

±1,907 SF

RETAIL FOR LEASE



# GATEWAY SQUARE

10 East Hamilton Ave | Campbell, CA



the econic company®



±1,907 SF  
AVAILABLE

## PROPERTY HIGHLIGHTS



**GATEWAY SQUARE**  
10 E Hamilton Ave,  
Campbell, CA



Corner of E. Hamilton  
& Winchester Blvd



Former Charles Schwab Space



Anchored by Walgreens with  
Drive Up Pharmacy Window



Co-Tenant: Fedex, Taqueria Y  
Mariscos La Jaiba, Club Pilates,  
Stanford Health Care

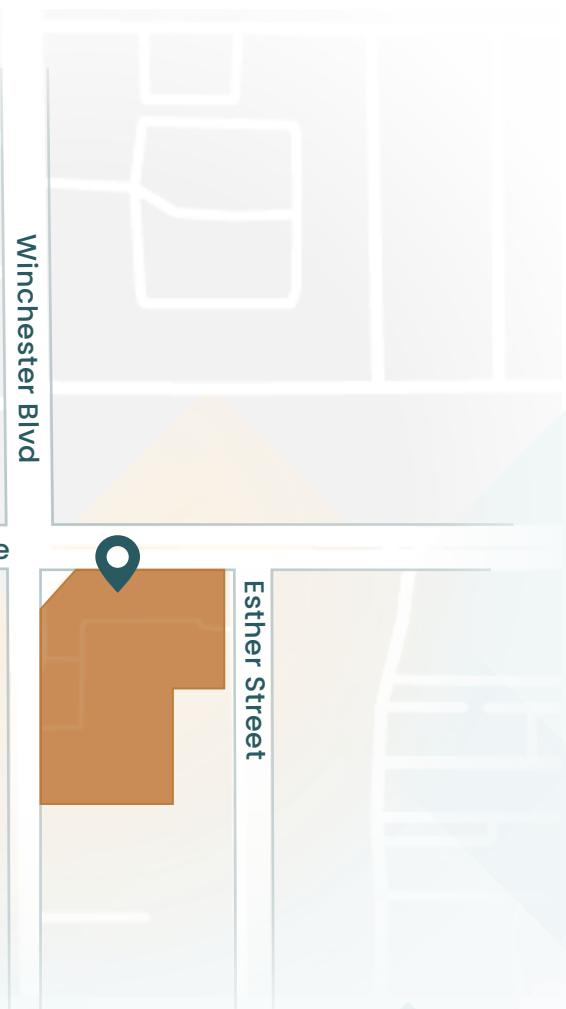
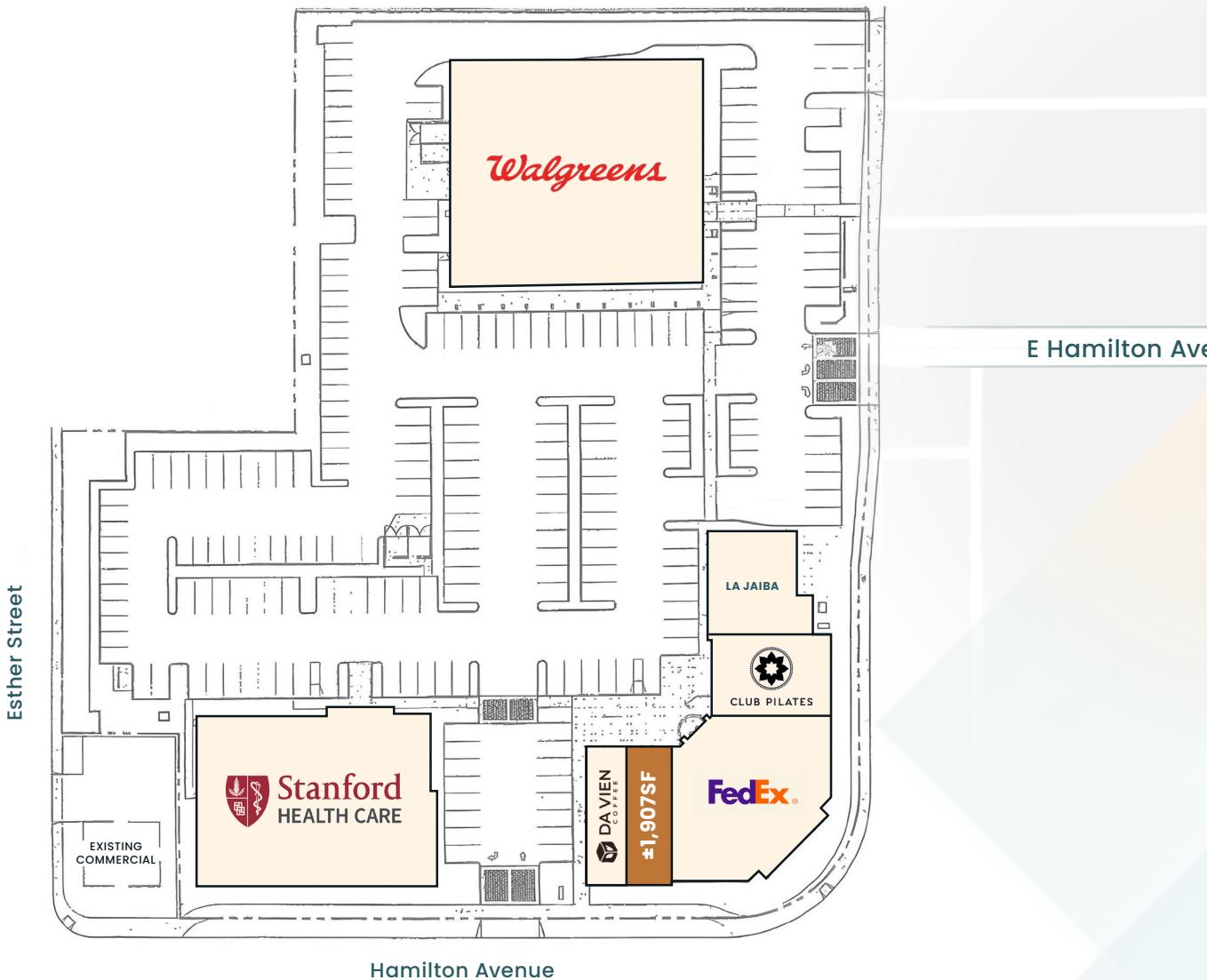
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	30,292	240,472	593,925
Avg. HH Income	\$181,657	\$214,923	\$227,442
Daytime Population	34,218	251,126	623,194

### TRAFFIC COUNTS

E Hamilton Ave	54,904 ADT
S Winchester Blvd	36,760 ADT

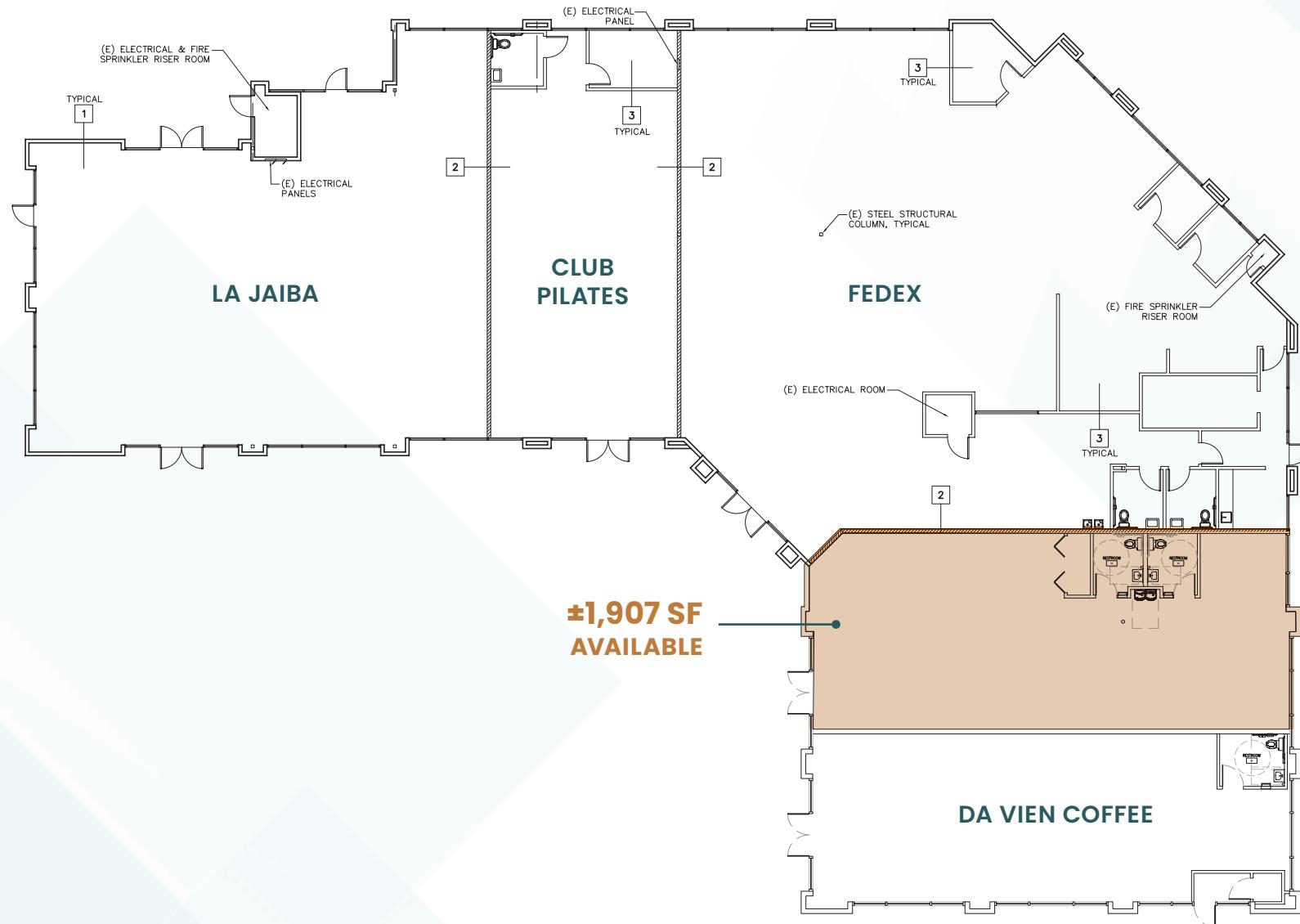
Source: 2025 Esri.

# FULL PROPERTY SITE PLAN



PROJECT

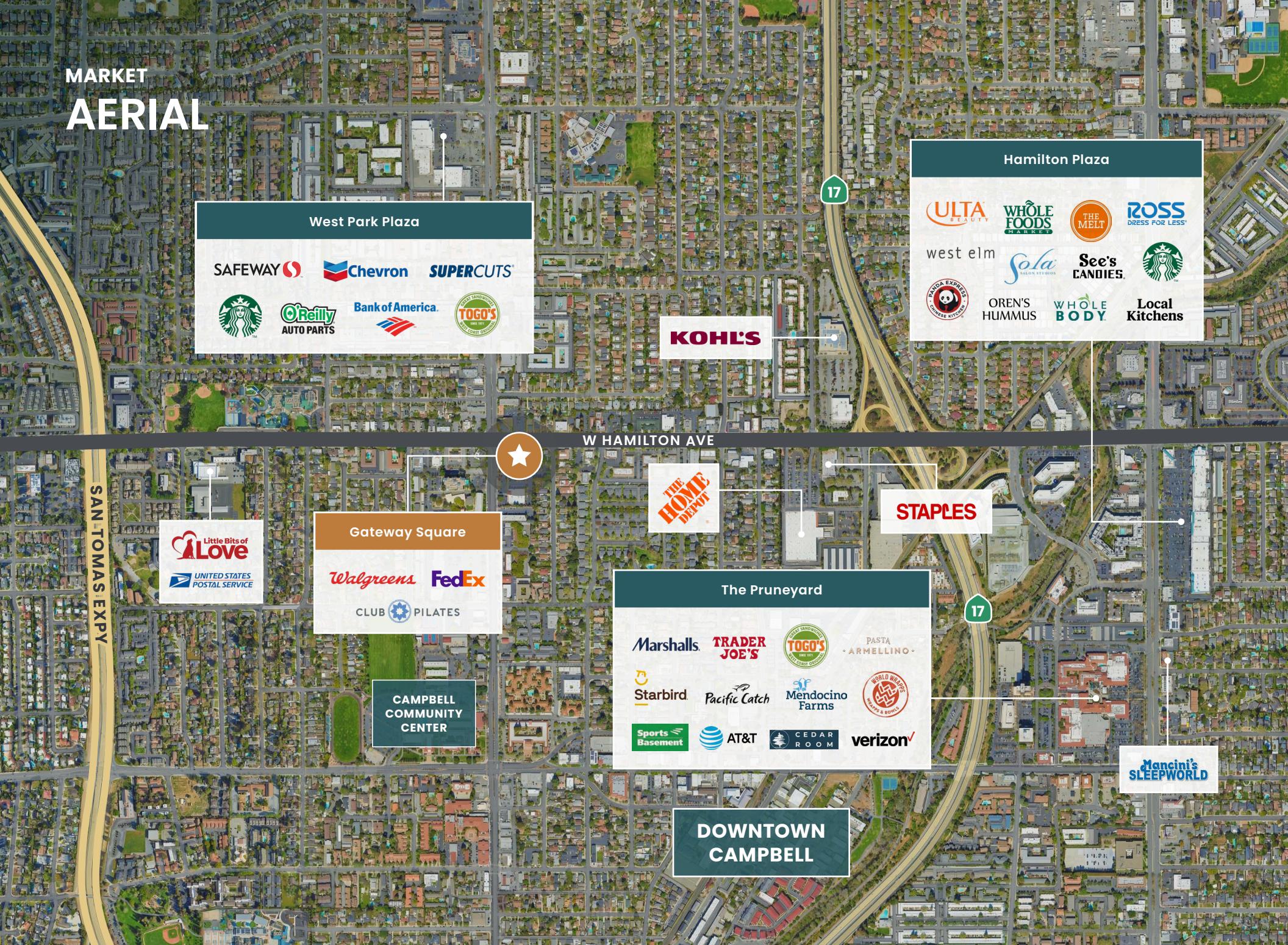
# FLOOR PLAN



# PROPERTY GALLERY



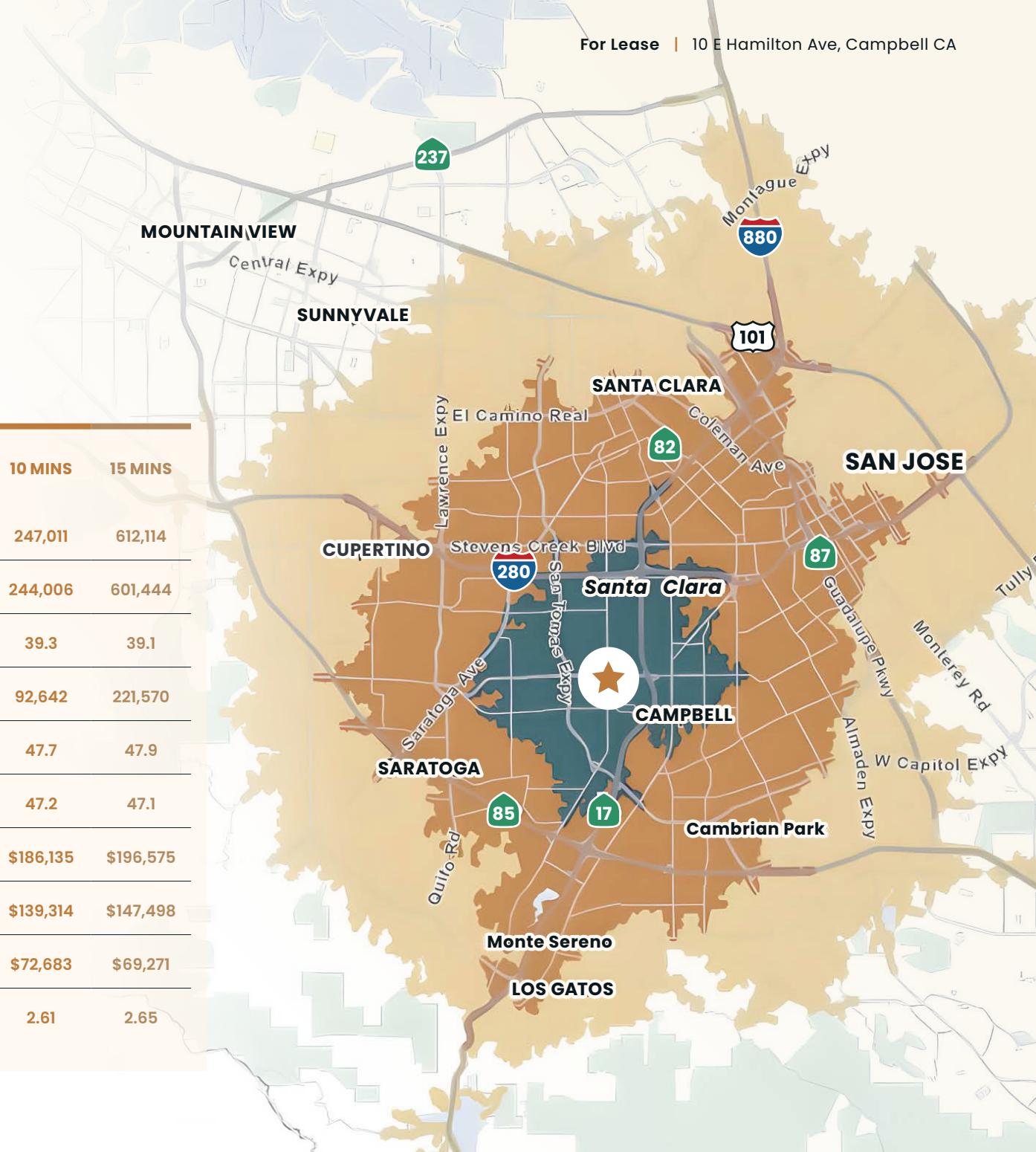
# MARKET AERIAL



DRIVE TIME

# DEMOGRAPHICS

DEMOGRAPHICS (2023)	5 MINS	10 MINS	15 MINS
2028 Total Population (Estimated)	30,902	247,011	612,114
2023 Total Population	31,021	244,006	601,444
Median Age	38.2	39.3	39.1
Total Households	12,156	92,642	221,570
Total % Owner Occupied Housing Units	38.6	47.7	47.9
Total % Renter Occupied Housing Units	55.8	47.2	47.1
Average Household Income	\$156,768	\$186,135	\$196,575
Median Household Income	\$112,510	\$139,314	\$147,498
Per Capita Income	\$63,628	\$72,683	\$69,271
Average Household Size	2.51	2.61	2.65



# GATEWAY SQUARE

10 East Hamilton Avenue | Campbell, CA



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