

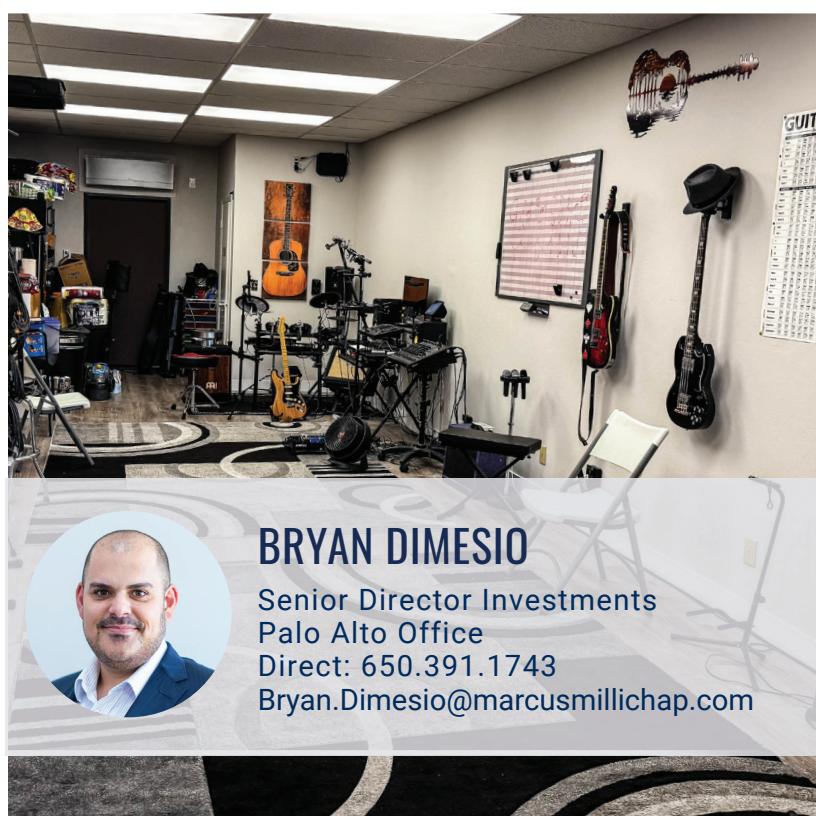
1550 LA PRADERA DRIVE

CAMPBELL, CALIFORNIA 95008



OFFICE/RETAIL PROPERTY

FOR SALE



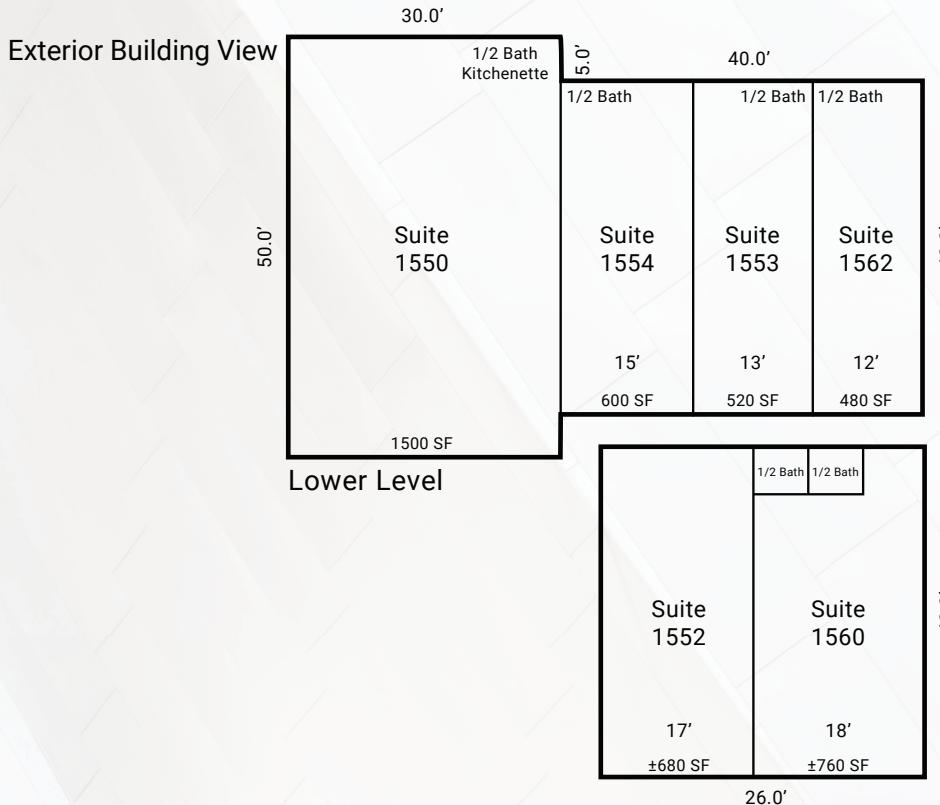
BRYAN DIMESIO

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PROPERTY HIGHLIGHTS

- TWO STORY COMMERCIAL BUILDING
- RBA: ±4.500 SQ FT
- LAND SIZE: ±17,424 SQ FT
- OFFICE/RETAIL SUITES, GENEROUS OUTDOOR FLEX SPACE
- CENTRAL HEATING, AIR CONDITIONING
- 20 UNMARKED VISITOR PARKING SPACES
- CENTRALLY LOCATED FROM 280, 85, 17, SAN TOMAS EXPRESSWAY, AND LAWRENCE EXPRESSWAY
- CLOSE TO AMENITIES: WESTGATE CENTER, PEET'S COFFEE, STARBUCKS, TRADER JOE'S, SPROUTS AND WHOLE FOODS
- PO COMMERCIAL ZONING ALLOWS OFFICE, DAYCARE/SCHOOL, MEETING/GATHERING



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