

2082

S WINCHESTER BLVD

CAMPBELL, CALIFORNIA

±2,250 SF

FREESTANDING BUILDING
AVAILABLE FOR SALE

 the eonic company®



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PROJECT HIGHLIGHTS



High Identity Location



Fronting Winchester Blvd (30,856 ADT)



Adjacent to Campbell Ave

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	28,253	224,850	548,129
Avg. HH Income	\$166,118	\$204,015	\$213,447
Daytime Population	32,145	227,794	553,555

TRAFFIC COUNTS

Source: 2025 Esri.

Winchester Blvd	30,856 ADT
W Campbell Ave	19,743 ADT
Civic Center Dr	10,561 ADT
Orchard City Dr	8,934 ADT



PROPERTY
GALLERY



MARKET AERIAL

2082
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Westgate Center

- TARGET
- ROSS DRESS FOR LESS
- verizon
- Durlington
- THE HOME DEPOT
- NORDSTROM rack
- 49ERS FIT
- Michaels
- Starbucks
- Buffalo Wild Wings
- xfinity
- SKECHERS OUTLET

Hamilton Plaza

- ULTA
- WHOLE FOODS
- THE MELT
- ROSS DRESS FOR LESS
- See's CANDIES
- Sola
- Starbucks
- west elm
- OREN'S HUMMUS
- WHOLE BODY
- Local Kitchens

Pruneyard Shopping Center

- Marshall's
- TRADER JOE'S
- TOGO'S
- PASTA - ARMELLINO -
- Starbird
- Pacific Catch
- Mendocino Farms
- World Market
- Sports Basement
- AT&T
- CEDAR ROOM
- verizon

Westgate West

- SPROUTS FARMERS MARKET
- FIVE GUYS
- MOD
- TRADER JOE'S
- CUPOTE
- BevMo!
- Starbucks
- Goodwill
- TACO BELL
- happyjaron
- Domino's
- PIZZA HUT

GROCERY OUTLET
Bargain Market

- BIG LOTS!
- DOLLAR TREE
- FITNESS 19
- Starbucks
- ROUND TABLE PIZZA
- BR bakery toppings

SAFWAY

- DOLLAR TREE
- CINELUX

Lupardi's MARKETS

- T Mobile
- Wendy's
- McDonald's

SAFWAY

Camden Park Mall

- Lucky
- CVS
- PIZZA HEART
- crumbl cookies
- Jamba
- Peet's Coffee

TARGET

- HomeGoods
- TJ-maxx
- Starbucks
- THE HOME DEPOT
- 24 FITNESS
- AT&T

DOLLAR TREE

SAFWAY

- KeyMe LOCKSMITHS
- THE HOME DEPOT

TRADER JOE'S

- pet food express
- See's CANDIES
- The UPS Store
- UPS

Downing Center of Los Gatos

- SAFWAY
- Starbucks
- Jersey Mikes SUBS
- redbox.

Princeton Plaza Mall

- Michaels
- OUTDOOR SUPPLY HARDWARE
- Bonchon
- planet fitness
- W

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