

FOR SALE

**VALUE ADD / MULTI-TENANT
INDUSTRIAL & OFFICE COMPLEX**

**730-750
CAMDEN AVENUE**

CAMPBELL, CA 95008



**PRIME COMMERCIAL
INCORPORATED**

www.primecommercialinc.com

OFFICE: (408) 879-4000

DOUG FERRARI Lic. 01032363
dferrari@primecommercialinc.com
(408) 879-4002 OFFICE

DIXIE DIVINE Lic. 00926251 & 01481181
ddivine@primecommercialinc.com
(408) 313-8900 CELL

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**730-750
CAMDEN AVENUE**

CAMPBELL, CA 95008



740-750 CAMDEN AVE
CAMPBELL, CA

Prime Commercial, Inc. is pleased to offer **730-750 Camden Avenue** for sale in Campbell, California. This three building, multi-tenant light industrial and office complex has an excellent location near the intersection of busy Winchester Boulevard. The improvements have been well maintained, and the occupancy level has been high over the years with most tenants renewing their leases. As a result, rents are well below market level and now offer the prudent investor the opportunity to increase cash flow within a market with high demand, but has seen its industrial inventory shrink over the past few years.

INVESTMENT HIGHLIGHTS

- Rarely Available for Sale – 14 unit light industrial/office complex
- 90.1% Current Occupancy
- Below Market Rents Offer Upside Potential
- Well Maintained Improvements
- Abundant Parking and Yard Space
- Low Building to Land Ratio of 31.2%
- Excellent Location Near Highway 17 and Winchester Boulevard

OFFERING PRICE	\$8,495,000
PRICE / SF	\$339.10
CAPITALIZATION RATE	3.65%
RENTABLE AREA	25,052
LAND AREA	1.50 Acres
PARCEL NUMBER	412-01-020
YEAR BUILT	1978
PARKING	60 vehicles
OWNERSHIP	Fee Simple

PROPERTY Overview



730-750 CAMDEN AVE
CAMPBELL, CA



**SITE
AERIAL**

LOCATION

730-750 Camden Avenue, Campbell, California

SITE

The property is located near the northeast corner of Camden Avenue and Winchester Boulevard

APN 412-01-020

LAND AREA

Irregular shaped parcel at grade with approximately 1.5 acres.

ZONING

Per the city of Campbell, the site is zoned PD (Planned Development) with a General Plan designation of Commercial/Light Industrial.

BUILDING AREA

There are three buildings situated on the property. 730 Camden Avenue is single story and is approximately 8,094 rentable square feet and divided into four light industrial spaces each with a 10' x 12' truck door. A large portion of this building is occupied by Slaughterbeck Floors with a showroom and warehouse. 740 Camden Avenue is approximately 7,505 rentable square feet of which about half of the area is built out with professional office space of which a portion is located on the second floor at the front of the building. 750 Camden Avenue is approximately 7,960 square feet and like 740 Camden Avenue, it has second floor office space. The improvements were constructed in 1978 with concrete slab foundation, concrete block wall, and a flat tar and gravel roof. The industrial units have small offices, restrooms, and grade level truck doors. The office portion of 740 and 750 Camden Avenue are built out with private offices, restrooms, drop ceiling, recessed fluorescent lights, and roof mounted HVAC.

PARKING

Asphalt Paved, striped for 60 vehicles, and lighted. To the rear of 740 and 750, there is fenced yard space which is leased to a couple of tenants. The front of the property is nicely landscaped with mature trees and ground cover.

PHOTO
Gallery

730–750 CAMDEN AVE
CAMPBELL, CA



AERIAL VIEW



740 - OFFICE EXTERIOR



740-D & E



750-C - INDUSTRIAL/WAREHOUSE



750-A - OFFICE



740-B - OFFICE

FINANCIALS

Rent Roll

730–750 CAMDEN AVE
CAMPBELL, CA

SUITE	TENANT	SQUARE FEET	LEASE COMMENCEMENT	LEASE EXPIRATION	MONTHLY RENT	RENT/SF	SERVICE	ESCALATION	SECURITY DEPOSIT	OPTIONS
730 Camden Avenue										
Suites A, B & C <i>Showroom/Warehouse</i>	Slaughterbeck Floors	4,682	7/1/2026	6/30/2029	\$7,826.77	\$1.68	Gross	3% annual	\$7,826.77	None
Suite D	J.T. Masters Construction	1,740	8/1/2025	7/31/2028	\$3,053.77	\$1.76	Gross	3% annual	\$1,971.42	One 3-year at FMV
Suite E	Brett Hassett	1,672	3/1/2026	2/28/2029	\$2,634.59	\$1.58	Gross	3% annual	\$2,634.59	One 3-year at FMV
740 Camden Avenue										
Suite A <i>First Floor Office</i>	Spaghetti Networks	2,300	12/1/2024	1/31/2029	\$3,450.00	\$1.50	Gross	3% annual	\$4,012.44	None
Suite B <i>Second Floor Office</i>	Vacant	2,480			\$3,720.00	\$1.50				
Suite C	Slaughterbeck Floors	1,200	7/1/2026	6/30/2029	\$1,800.00	\$1.50	Gross	3% annual	\$1,800.00	One 3-year at FMV
Suite D & E	Professional Clean	3,018	9/1/2024	8/31/2027	\$5,231.88	\$1.68	Gross	3% annual	\$5,231.88	One 3-year at FMV
750 Camden Avenue										
Suite A <i>First Floor Office</i>	C2 Earth, Inc.	2,200	1/1/2022	12/31/2026	\$4,038.47	\$1.84	Gross	3% annual	\$4,159.62	One 5-year at FRV
Suite B <i>Second Floor Office</i>	Awake DBT	2,200	3/5/2025	5/4/2030	\$1,800.00	\$1.50	Gross	3% annual	\$1,800.00	None
Suite C	Cal's Garage Doors	1,780	5/1/2023	4/30/2028	\$2,845.95	\$1.60	Gross	3% annual	\$1,302.00	One 5-year at FMV
Suite D	Fish Builders, Inc.	1,780	7/1/2025	6/30/2028	\$3,314.91	\$1.87	Gross	3% annual	\$3,516.78	One 3-year at FMV
TOTAL		25,052			\$39,716.34				\$34,255.50	

FINANCIAL OVERVIEW

Scheduled Base Rent	\$476,596.00
Expense Reimbursements	\$0.00 ^[1]
Vacancy (3.0%)	\$14,297.88
Effective Gross Income	\$462,298.20
Less Operating Expenses	\$152,641.62
Net Operating Income	\$309,656.58

OPERATING EXPENSES

Property Taxes (1.2106%)	\$102,840.47
Direct Assessments	\$4,312.26
Insurance	\$19,853.98
CAM	\$25,634.91
Total	\$152,641.62

SALE PRICE:	\$8,495,000
PRICE PER SF:	\$339.10
CAPITALIZATION RATE:	3.65%

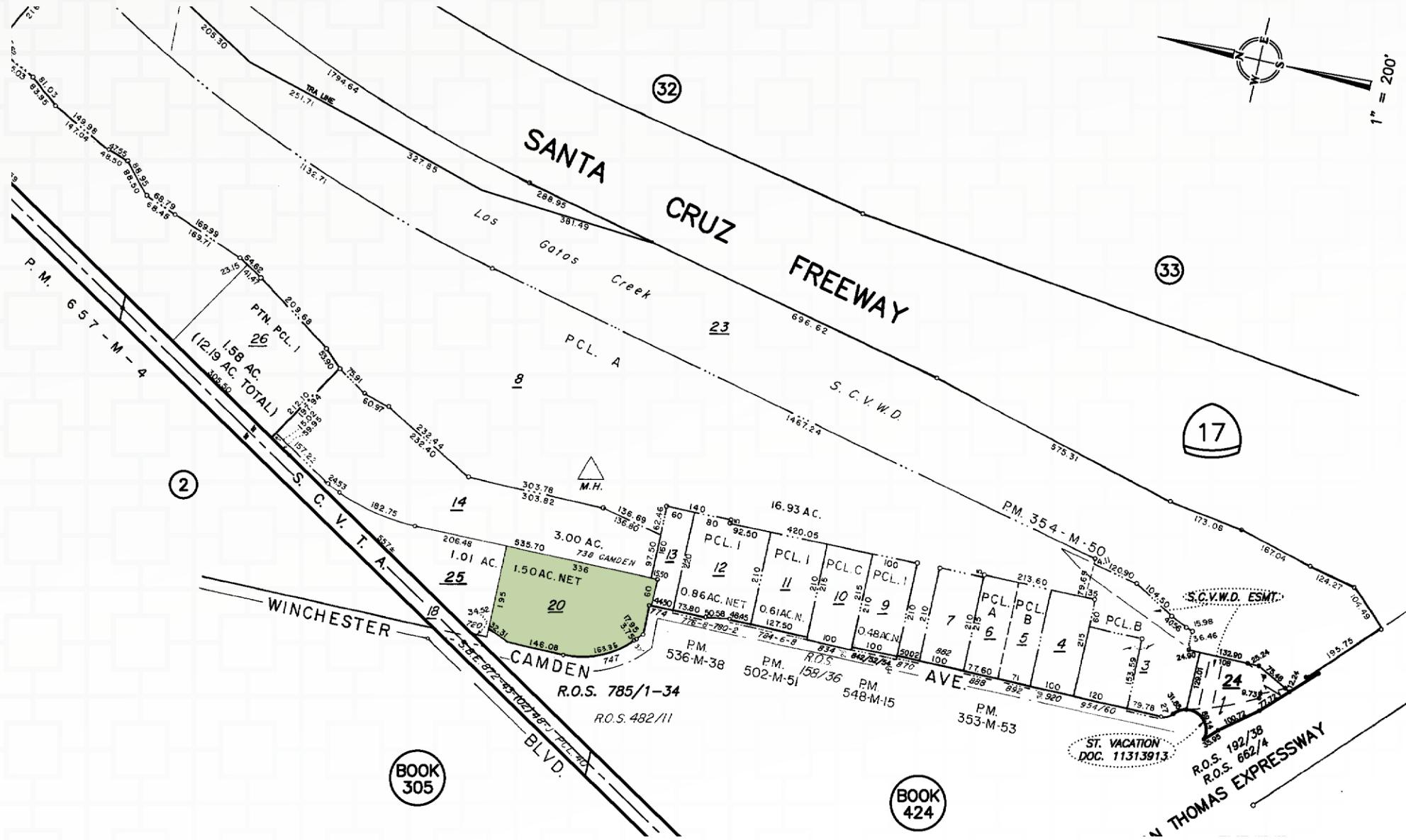
[1] According to the leases, tenants are required to reimburse Landlord for their prorata share of CAM and base year increases for property taxes and insurance, except for 740 Suite A and 750 Suite B, which are required to reimburse for just base year on taxes and insurance. Landlord has not enforced these charges.

APN 412-01-020

Plat Map

730-750 CAMDEN AVE

CAMPBELL, CA



CAMPBELL, CA

Location

Campbell is one of 15 incorporated cities within Santa Clara County and is bordered on the east and north by San Jose, on the south by Los Gatos and on the west by a portion of Saratoga. Campbell has an affluent and highly educated population of 42,466 residents, 54% of which have a Bachelor's degree or higher, with an average household income of \$161,200. Campbell is a bedroom community with many of its residents being employed in the high-tech industry throughout Silicon Valley. Campbell is a very desirable place to live which is demonstrated by its average house price of over \$1,800,000 (January 2026).

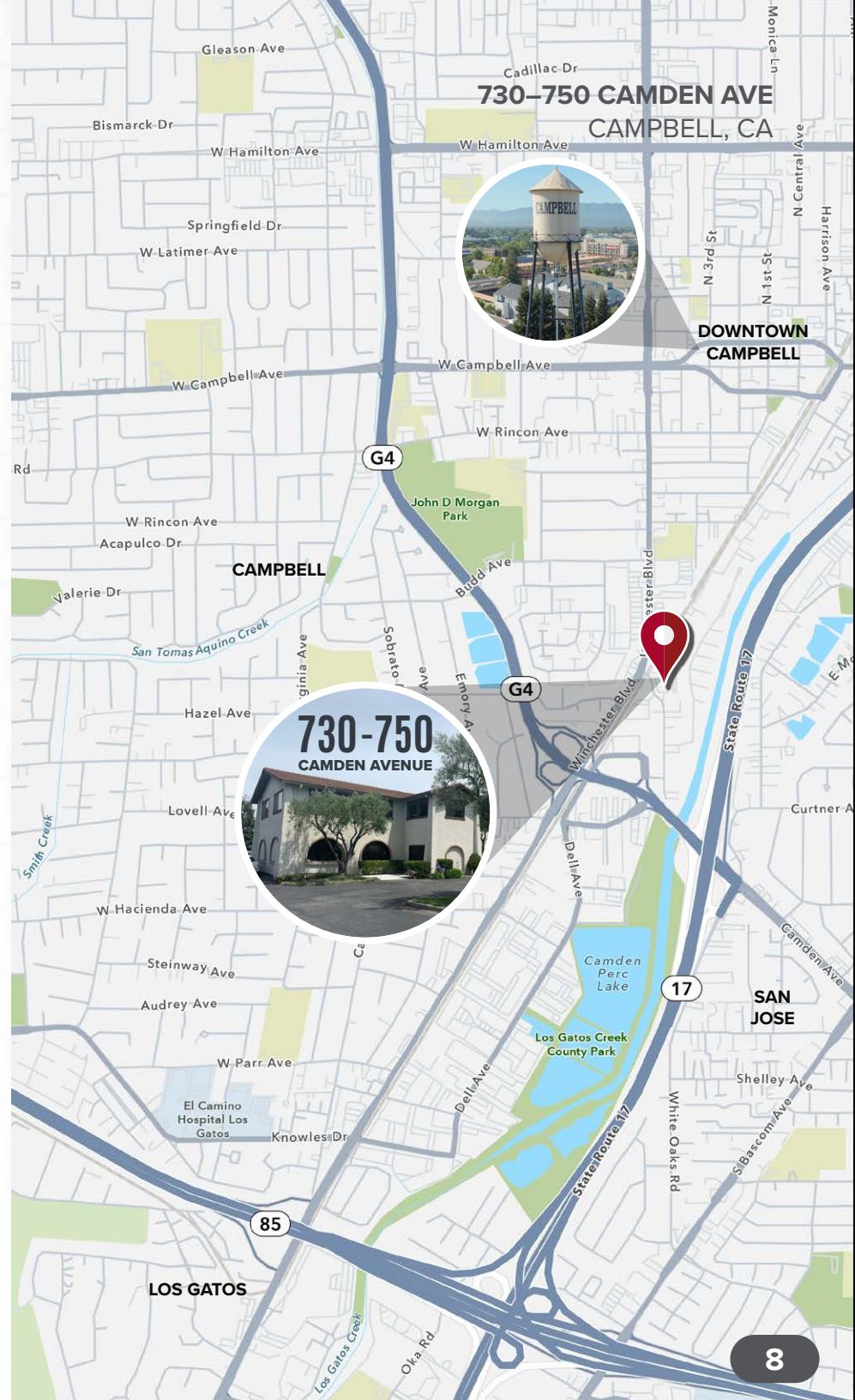
CAMPBELL TOP EMPLOYERS

8x8 Inc	670
West Valley Construction	411
ZRG Partners LLC	411
Barracuda Networks Inc	315
Imperative Care Inc	300
Qolsys, Inc.	300

DEMOGRAPHICS

Estimated Population 2020	43,959
Percent Change Since 2010	0.78%
Median Age	40.2
Total Households	17,608
Average People per Household	2.47
Average Household Income	\$206,906
Median Household Income	\$147,128

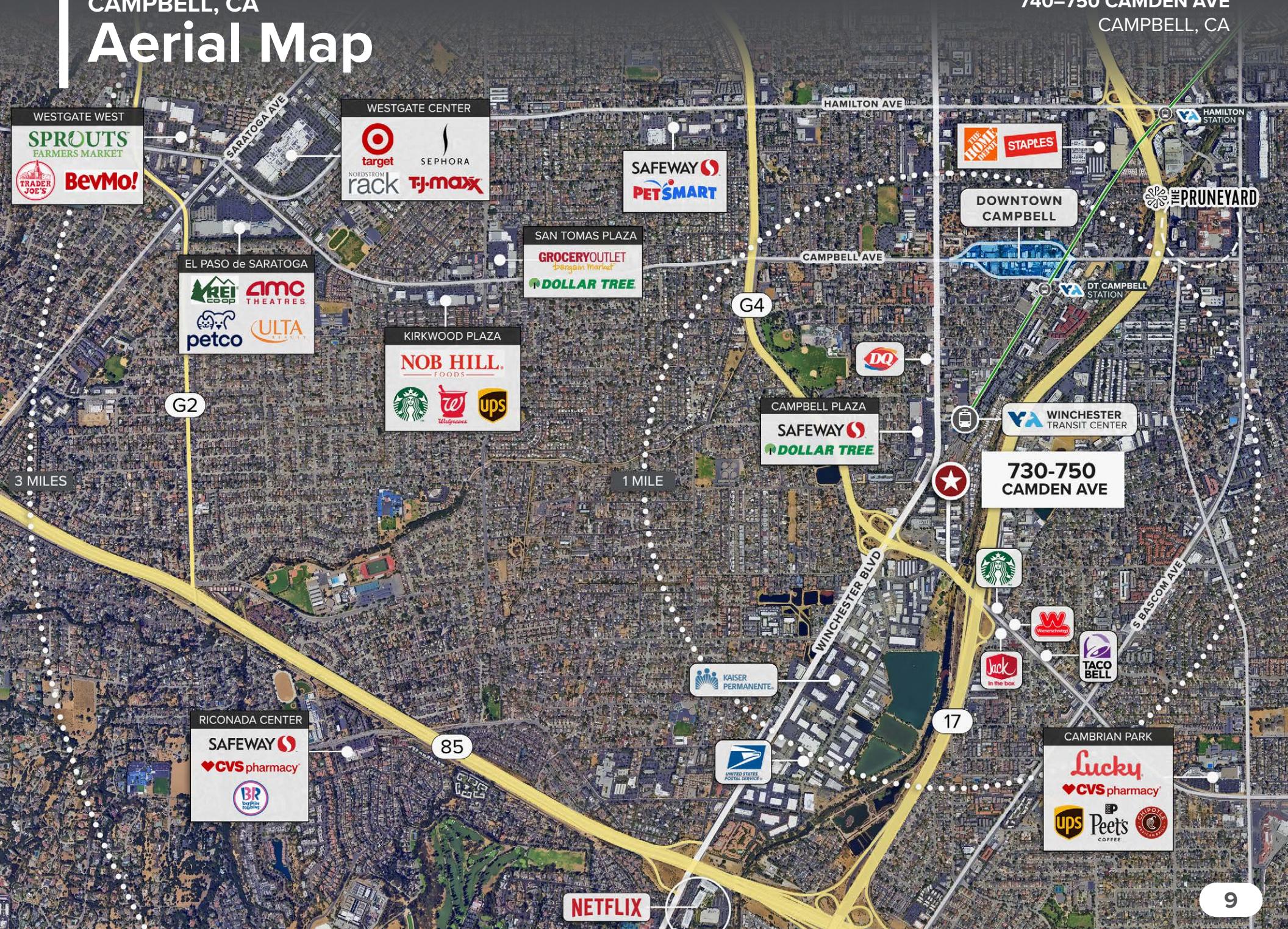
Source: esri 2026; census.gov; City of Campbell ACFR 2025



CAMPBELL, CA

Aerial Map

740-750 CAMDEN AVE
CAMPBELL, CA



FOR MORE INFORMATION:

Doug Ferrari

Lic. 02234917

(408) 879-4002

dferrari@primecommercialinc.com

Dixie Divine

Lic. 00926251 & 01481181

(408) 313-8900

ddivine@primecommercialinc.com

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INCORPORATED

Prime Commercial, Inc.

1543 Lafayette Street, Suite C
Santa Clara, CA 95050

 www.primecommercialinc.com

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