

YEAR 1
Rate: \$2.50 NNN / mo

±1,940 SF



RETAIL SPACE FOR LEASE

990 E Hamilton Avenue

Campbell, CA



PROPERTY

Highlights



Second Floor Retail Space



Strong Building and Monument Signage
Opportunity Visible from E. Hamilton Ave and
S. Bascom Ave



Hard Corner Location at Busiest Intersection
in Campbell with ±67,000 Vehicles Per Day
on Hamilton Avenue

DEMOGRAPHICS

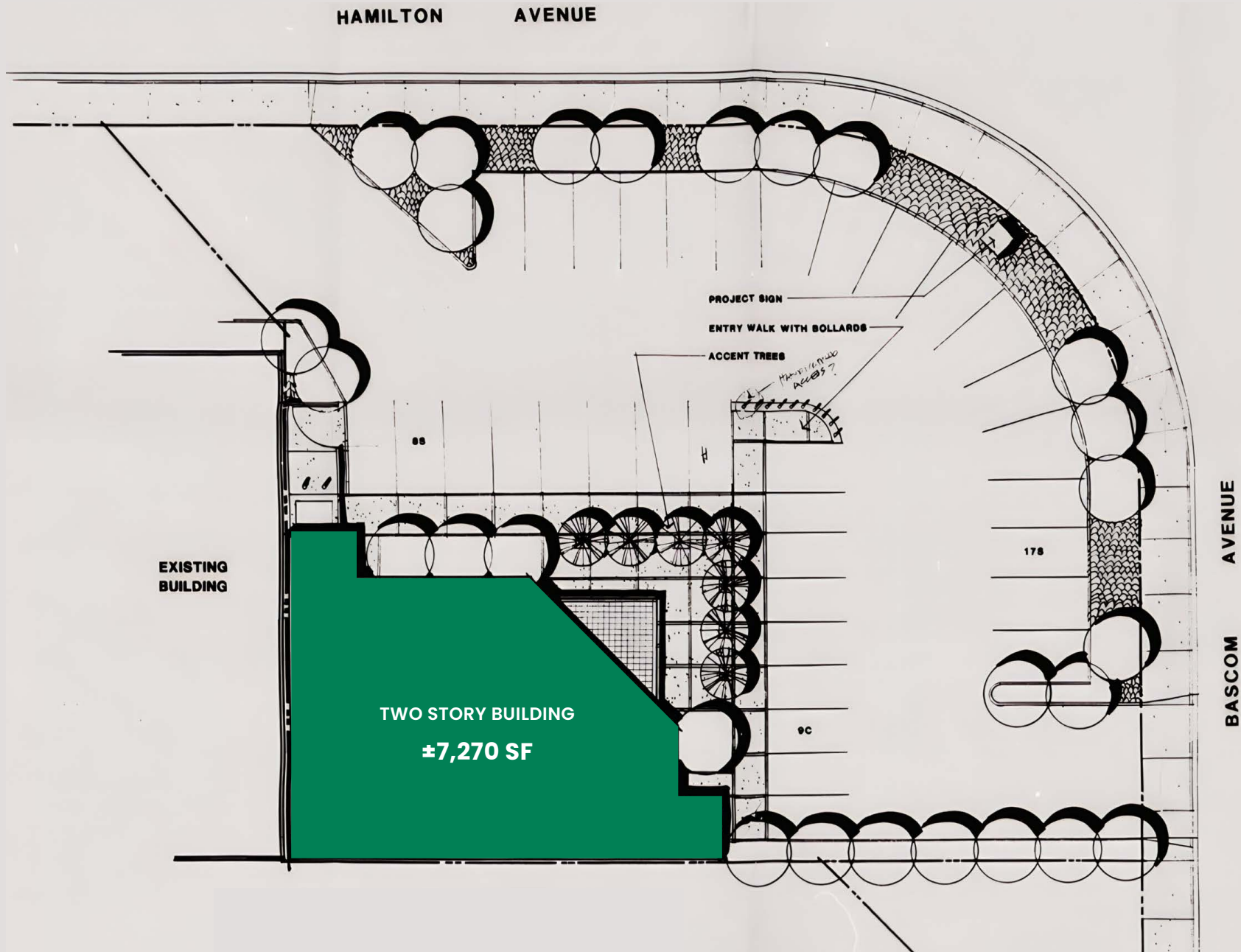
	1 MILE	3 MILES	5 MILES
Population	26,309	242,507	601,045
Average HH Income	\$169,121	\$184,852	\$186,856
Daytime Population	26,975	108,802	290,899

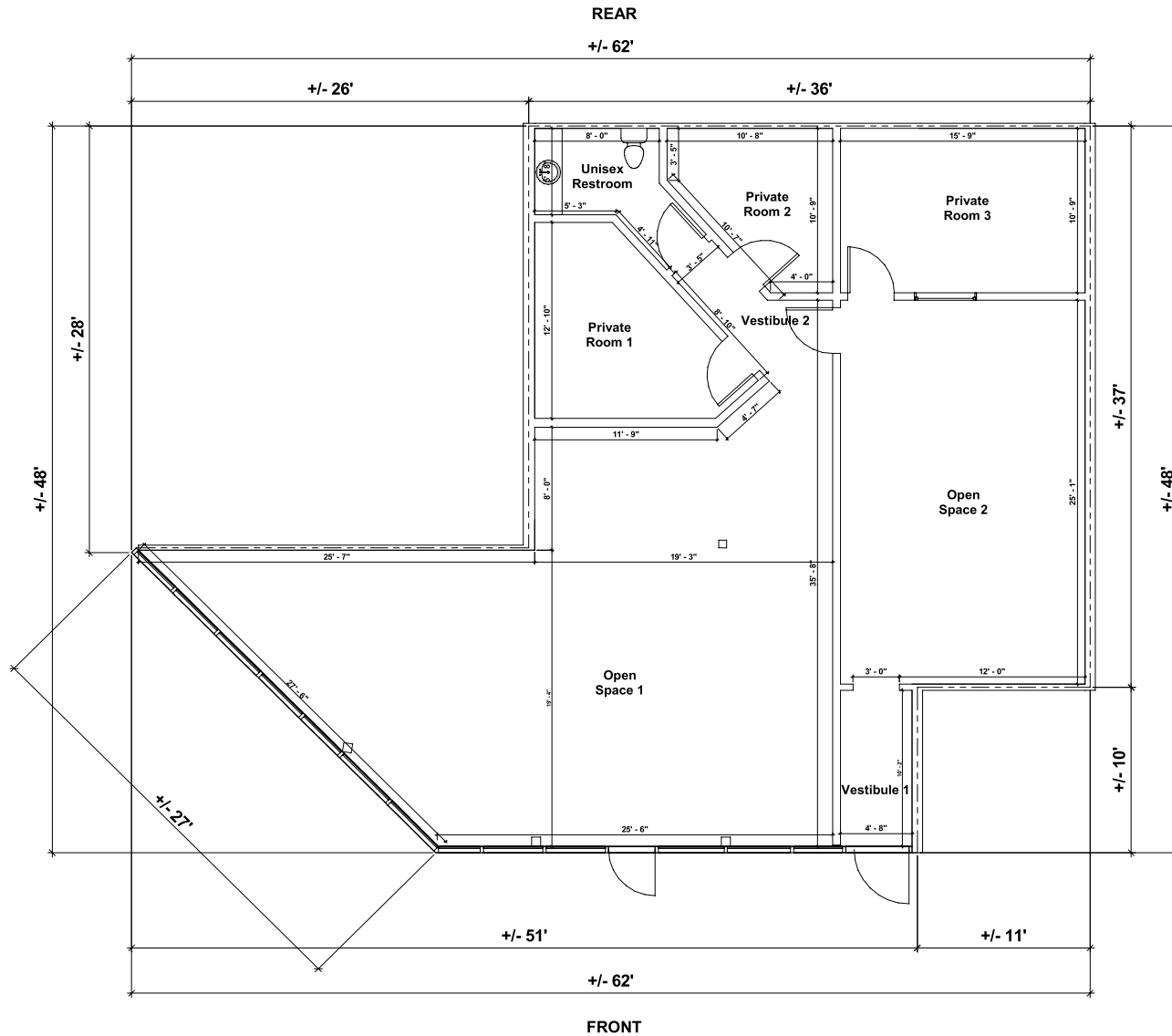
TRAFFIC COUNTS

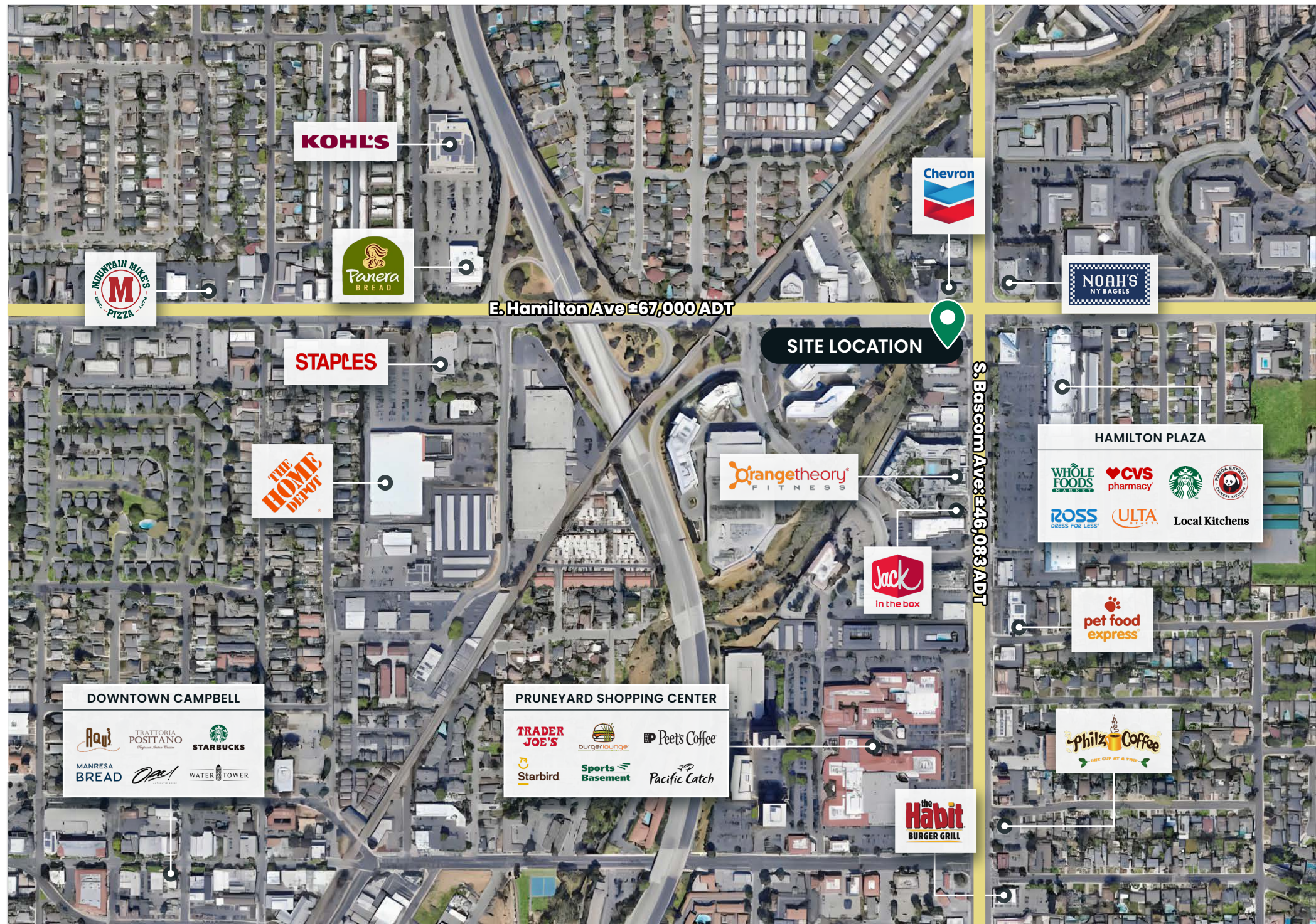
E Hamilton Avenue	67,000 ADT
S Bascom Avenue	46,083 ADT
Hwy 17	152,000 ADT

Source: 2022 Esri.









KOHL'S



E. Hamilton Ave \approx 67,000 ADT



STAPLES

SITE LOCATION



S. Bascom Ave \approx 46,083 ADT

HAMILTON PLAZA

- Whole Foods
- CVS pharmacy
- Starbucks
- Local Kitchens
- Ross Dress For Less
- Ulta Beauty



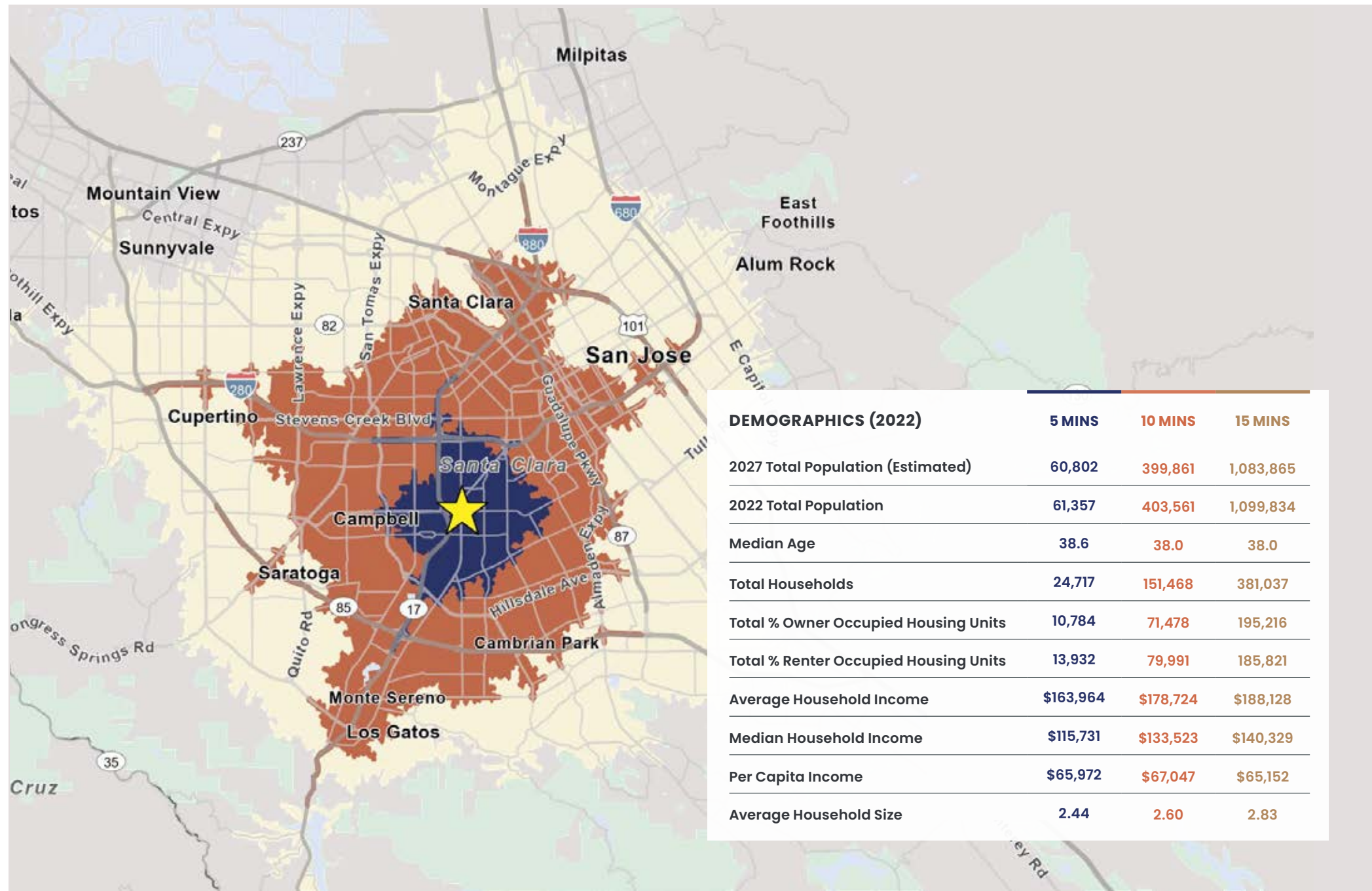
DOWNTOWN CAMPBELL

- Aji
- Trattoria Positano
- Starbucks
- Manresa Bread
- Opal
- Water Tower

PRUNEYARD SHOPPING CENTER

- Trader Joe's
- Burger Lounge
- Peet's Coffee
- Starbird
- Sports Basement
- Pacific Catch





DEMOGRAPHICS (2022)	5 MINS	10 MINS	15 MINS
2027 Total Population (Estimated)	60,802	399,861	1,083,865
2022 Total Population	61,357	403,561	1,099,834
Median Age	38.6	38.0	38.0
Total Households	24,717	151,468	381,037
Total % Owner Occupied Housing Units	10,784	71,478	195,216
Total % Renter Occupied Housing Units	13,932	79,991	185,821
Average Household Income	\$163,964	\$178,724	\$188,128
Median Household Income	\$115,731	\$133,523	\$140,329
Per Capita Income	\$65,972	\$67,047	\$65,152
Average Household Size	2.44	2.60	2.83



MATT SWEENEY

msweeney@theeoniccompany.com
(408) 863-1444
LIC. 01746896

SEAN O'CARROLL

socarroll@theeoniccompany.com
(408) 863-1447
LIC. 01058587

RON CRUZ

rcruz@theeoniccompany.com
(408) 400-7003
LIC. 02018499

990 E Hamilton Avenue

Campbell, CA

