

2,448± SF For Lease on Busy Hamilton Avenue Near HWY 17

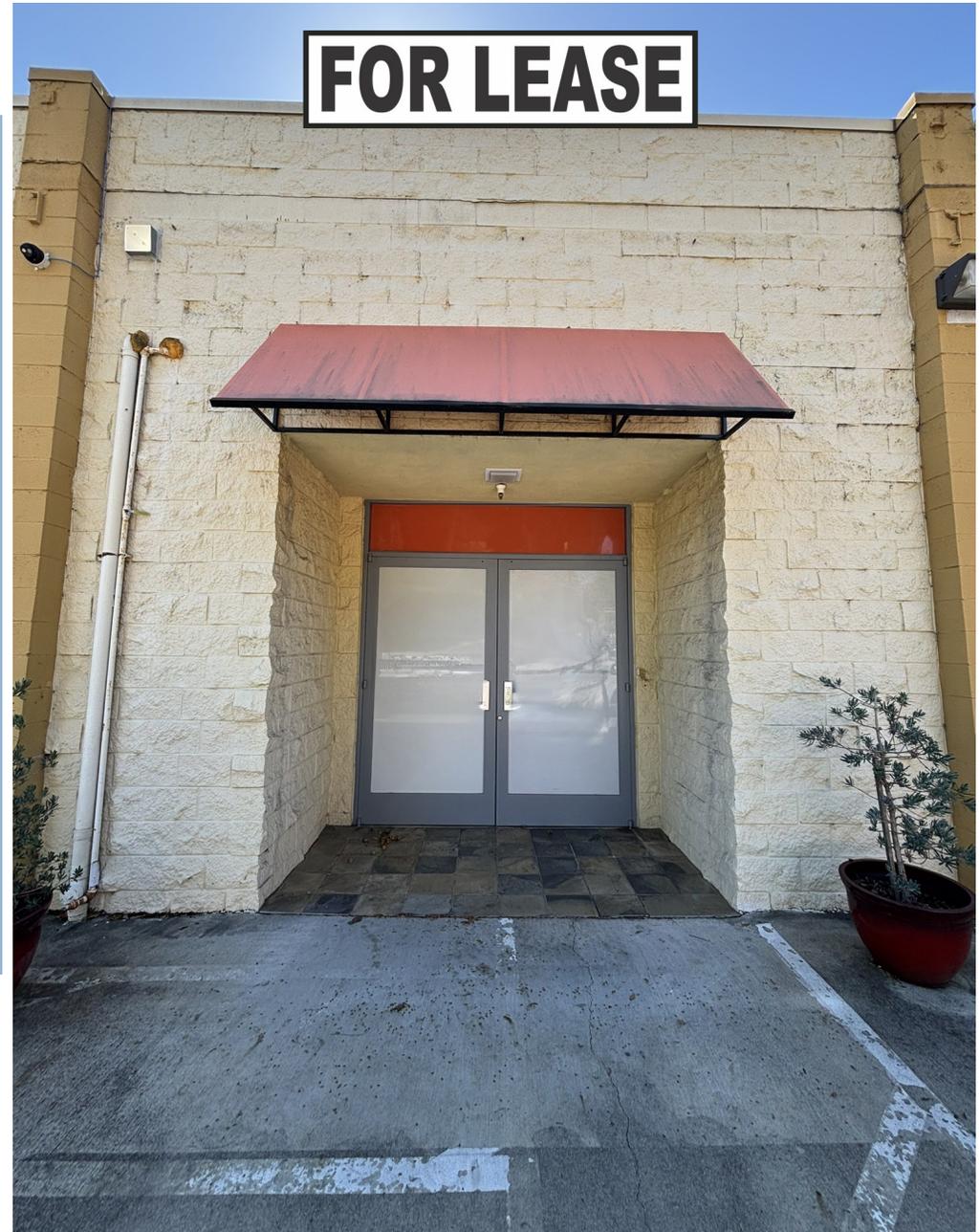


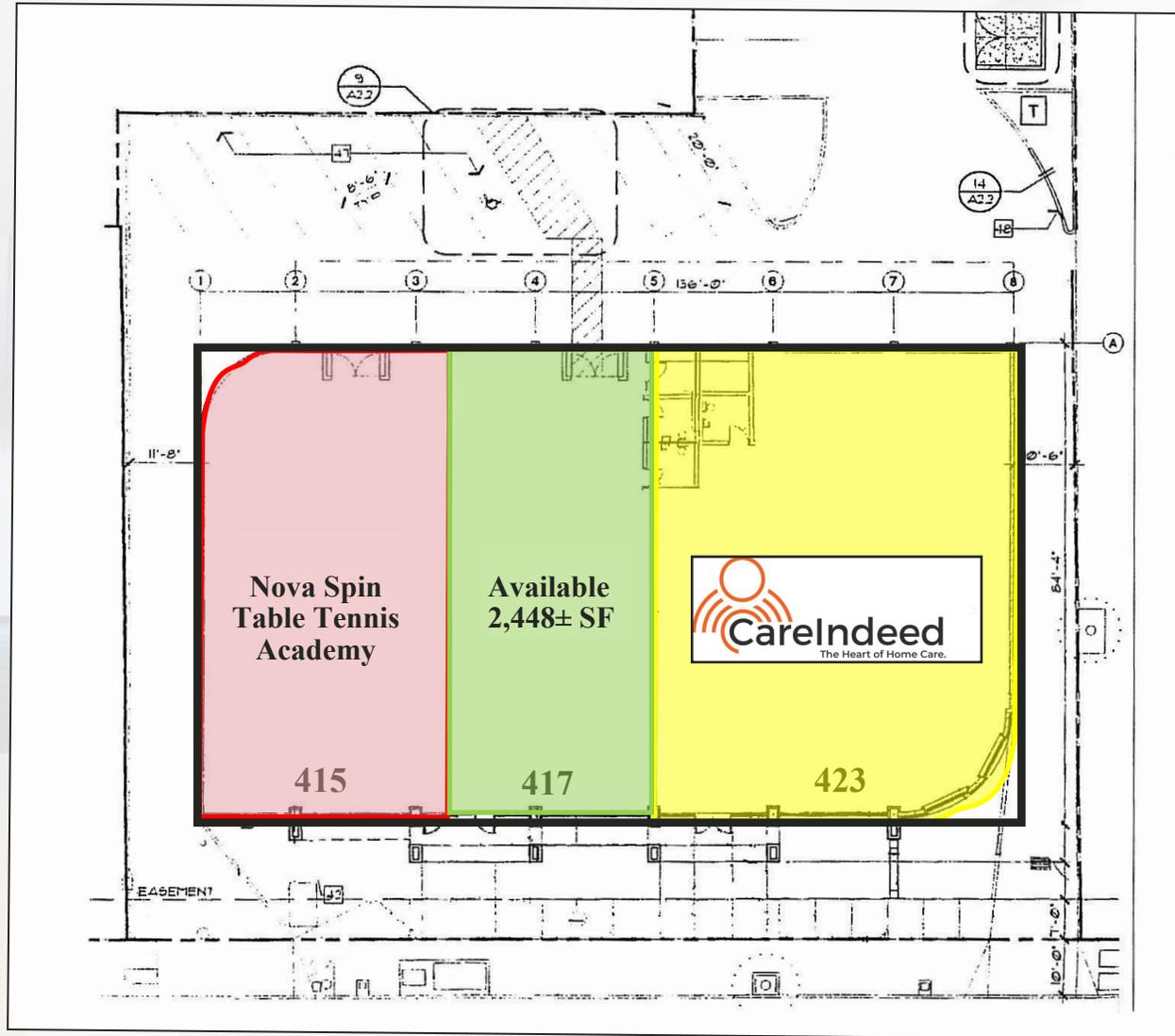
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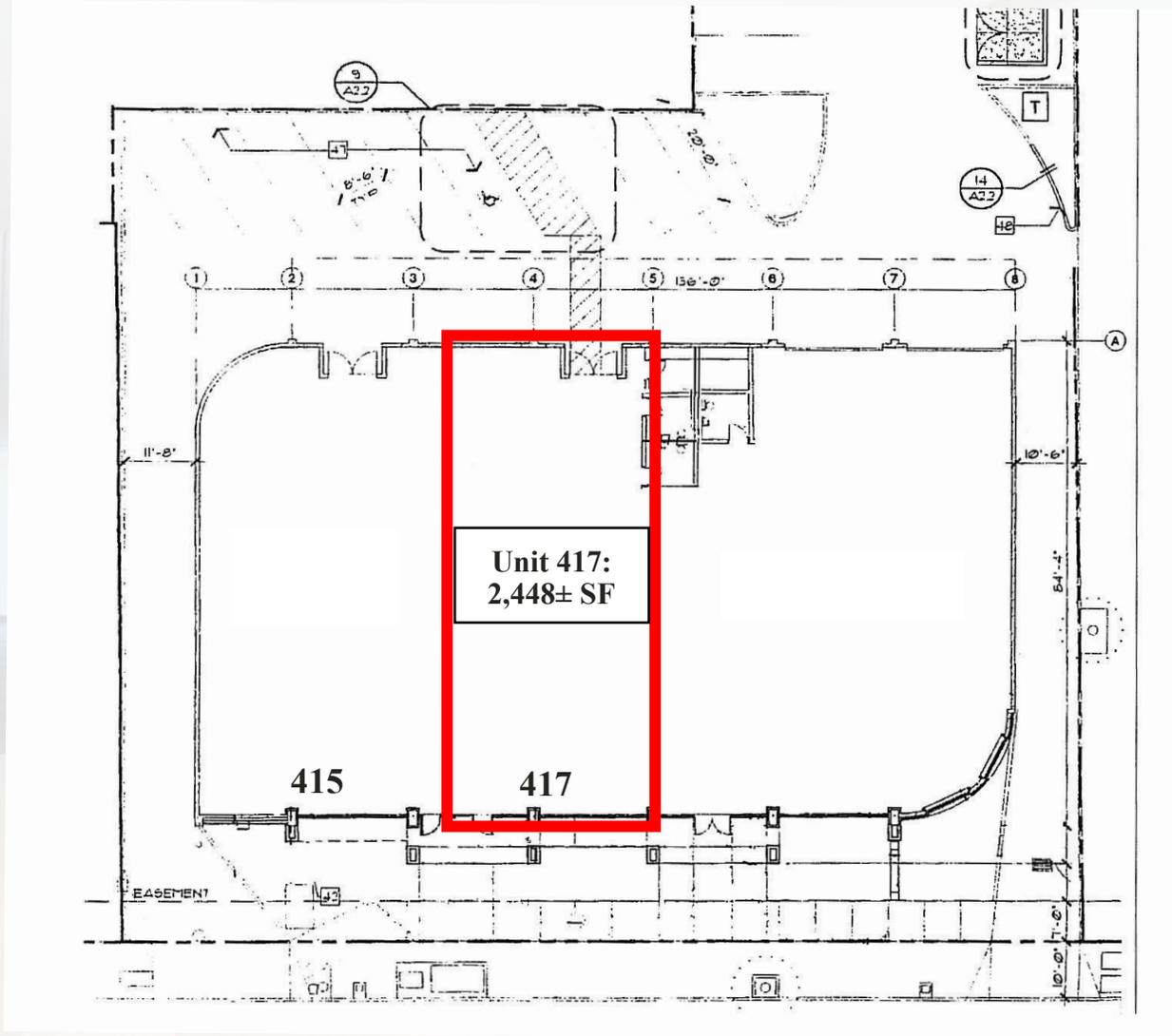
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417 E Hamilton Ave, Campbell, CA

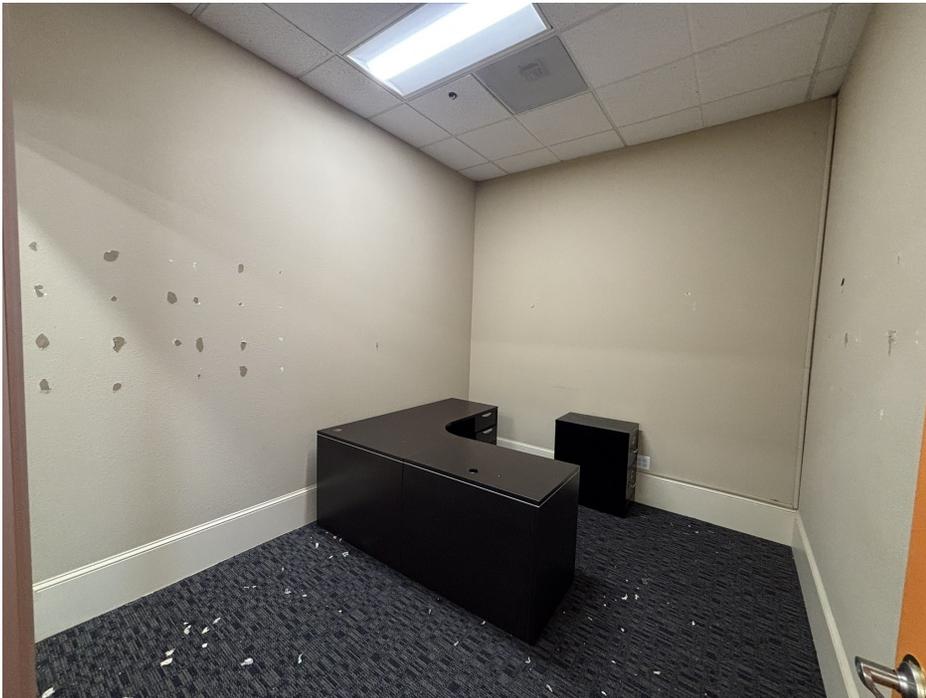
- Unit 417: 2,448± SF
- Rent is \$2.75 PSF Plus NNN
- Multiple private offices available
- Kitchenette area included
- Two bathrooms
- Excellent Visibility & exposure
- Parking to include up to 30 spaces
- Can be retail or office space
- Wide open interior
- High traffic counts
- Easy access to HWY 17 & 280



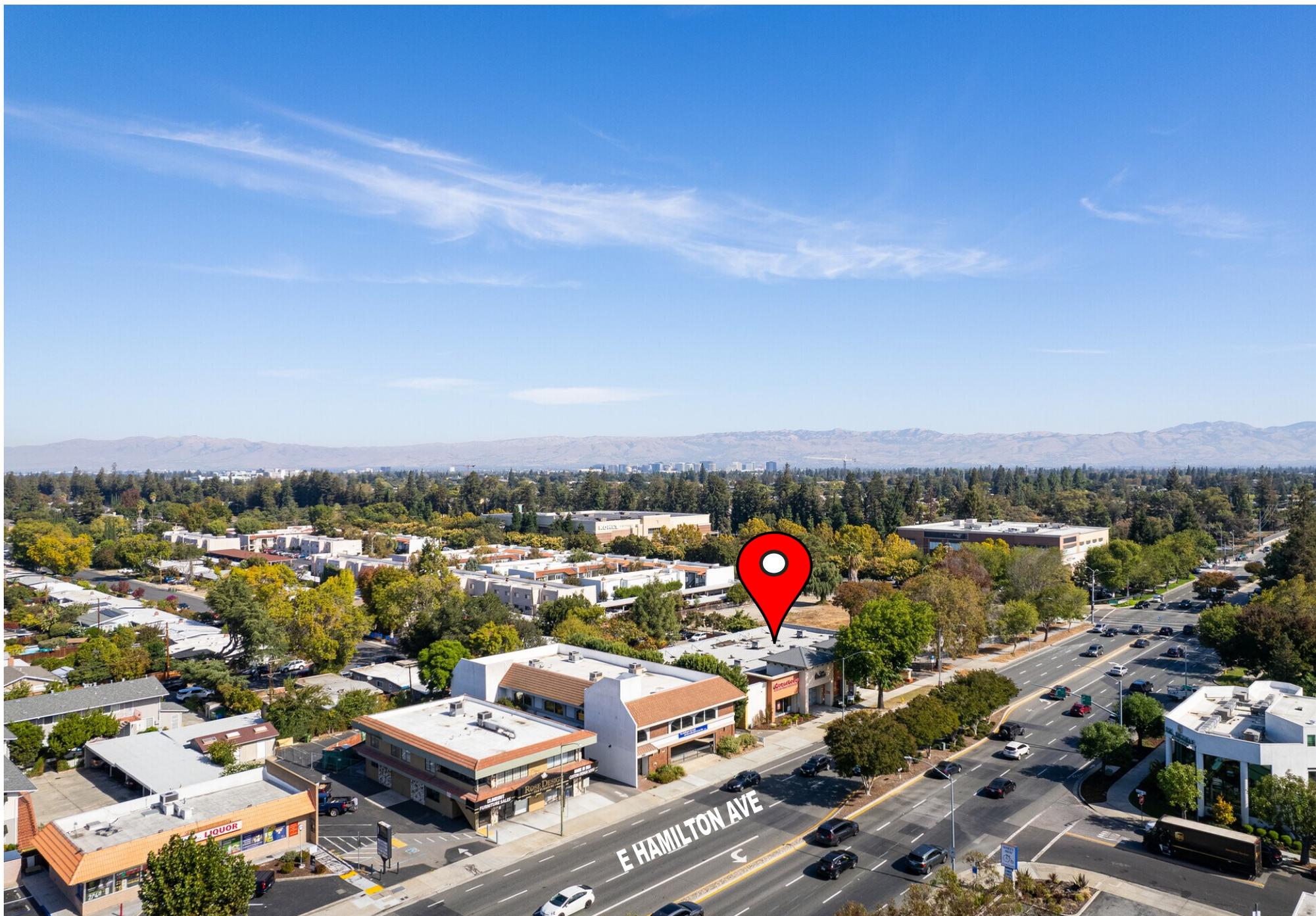












The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

LOCATION MAP



AVAILABLE UNIT

Unit 417: 2,448± SF

N CENTRAL AVE

E HAMILTON AVE

2026	1-MILE	3-MILE	5-MILE
Population	30,764	246,006	600,137
Households	12,485	95,225	224,492
Average Household Income	\$172,429	\$214,726	\$222,042
Median Household Income	\$116,978	\$154,287	\$157,384
Median Age	38.8	39.9	39.2
Renter Occupied Housing Units	8,121	50,461	116,307
Owner Occupied Housing Units	4,364	44,764	108,185

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