



Office Building For Lease

476 E Campbell Ave

476 E CAMPBELL AVE, CAMPBELL, CA 95008

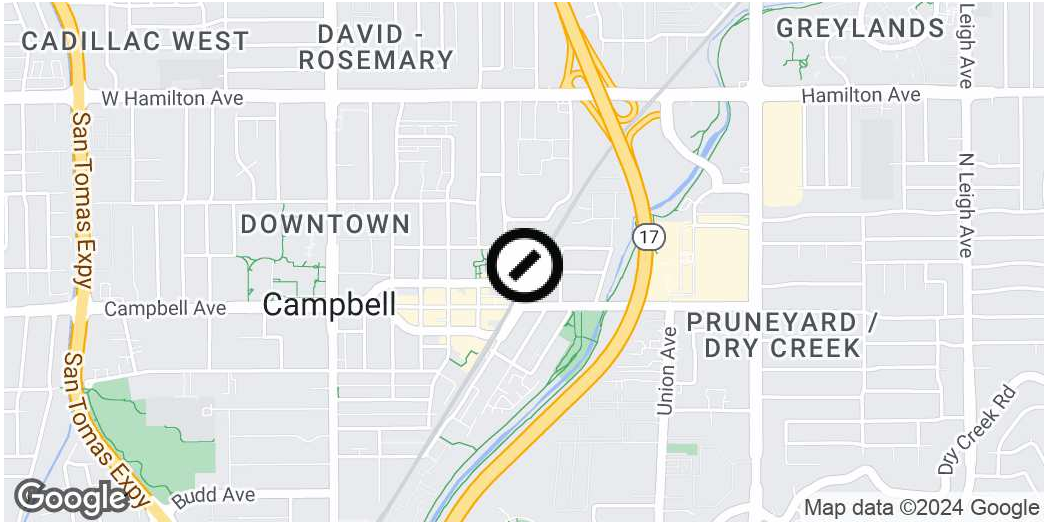
1,836 square feet of office space in downtown Campbell. Walk to an unparalleled selection of restaurants, retail, and entertainment venues. VTA Light Rail is 1 block away. Easy access to Highway 17/Interstate 880.

Get in touch

Tony Odom
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COMPASS
COMMERCIAL

Executive Summary



Offering Summary

Lease Rate:	\$3.50 SF/month (Gross)
Building Size:	5,320 SF
Available SF:	1,836 SF
Lot Size:	0.31 Acres
Number of Units:	2
Year Built:	1988
Renovated:	2023
Zoning:	P-D
Market:	South Bay/San Jose
Submarket:	Campbell

Property Overview

1,836 square feet of office space in downtown Campbell. Walk to an unparalleled selection of restaurants, retail, and entertainment venues. VTA Light Rail is 1 block away. Easy access to Highway 17/Interstate 880.

Property Highlights

- 1,836 Rentable Square Feet
- Kitchenette
- Private Restroom
- Phenomenal Location in Downtown Campbell
- New upgraded interior and exterior
- Outdoor Balcony
- VTA Light Rail just a Block Away

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Additional Photos



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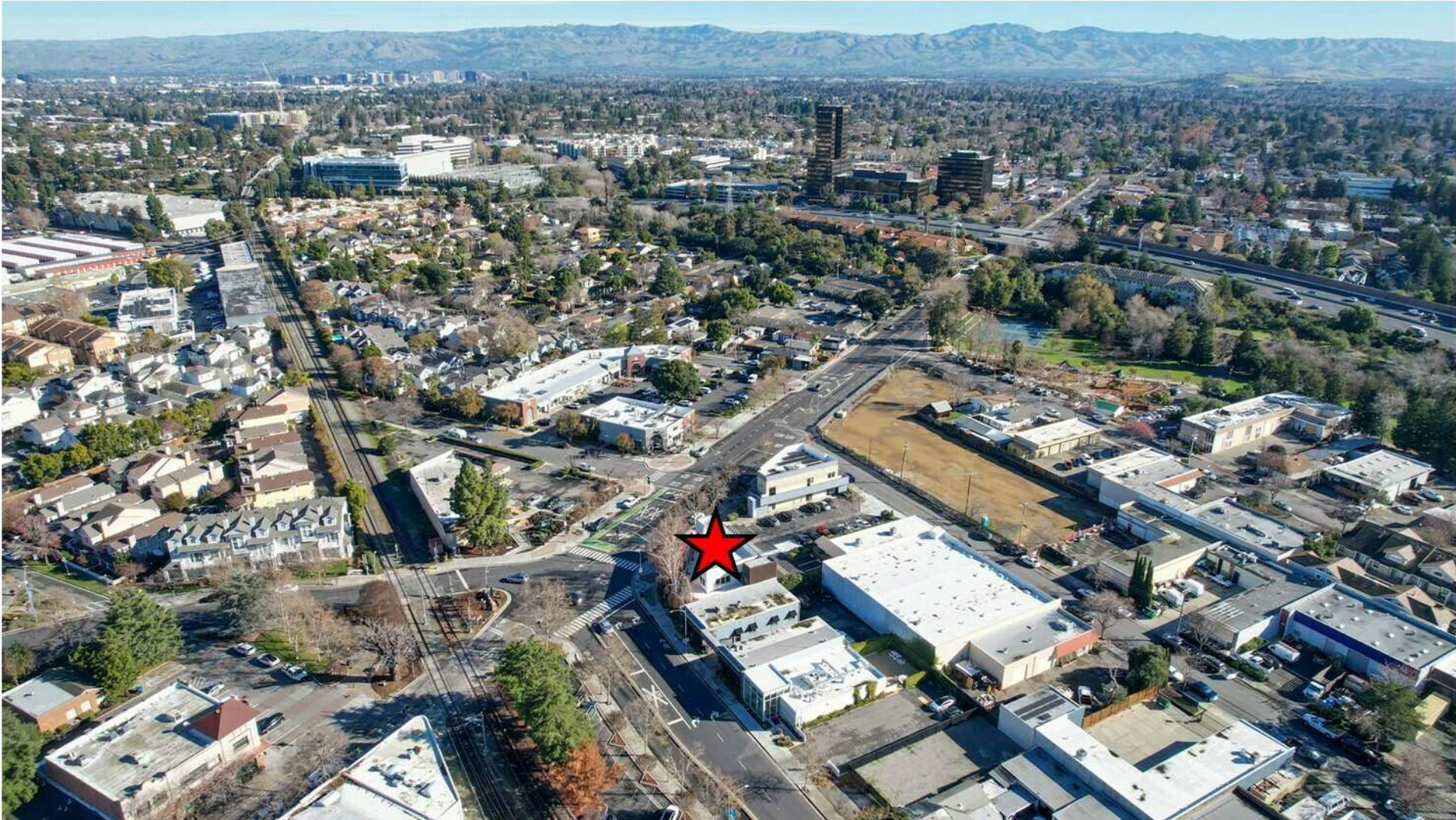
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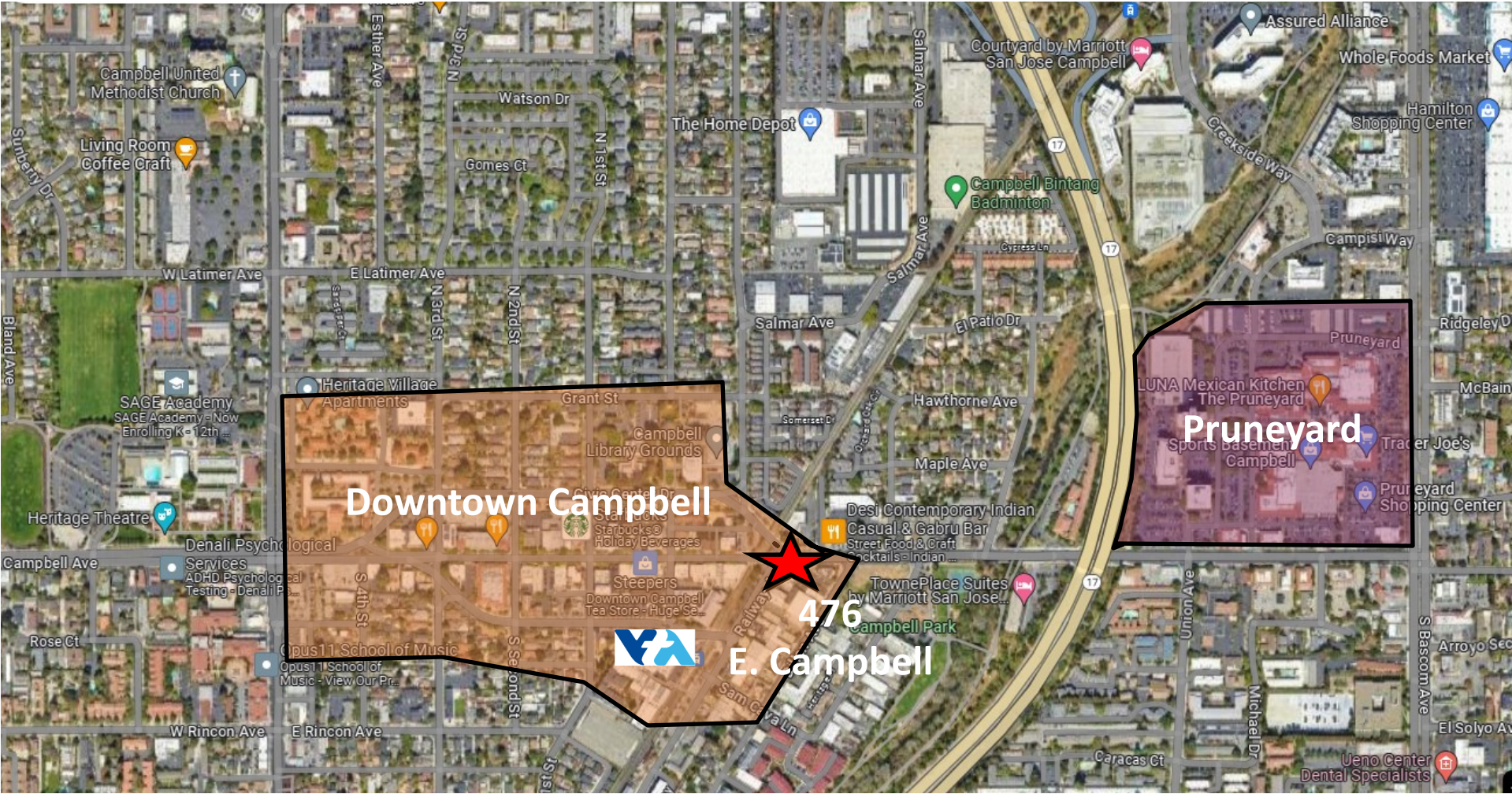
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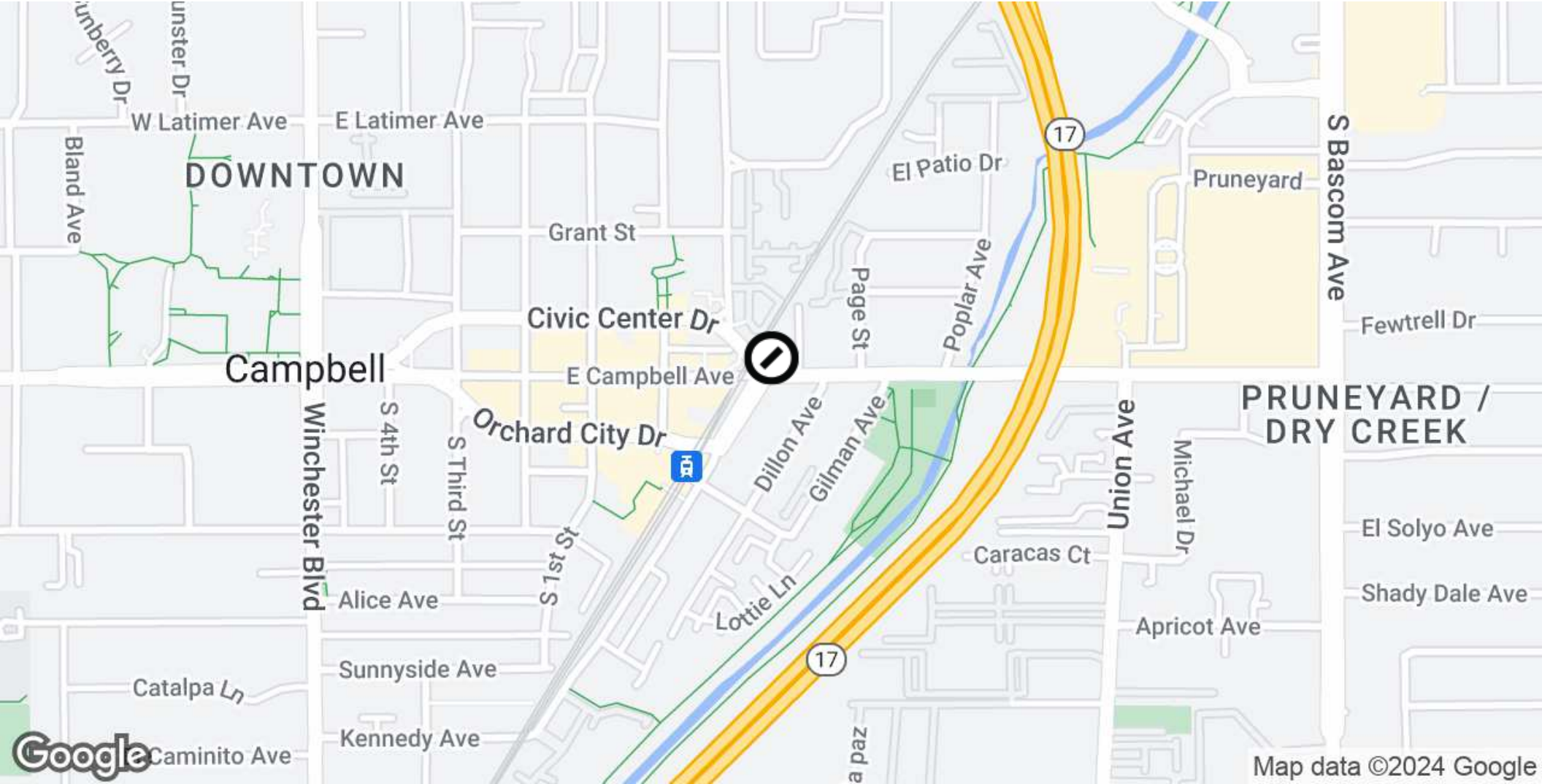
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Area Map



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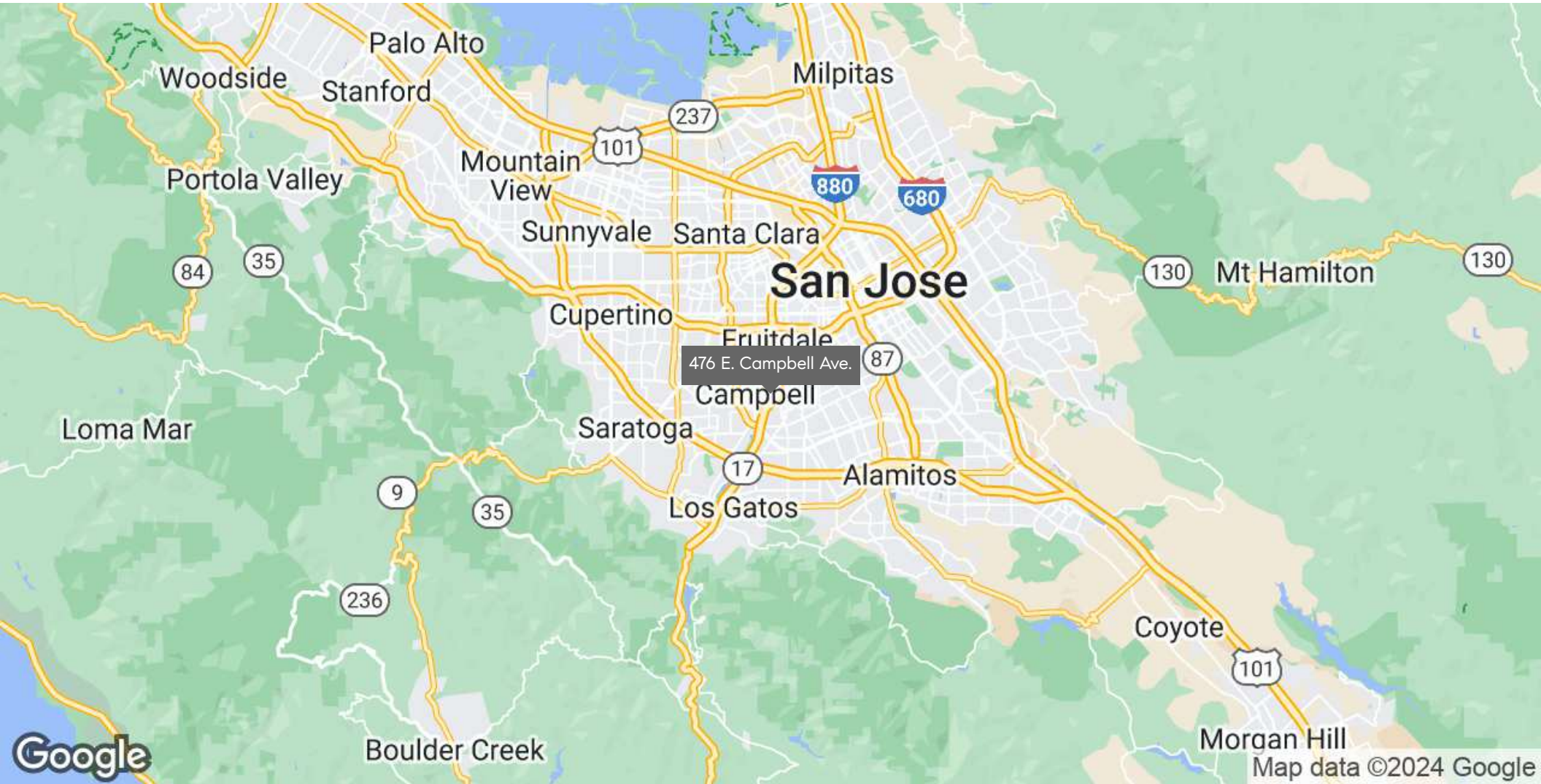
Location Map



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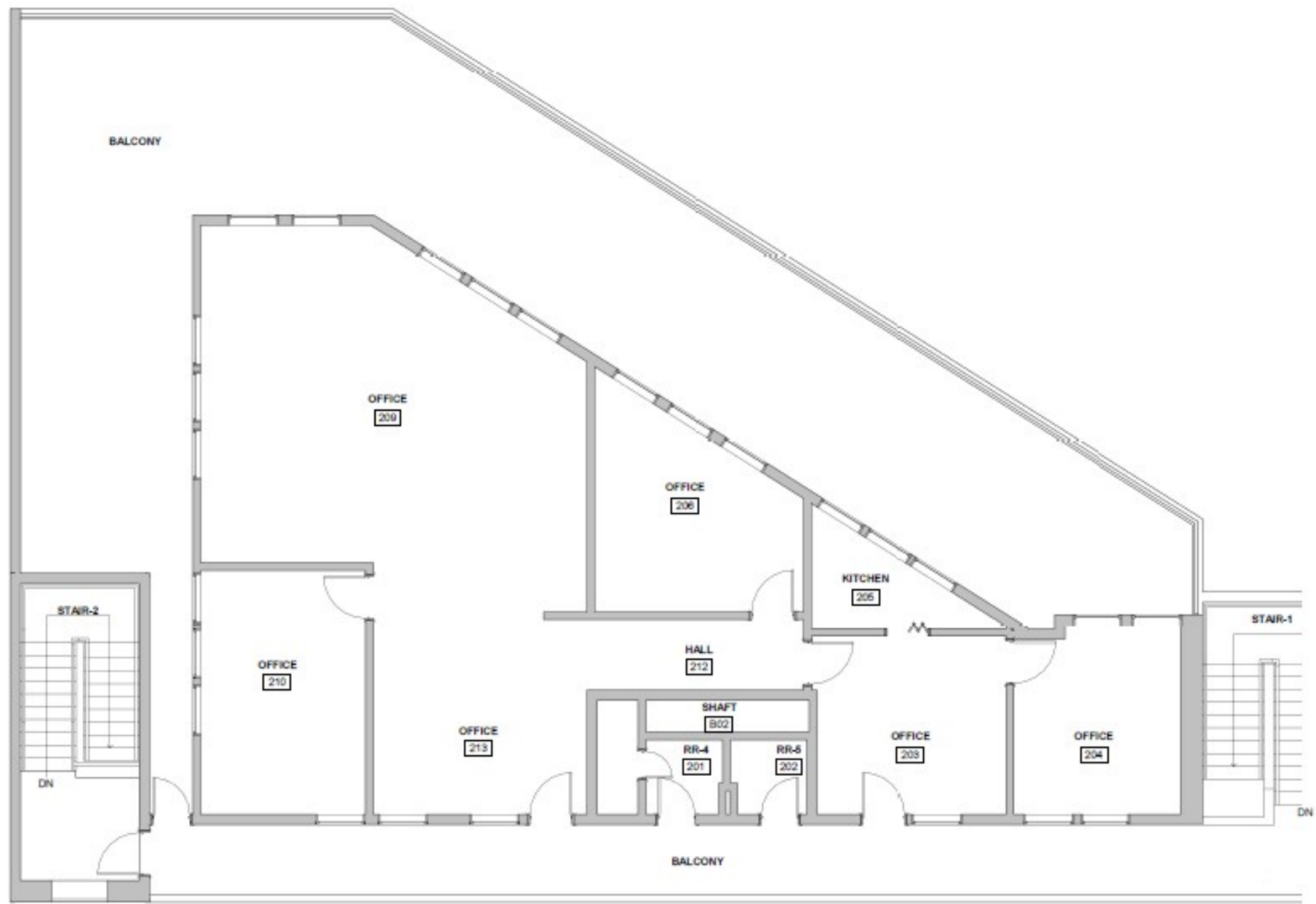
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Regional Map



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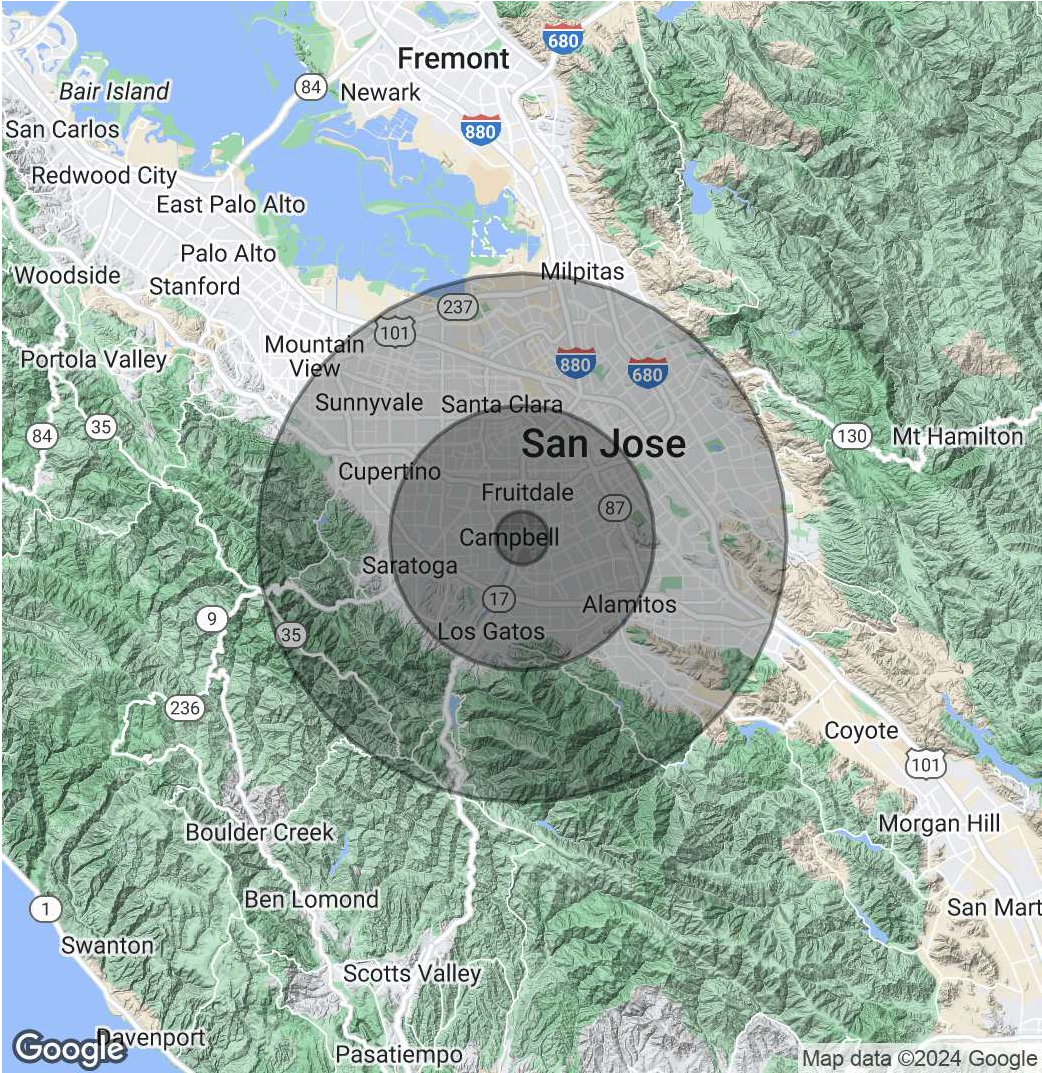
1 | SECOND FLOOR EXISTING PLAN

Demographics Map & Report

Population	1 Mile	5 Miles	10 Miles
Total Population	24,733	563,695	1,533,843
Average Age	40.4	39.4	38.5
Average Age (Male)	39.9	38.6	37.7
Average Age (Female)	40.8	40.2	39.4

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	10,996	214,623	529,944
# of Persons per HH	2.2	2.6	2.9
Average HH Income	\$122,082	\$160,020	\$160,955
Average House Value	\$863,224	\$1,123,007	\$1,045,839

* Demographic data derived from 2020 ACS - US Census



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