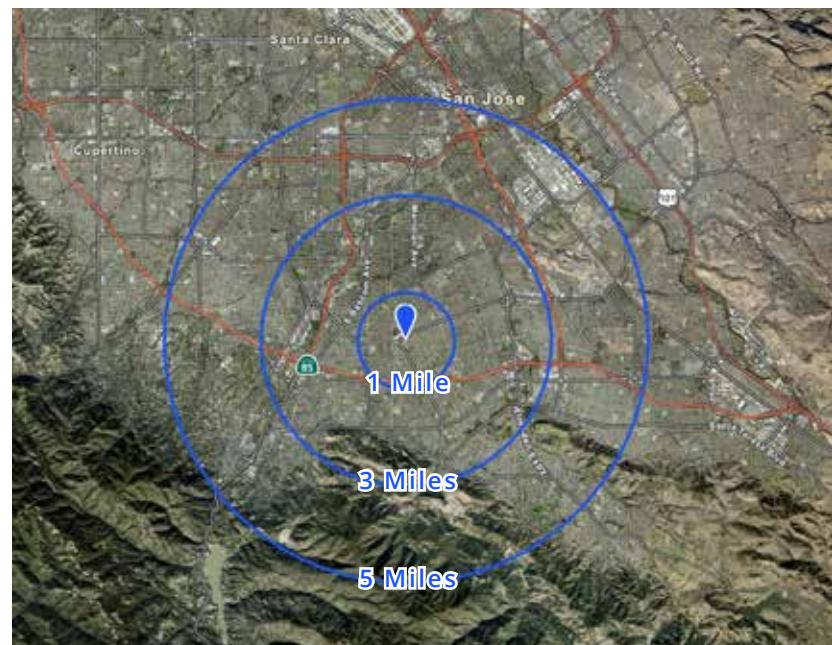


Demographics

1, 3, 5 Mile Radius

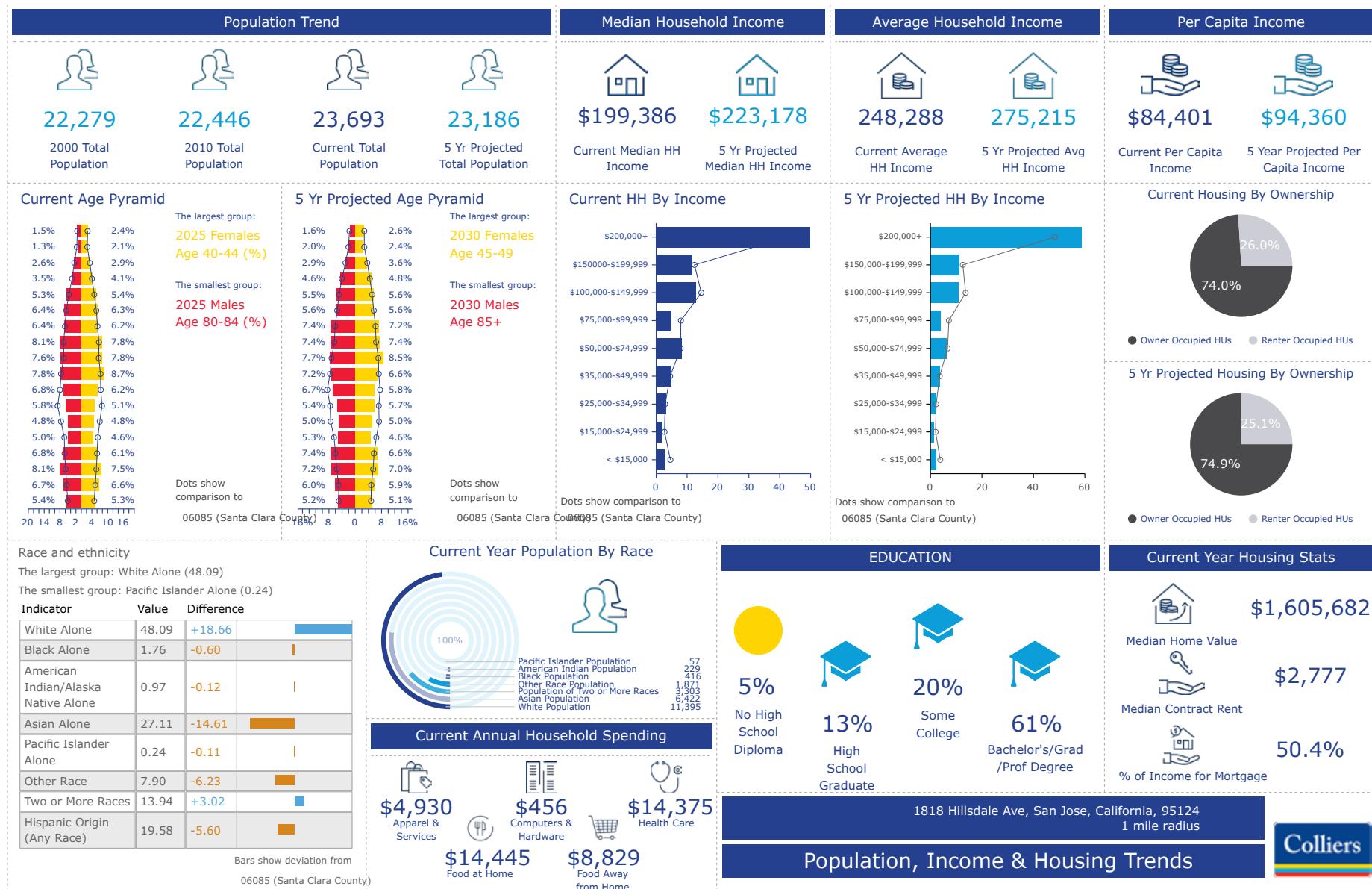


| | 1 Mile | 3 Miles | 5 Miles |
|---------------------------------|-----------|-----------|-----------|
| Current Total Population | 23,382 | 189,915 | 481,222 |
| Current Total Households | 7,840 | 70,288 | 176,885 |
| Median Household Income | \$188,280 | \$163,361 | \$152,071 |
| Employment: White 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



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) |



此对话框。



Adobe



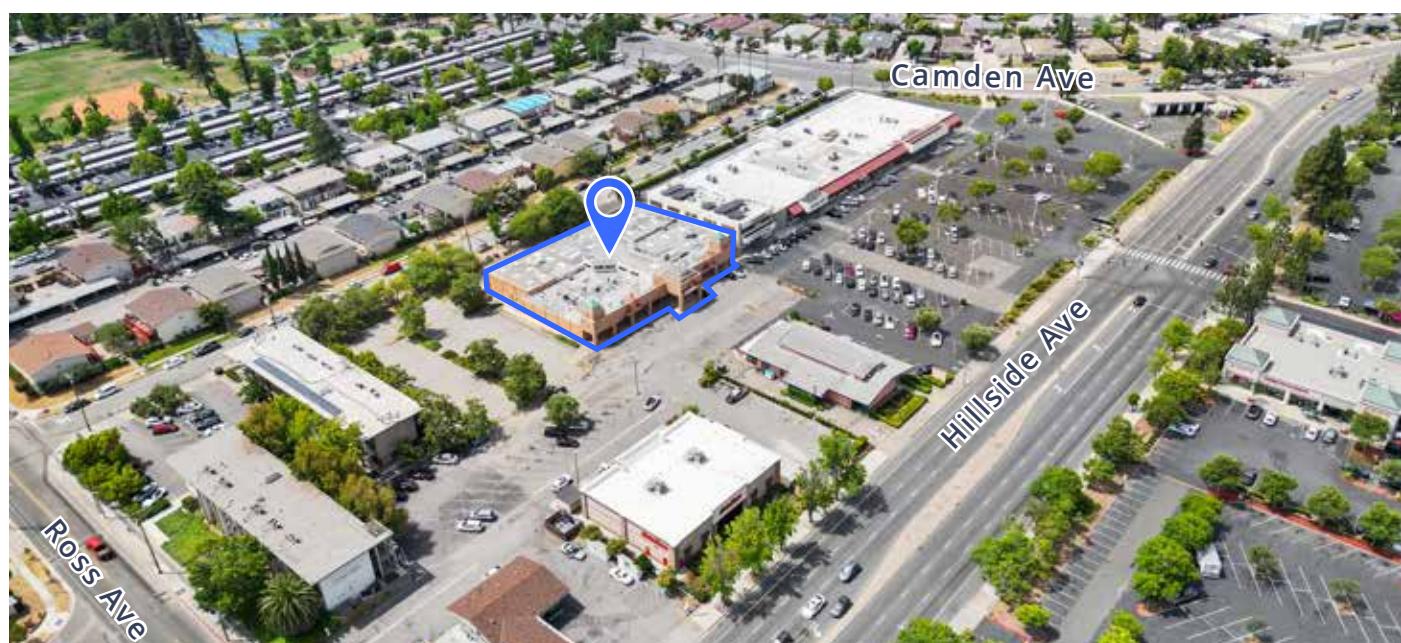
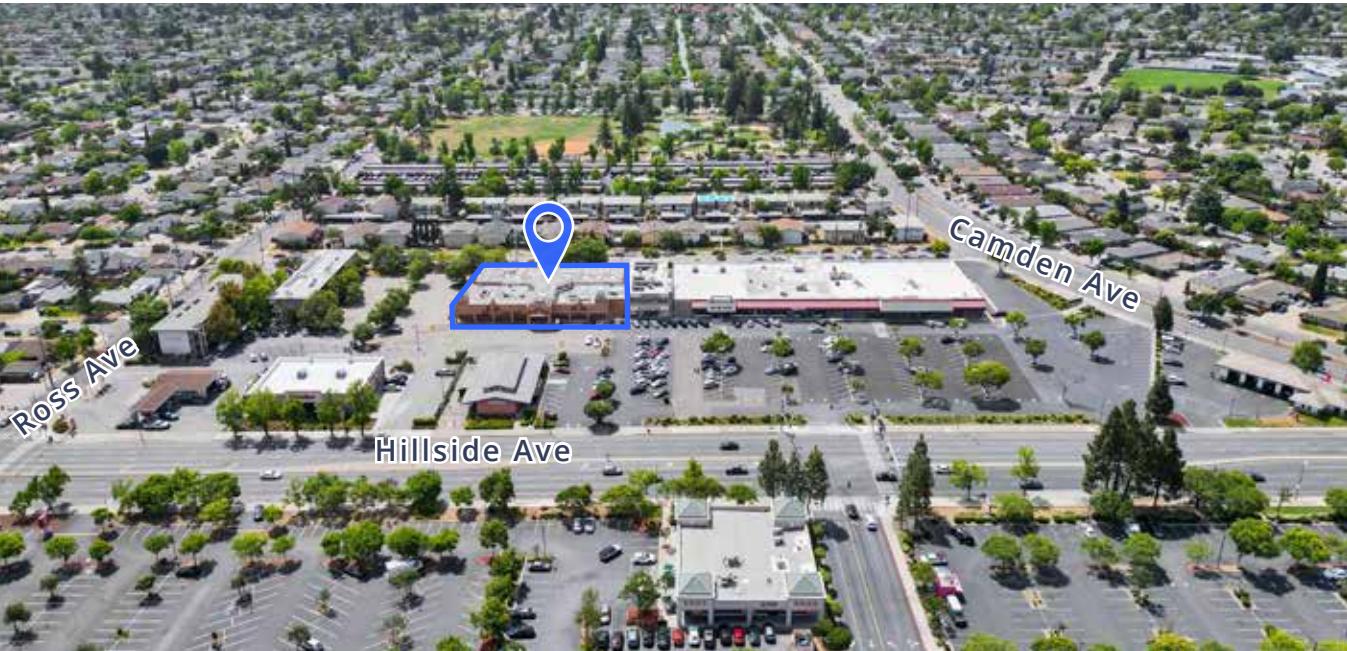
maxim integrated.



Photo Gallery

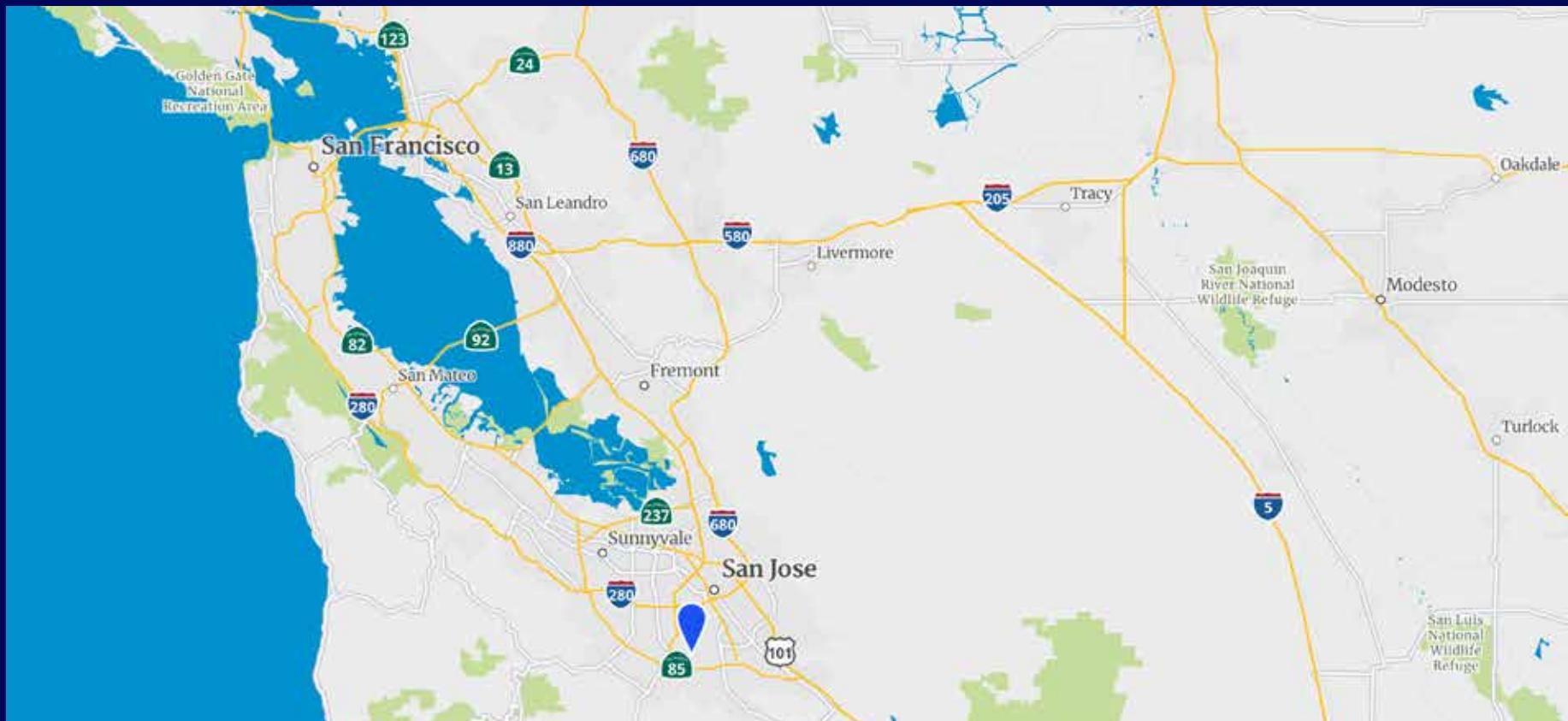


Photo Gallery



Aerial Overview





For more information, contact:

John Salamida

Executive Vice President
+1 925 227 6274
john.salamida@colliers.com
CA Lic. 01822505

John Machado

Executive Vice President
+1 408 234 2606
john.machado@colliers.com
CA Lic. 00876747

Colliers

4301 Hacienda Dr., Suite 430
Pleasanton, CA
colliers.com



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