



GROVERS NATIONAL BANK

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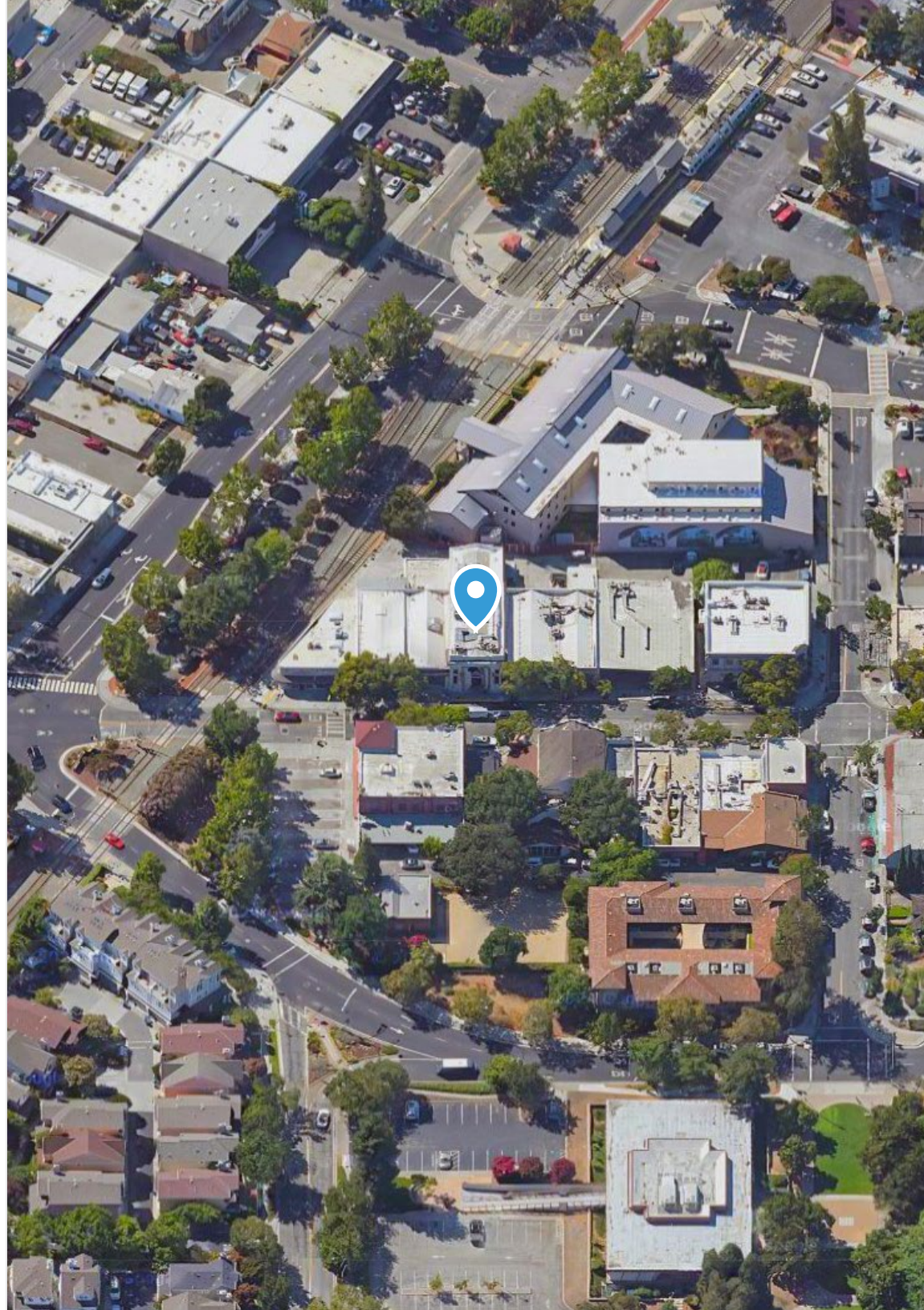
400 E Campbell Ave.

OFFERING MEMORANDUM

 the econic company®

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Investment Offering & Highlights

Absolute NNN Leased Investment

THE OFFERING

A historic, 6,454 square foot 2-story retail building.



THE PRICE

\$5,500,000



TENANTS

- New lease with ACKbar Bar & Grill, Inc. NNN Lease expiring May 2034
 - “Star Wars” themed restaurant and bar
- Lease is an absolute NNN lease including roof, structure and HVAC replacement by the Tenant

REAL ESTATE/AREA STRENGTHS

- Extraordinary demographics with average household income over \$137,000 in a mile radius and a population of over 230,000 in a 3 mile radius
- Iconic downtown building located in the heart of Campbell
- Located at the entrance to Downtown Campbell
- Campbell is home to many in the technology industry and fast growing startups, some of which include: 8x8 Inc., eBay, Chargepoint, Inc., Digital Strata, Barracuda, OmniPayments, TRU Technical Partners, Team Logic IT, and Sparc to name a few.
- High barrier to entry in Downtown Campbell with historically low available inventory

Investment Overview Page

LOCATION

400 East Campbell Avenue,
Campbell, CA 95008

IMPROVEMENTS

Originally built in 1920 and fully
renovated in 2018.

ABSOLUTE NNN LEASE

Leased on the Ground Floor (3,100 SF) expiring May 31, 2034.
The lease is an absolute NNN lease with tenant responsible for
common area maintenance, insurance and taxes.

Second Floor (3,354 SF) is on a month to month lease.

RENT SCHEDULE

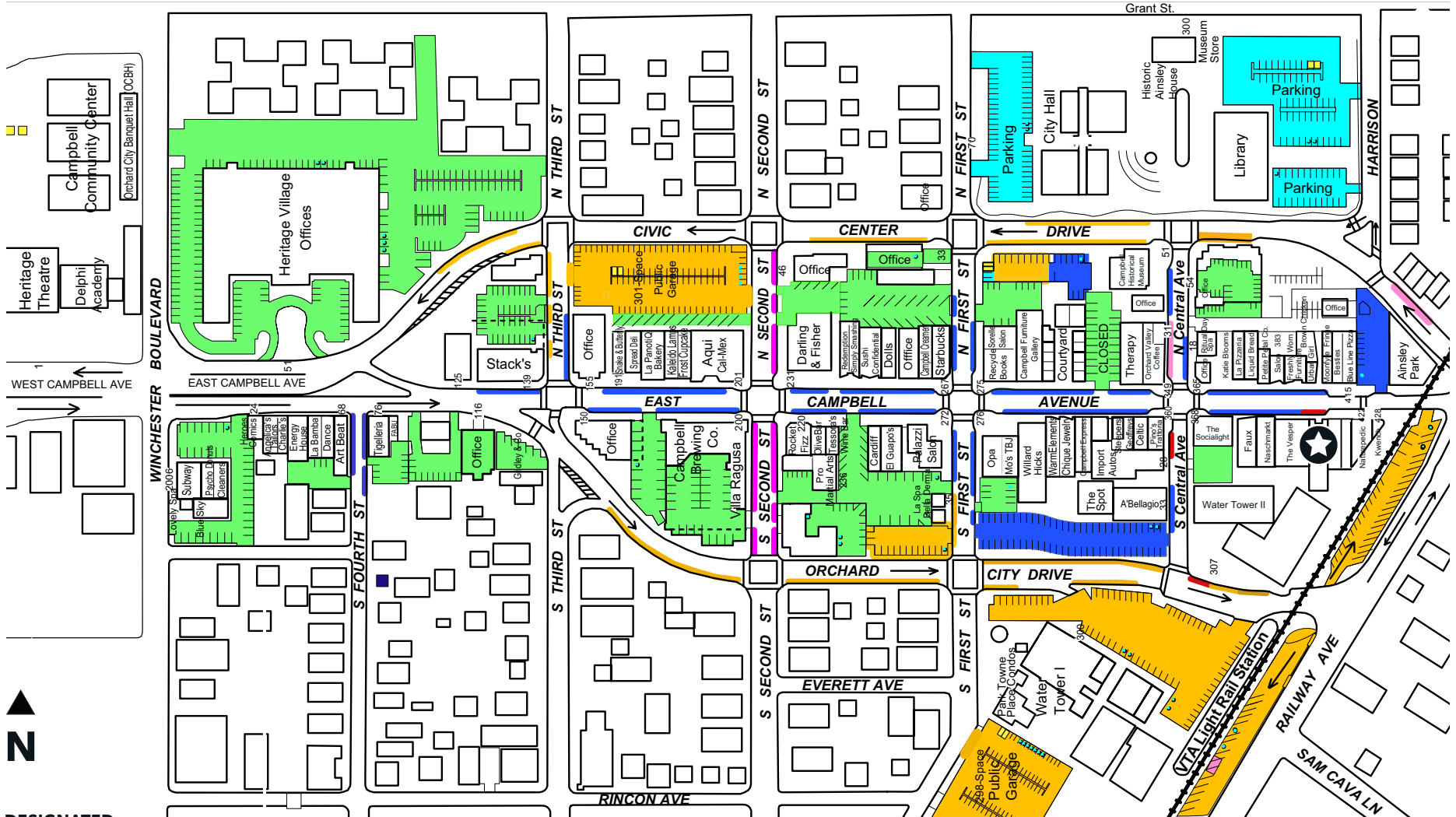
Ground Floor ACKbar Bar & Grill, Inc.

3,100 SF

Term		Rent PSF Month	Monthly Rent	Rent PSA/Year
6/1/2024	5/31/2025	\$4.25	\$13,175	\$51.00
6/1/2025	5/31/2026	\$4.38	\$13,578	\$52.56
6/1/2026	5/31/2027	\$4.51	\$13,981	\$54.12
6/1/2027	5/31/2028	\$4.66	\$14,446	\$55.92
6/1/2028	5/31/2029	\$4.80	\$14,880	\$57.60
6/1/2029	5/31/2030	\$4.94	\$15,314	\$59.28
6/1/2030	5/31/2031	\$5.09	\$15,779	\$61.08
6/1/2031	5/31/2032	\$5.24	\$16,244	\$62.88
6/1/2032	5/31/2033	\$5.40	\$16,740	\$64.80
6/1/2033	5/31/2034	\$5.56	\$17,236	\$66.72
6/1/2024	5/31/2035	\$5.73	\$17,763	\$68.76

PRICING \$5,500,000

Downtown Campbell Parking Map



DESIGNATED PARKING SPACES

8AM - 6PM, except Sunday and Holidays

- 20-Minute Loading
- 20 or 30 Minute
- 2-Hour
- 4-Hour
- Long Term
- City Hall Parking
- Private Parking
- Electric Charging Station
- Handicap Parking

NOTABLE COMMERCIAL CENTERS:

Pruneyard Shopping Center

The Pruneyard is the premier shopping center in Campbell with over 259,000 square feet of GLA including major retailers and restaurants such as Pruneyard Cinemas, Sports Basement, Trader Joe's, Marshall's, Orchard City Kitchen, Be.Steak.A, Mendocino Farms, Pacific Catch, Luna Mexican Kitchen and Peet's Coffee to name a few.



Hamilton Plaza

157,954 square foot shopping center featuring tenants such as Whole Foods, CVS, Ross, Ace Hardware, ULTA and Sola Salon to name a few.



Campbell, California

LOCAL ECONOMY

Campbell is located in the heart of Silicon Valley and is a hub for the technology industry and fastest growing startups. Major employers of Campbell include:



8x8

8x8 is a provider of Voice over IP products, including cloud based voice, contact center, video, mobile and unified communications for businesses.



eBay

Multinational e-commerce corporation that facilitates consumer-to-consumer and business-to-consumer sales through its website. eBay was founded by Pierre Omidyar in 1995, and became a notable success story of the dot-com bubble.



Chargepoint

The world's largest network of electric vehicle (EV) charging stations in North America and Europe.



Barracuda Networks

The worldwide leader in Security, Application Delivery and Data Protection Solutions.



Safeway

American supermarket chain founded by Marion Barton Skaggs in April 1915. Safeway operates as a banner of Albertsons Companies, one of the largest food and drug retailers in the United States.

Demographics

	CURRENT			PROJECTED		
	1 MILE	2 MILES	3 MILES	1 MILE	2 MILES	3 MILES
Population	28,005	241,505	579,139	27,848	244,537	587,945
Households	12,063	91,043	213,987	12,008	92,372	217,923
Families	6,456	57,779	137,174	6,450	58,726	139,469
Average Household Size	2.29	2.62	2.64	2.29	2.62	2.63
Owner Occupied Housing Units	4,726	45,866	110,094	4,775	46,350	111,233
Renter Occupied Housing Units						
Median Age	39.3	39.4	39.1	40.3	39.8	39.6
Median Household Income	\$110,449	\$140,981	\$144,015	\$129,351	\$161,476	\$162,545
Average Household Income	\$158,007	\$187,071	\$194,960	\$182,240	\$211,561	\$218,567



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