



Land For Sale

Entitled Land For Sale

48 CIVIC CENTER DR, CAMPBELL, CA 95008

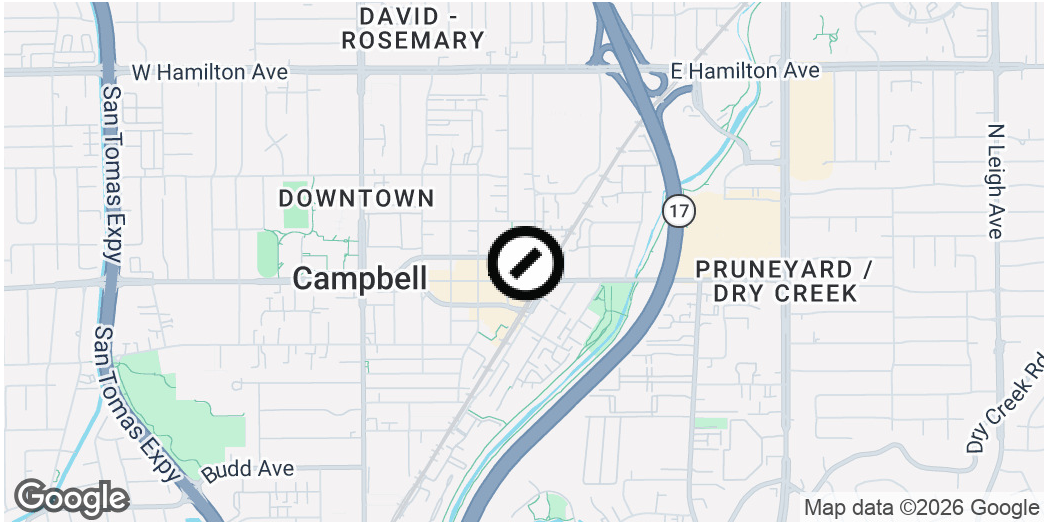
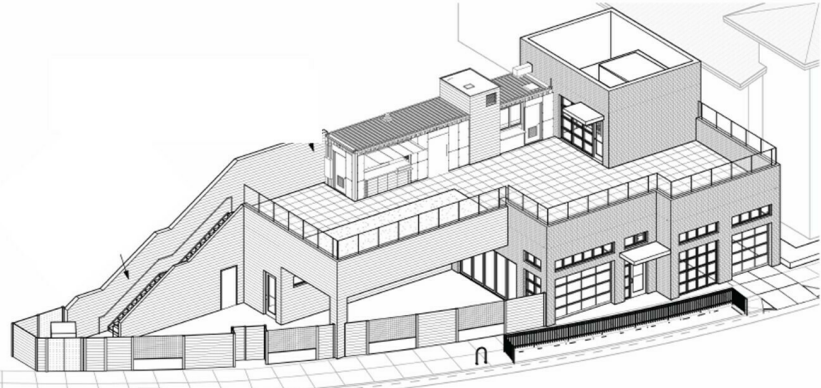
Discover an exceptional, fully entitled and permitted restaurant/retail opportunity located at 48 Civic Center Dr. in Campbell, CA. This 2-story restaurant designed with a rooftop patio is strategically positioned in the thriving downtown area of Campbell. A prime location offers immense potential for a restaurant or retail group to build their own concept. This project presents a rare chance to capitalize on a ready-to-build commercial property at a dynamic location.

Get in touch

Tony Odom
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COMPASS
COMMERCIAL

Executive Summary



Offering Summary

Sale Price:	Negotiable
Lot Size:	4,468 SF
Price / Acre:	-
Zoning:	CB-MU
Market:	San Jose / Southbay
Submarket:	Campbell

Property Overview

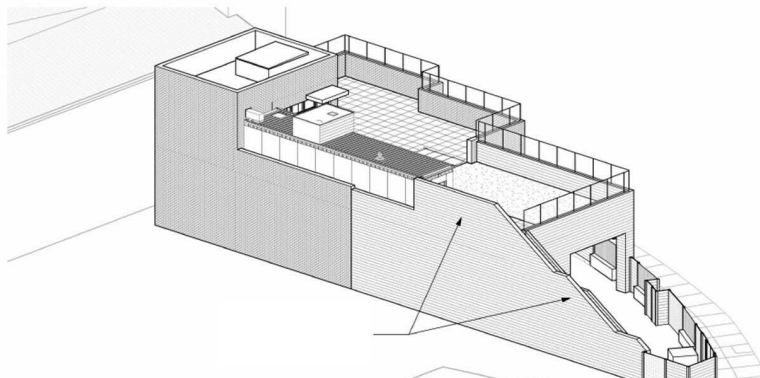
Discover an exceptional, fully entitled and permitted restaurant opportunity located at 48 Civic Center Dr. in Campbell, CA. This 2-story restaurant designed with a rooftop patio is strategically positioned in the thriving downtown area of Campbell. A prime location offers immense potential for a restaurant group to build their own concept. Fully entitled and permitted this project presents a rare chance to capitalize on a ready-to-build restaurant at a dynamic location. The sale includes all drawings, designs, permits, studies, bids, etc.

Property Highlights

- Fully Entitled and Permitted Restaurant
- Superior Location in Thriving Downtown Campbell
- 2-Story Design, Elevator Serviced with a Rooftop Patio
- Proposed Building Size: 3,125 SF

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Complete Highlights

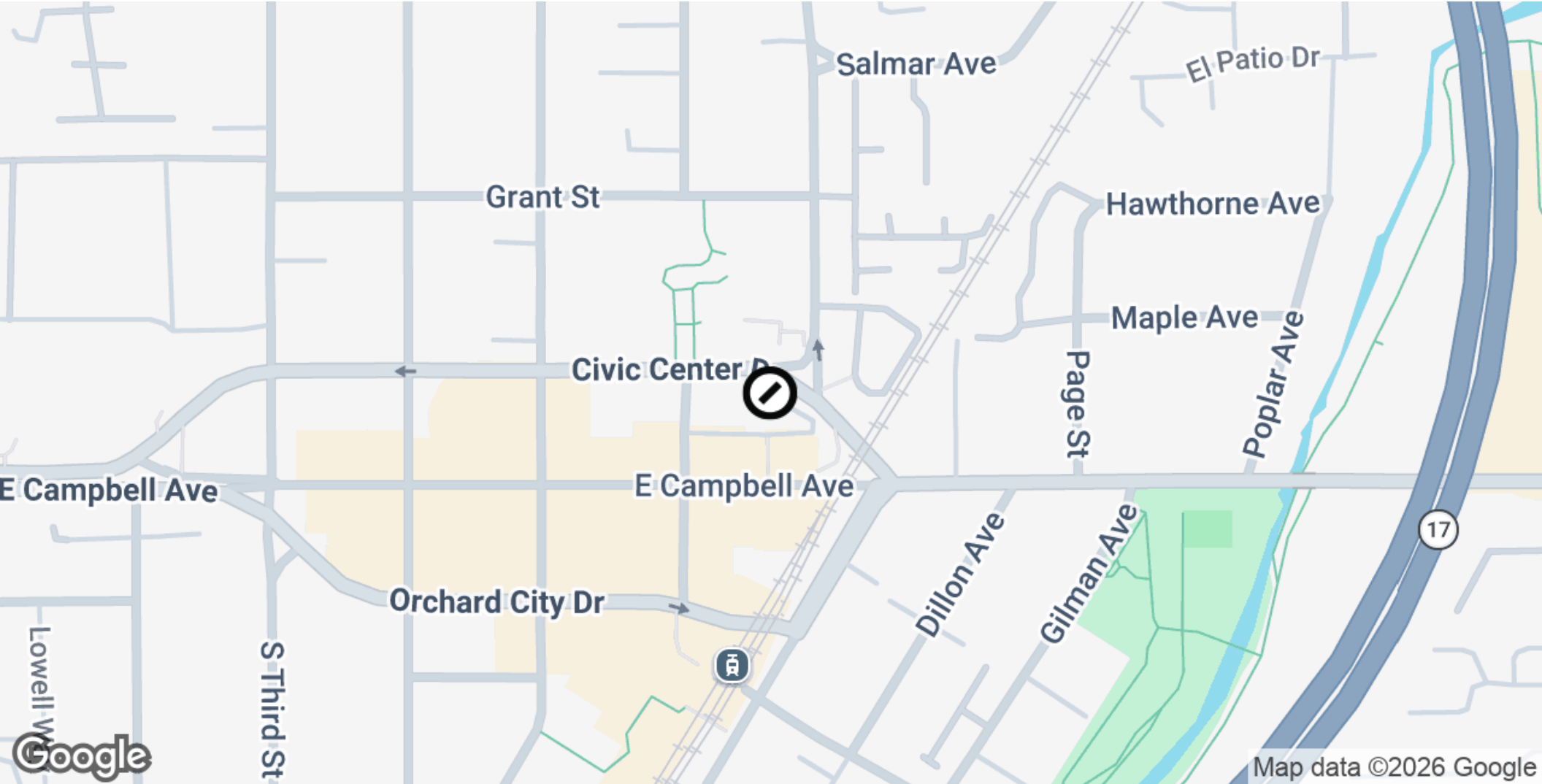


Property Highlights

- Fully Engineered and City Approved Construction Drawing Set
- Fully Entitled with a CUP for Food and Alcohol Service and Live Entertainment.
- 3,415 SF, Two-Story, Restaurant/Retail Commercial Building
- Architectural, Structural, Plumbing, Electrical, HVAC, Fire and Construction Logistics
- PG&E Engineering Contract in Place, 208Volt, 3-Phase, 600 Amp Service
- SJ Water with 2" Domestic Service & 6" Fires Sprinkler Riser
- WVSD Connection - 4" Commercial/Restaurant Sewer & 6" Storm Drain
- Tree Removal Permit to Remove 8 Existing Trees
- Landscape & Bioretention Swell in/around Property
- Civil Engineering & Public Works Improvement Plan to Create Loading Zone
- Detailed Construction Cost Estimate to Complete the Project as Designed
- Phase I Environmental Report - "Clean"
- Superior Location in Thriving Downtown Campbell
- VTA Light Rail a Couple Blocks Away
- Dense Retail Corridor with an Array of Entertainment and Night Life Venues
- Downtown Campbell Hosts Dynamic Events & Festivals Year Round
- 2-Story Design, Elevator Serviced with a Rooftop Patio
- Pre-Manufactured Kitchen Module on the 2nd Floor
- Strong Demographics

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Location Map



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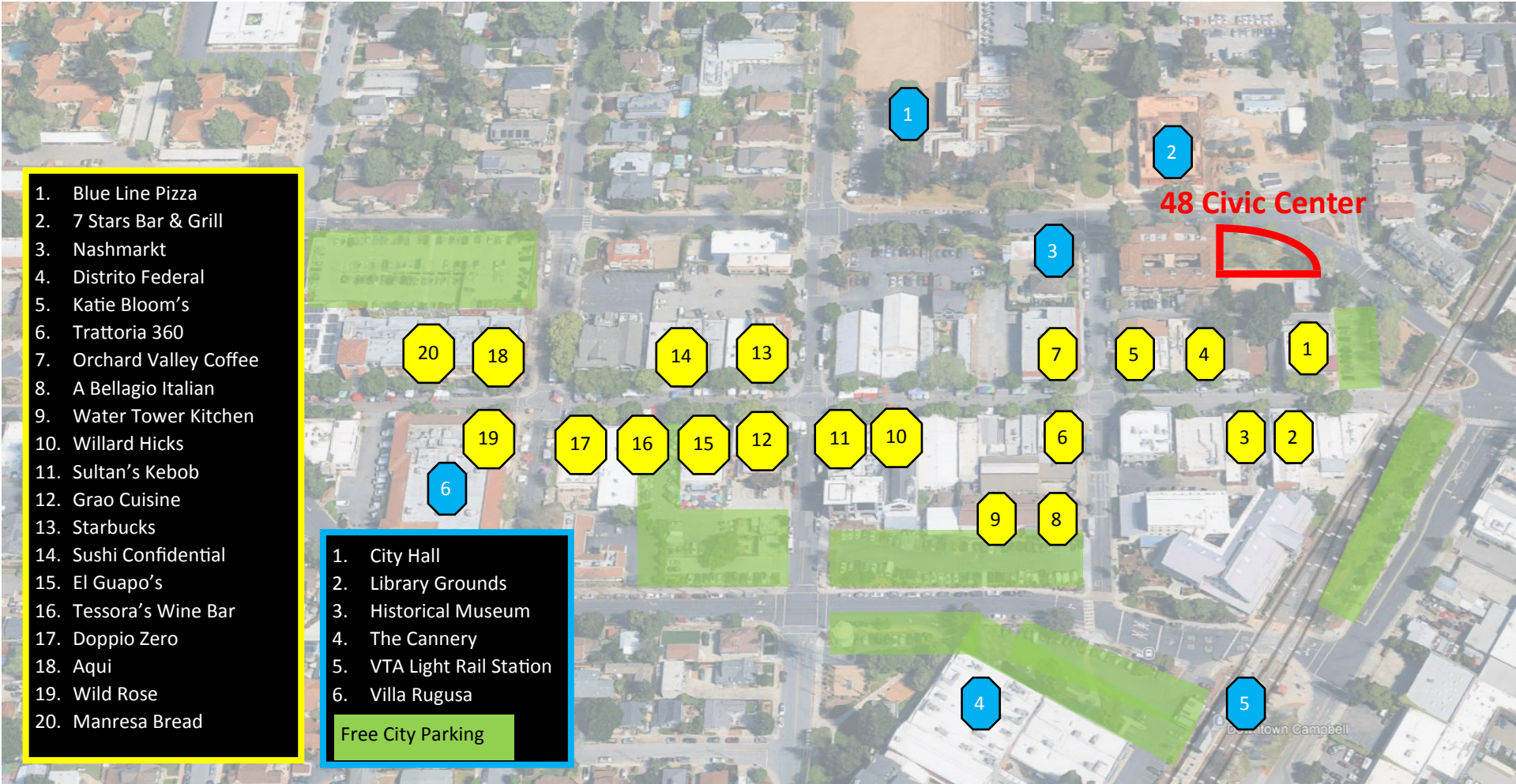
Regional Map



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Downtown Campbell



- 1. Blue Line Pizza
- 2. 7 Stars Bar & Grill
- 3. Nashmarkt
- 4. Distrito Federal
- 5. Katie Bloom's
- 6. Trattoria 360
- 7. Orchard Valley Coffee
- 8. A Bellagio Italian
- 9. Water Tower Kitchen
- 10. Willard Hicks
- 11. Sultan's Kebob
- 12. Grao Cuisine
- 13. Starbucks
- 14. Sushi Confidential
- 15. El Guapo's
- 16. Tessoro's Wine Bar
- 17. Doppio Zero
- 18. Aqui
- 19. Wild Rose
- 20. Manresa Bread

- 1. City Hall
 - 2. Library Grounds
 - 3. Historical Museum
 - 4. The Cannery
 - 5. VTA Light Rail Station
 - 6. Villa Rugusa
- Free City Parking

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Entertainment/Shopping Districts



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Aerial Photo



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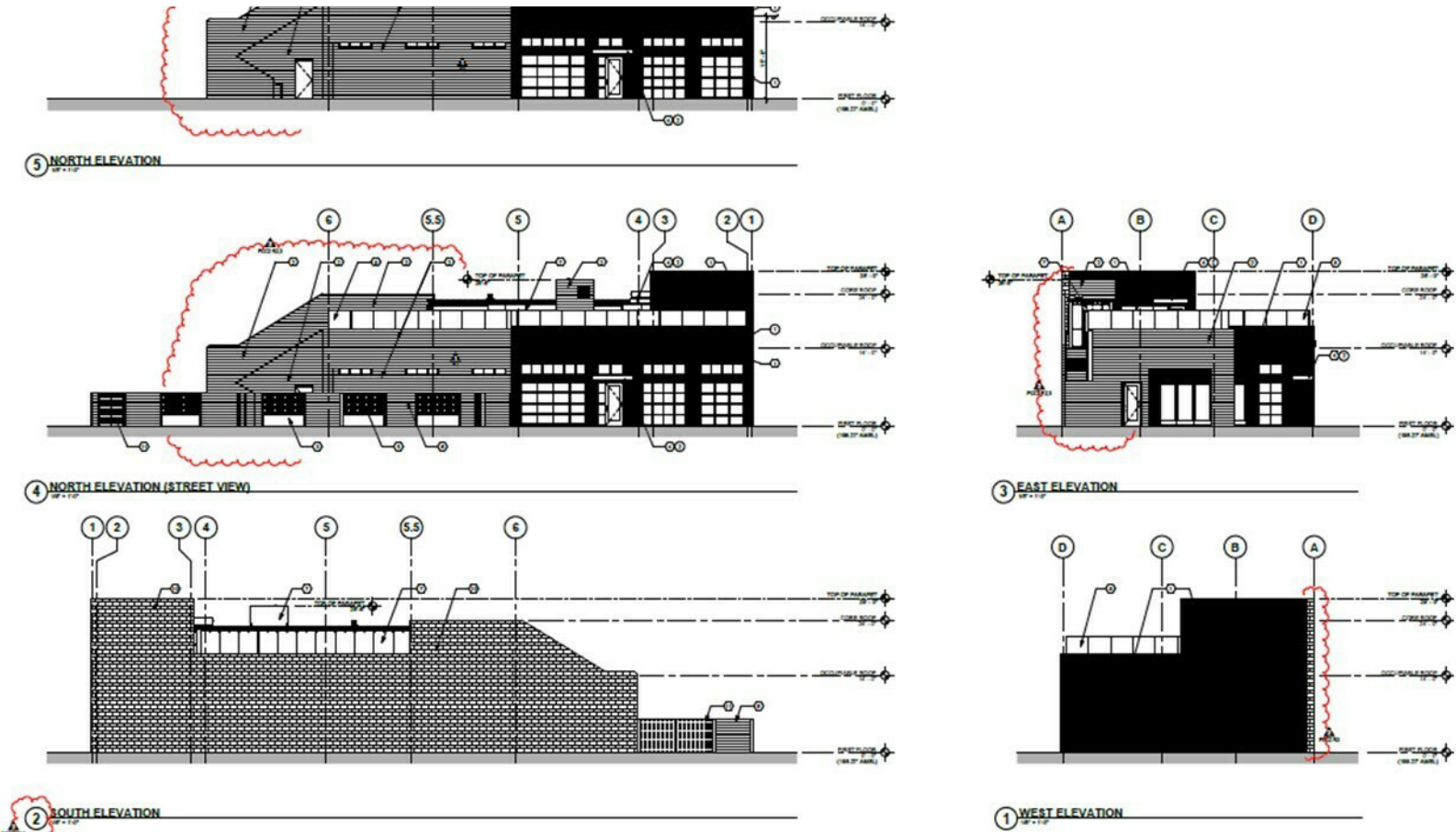
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Elevations



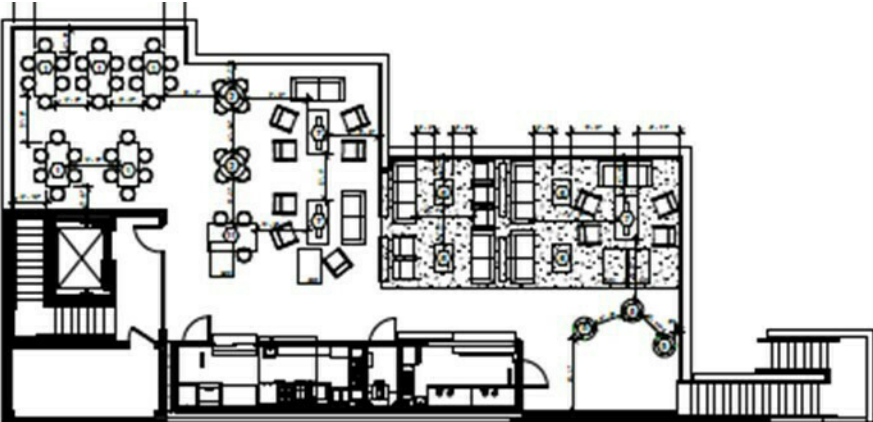
ELEVATION NOTES

MATERIALS
○ BRICK
○ 1" HIGH BUILDING ADDRESS IDENTIFICATION NUMBER WITH MINIMUM 1" STROKE WITH FINISH TO CONTRAST WITH ADJACENT BRICK FINISH
○ METAL PLATING
○ ALUMINUM COMPOSITE PANEL
○ OVERSCREEN
○ WOOD FINISH TO MATCH COMPOSITE ROOF
○ POWDER COATED METAL PANEL WITH EXPOSED FASTENERS
○ PLANK SILLING
○ 1" DIA. RAILING
○ 1" DIA. RAILING

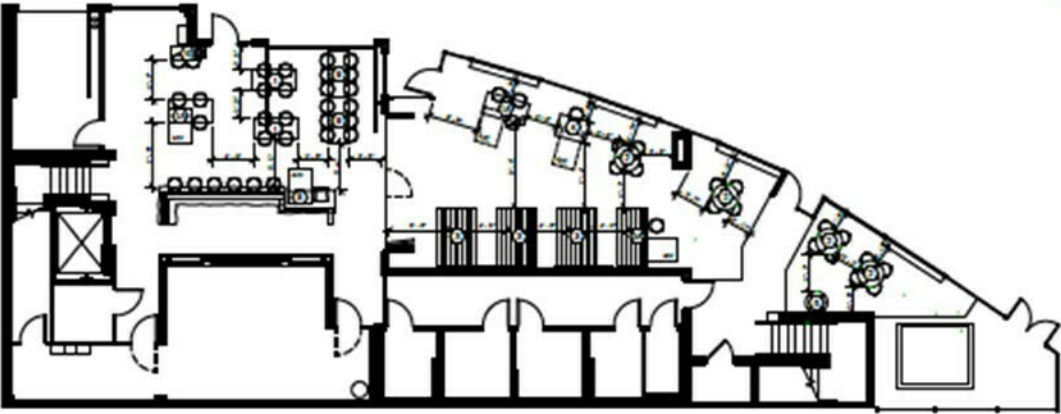
ELEVATION REMARKS
○ 1" HIGH BUILDING ADDRESS IDENTIFICATION NUMBER WITH MINIMUM 1" STROKE WITH FINISH TO CONTRAST WITH ADJACENT BRICK FINISH
○ PRE-MANUFACTURED ENTRY CANOPY

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Floor Plans

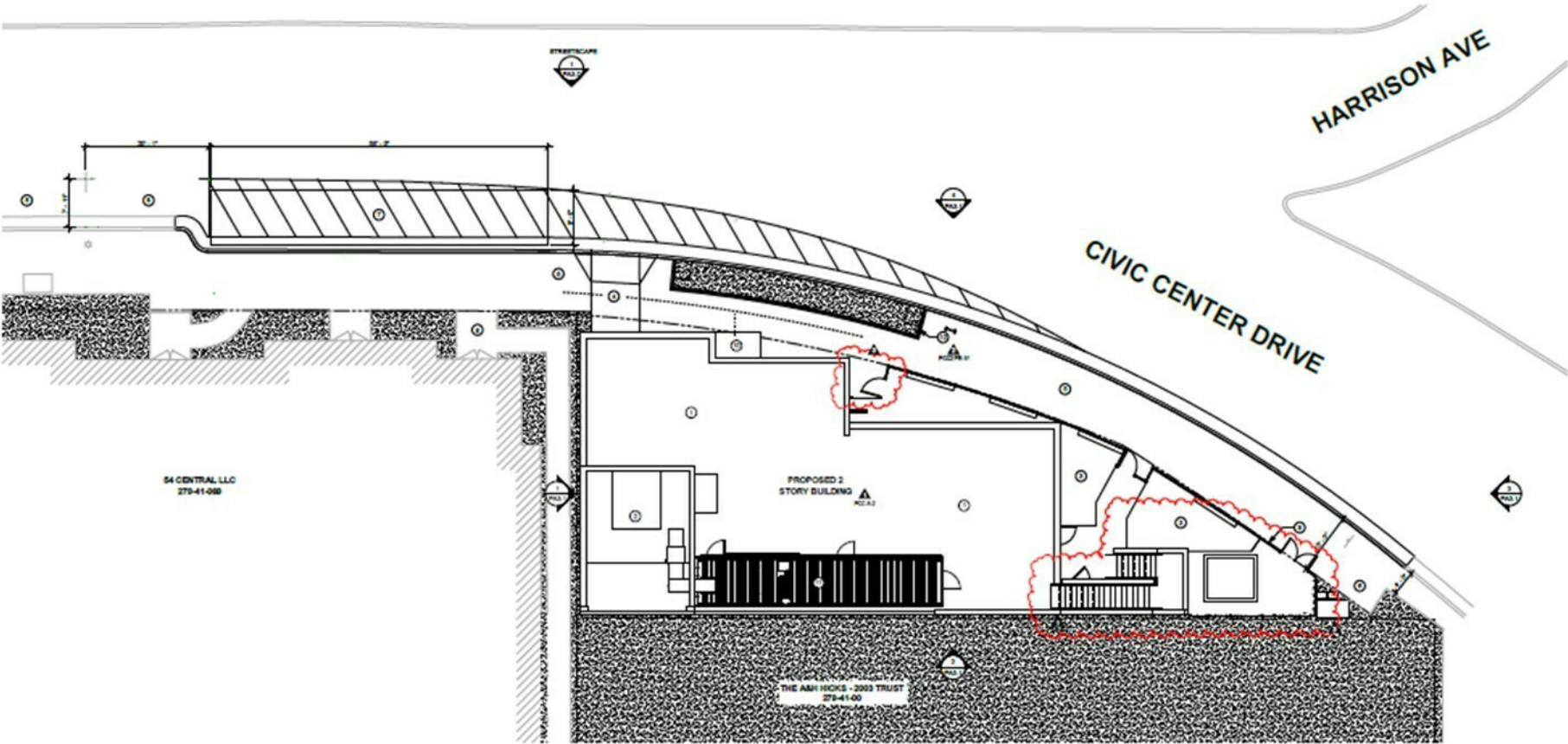


PROPOSED OCCUPIED ROOF FURNITURE PLAN



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Site Plan



PROPOSED ROOF & SITE PLAN

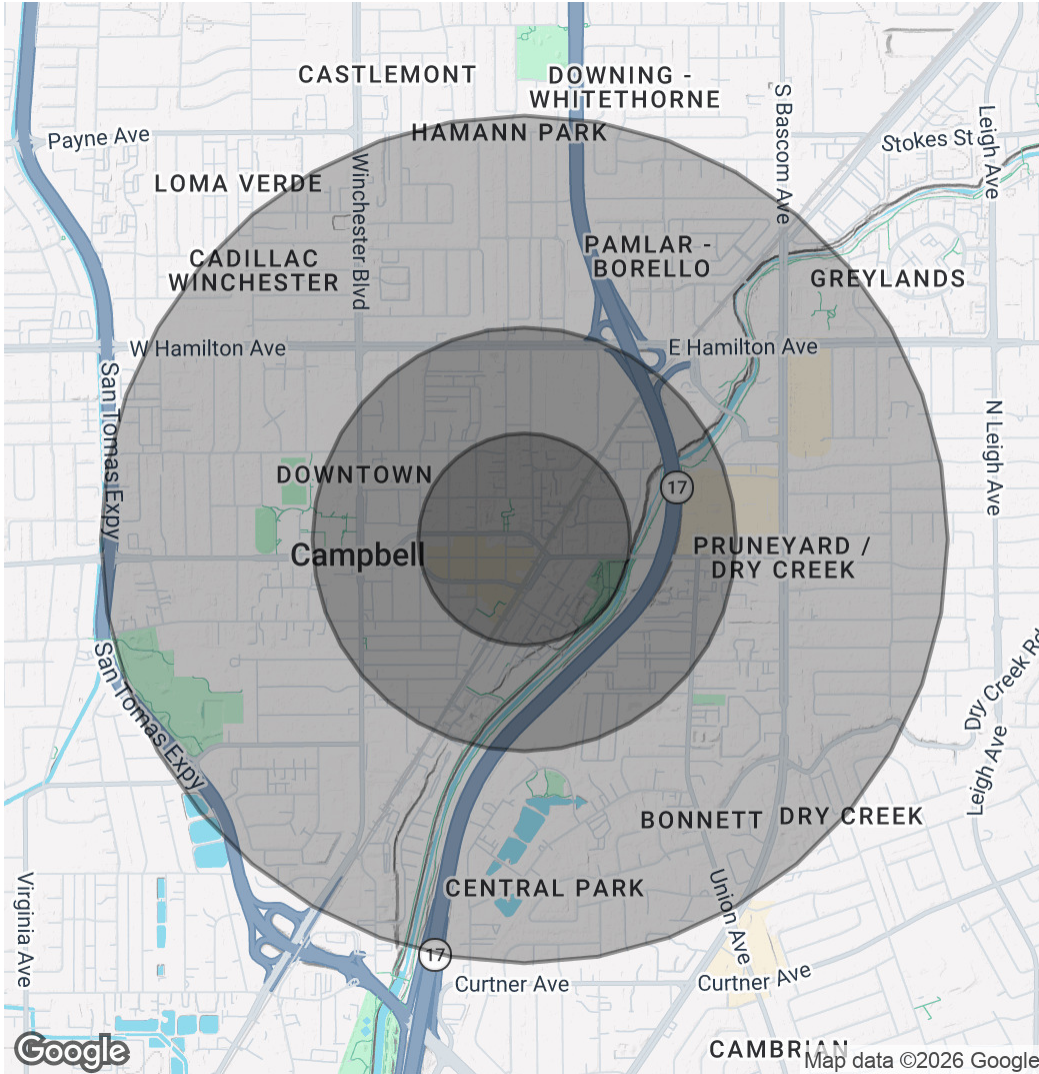
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Demographics Map & Report

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	844	4,029	24,846
Average Age	39.6	39.6	39.4
Average Age (Male)	34.5	36.0	39.3
Average Age (Female)	40.1	40.2	39.9

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	418	1,986	10,524
# of Persons per HH	2.0	2.0	2.4
Average HH Income	\$185,801	\$178,602	\$166,700
Average House Value	\$1,079,387	\$1,011,858	\$1,272,639

2023 American Community Survey (ACS)



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