



# 1940

Hamilton Avenue

CAMPBELL, CA 95008

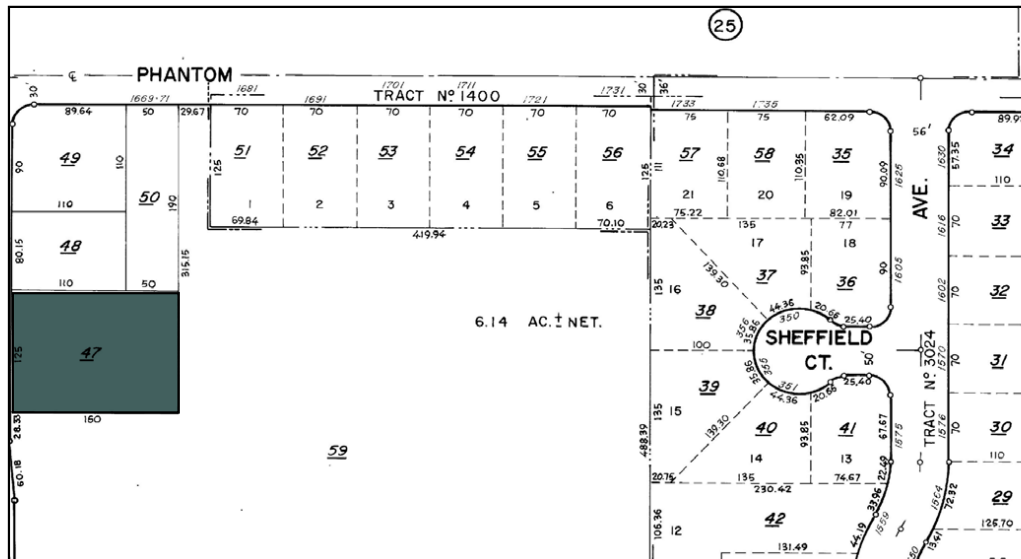
For Lease

±1,659 Square Feet on ±0.46 Acres  
Education/School Opportunity (CUP Approved)

**CBRE**



# Parcel Map



# Property Highlights



For Lease: Call for Pricing  
Education/Daycare/Preschool  
CUP Approved



Premier West Valley Location



Detached Garage/Storage Space



0.46 AC Parcel



Ample Parking & Area for  
Drop Off/Pick up

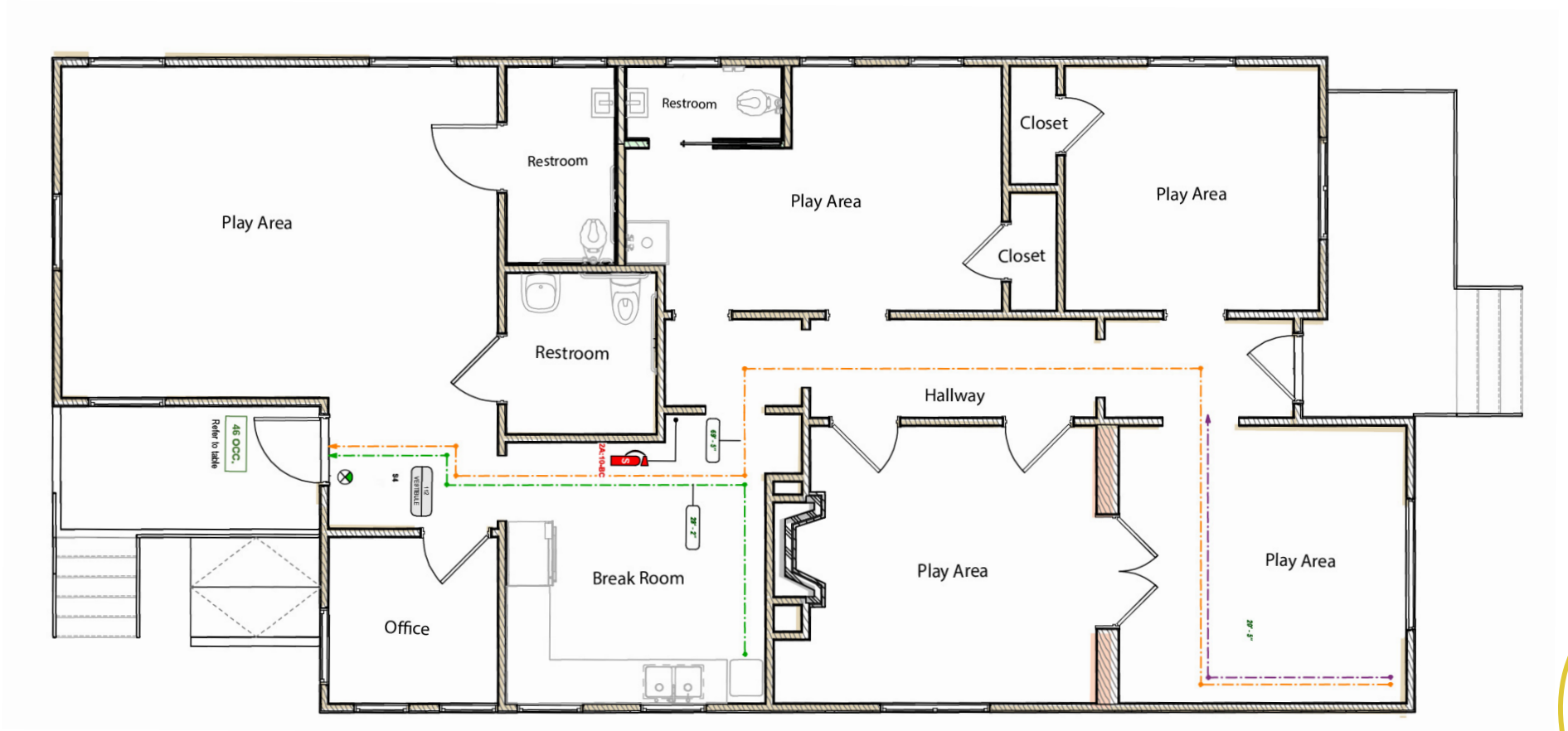


Improvements Underway



Call to Tour

# Floor Plan



# Site Plan

HAMILTON AVE



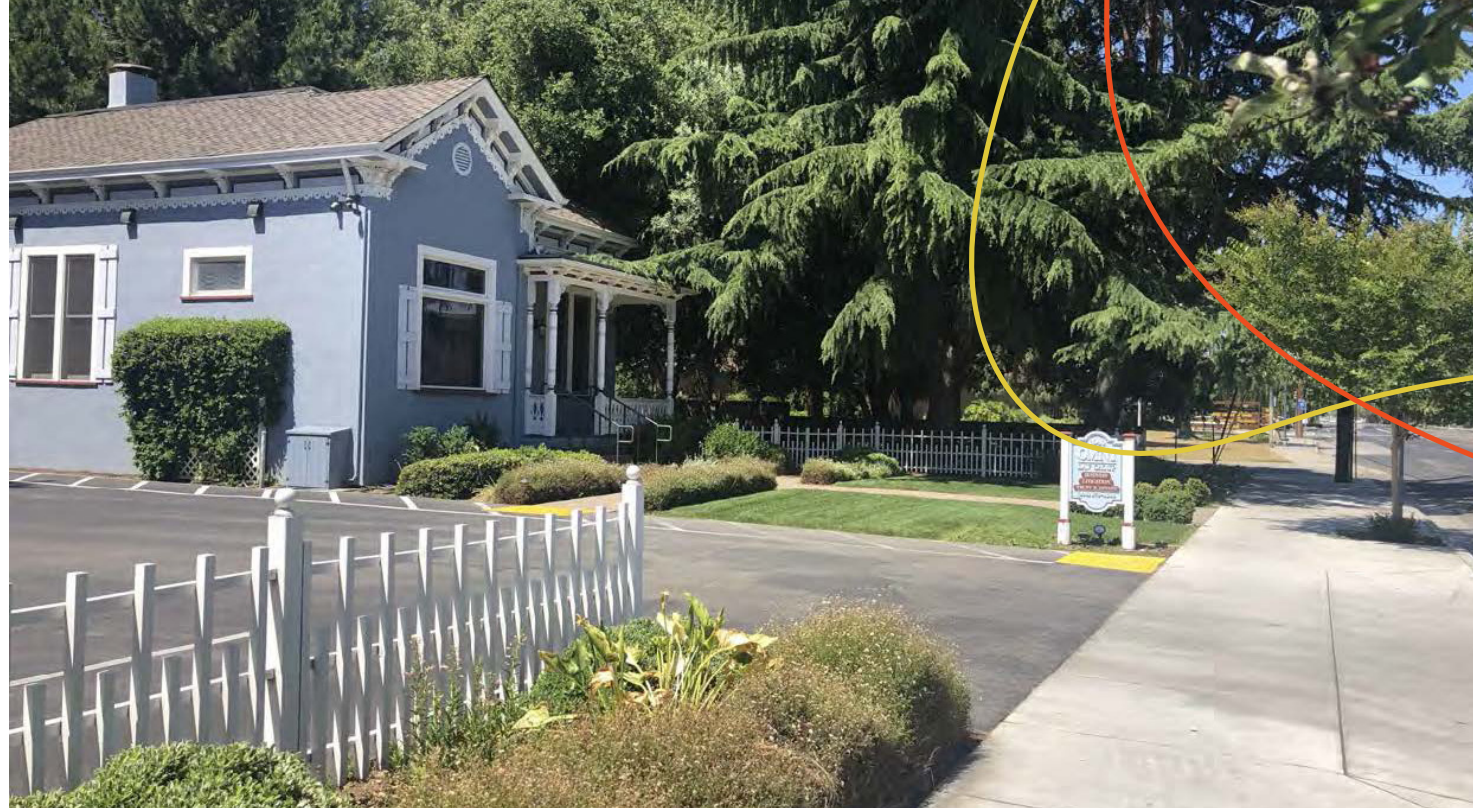


# Premier Location





# External Photos





# Campbell & West Valley Overview

The City of Campbell, incorporated in 1952, is an important Silicon Valley city. Officially named “The Orchard City” to recognize its agricultural roots, Campbell has been one of the important bedroom and business communities to shape the region. At the core of the city is a quaint downtown district, featuring a number of top tier restaurants, pubs, eateries, and a plethora of shops. Surrounding that core, within Campbell and on the outskirts, lie a number of important corporate and industrial centers that provide a number of jobs. Silicon Valley stalwarts like eBay established its corporate campus in the City as well as Barracuda Networks. In addition, large office and mixed-use complexes like the Pruneyard, Creekside Business Park, Campbell Technology Park and the Dell Avenue Industrial Park, have attracted a wide range of corporate and non-profit tenants highlighted by Saama, Centric Software, Dialog Semiconductor, and Zircon. Los Gatos Creek and the Los Gatos Creek trail runs through the middle of the City, providing wonderful recreation and outdoor opportunities for guests and residents alike. The area also boasts a number of wine tasting and brewery facilities, and the City sponsors a number of festivals and special events in its downtown core that provide a good balance of corporate and leisure activities. Outside of the downtown core, the Pruneyard Plaza mixed-use development contains approximately 260,000 sq. ft. of retail space and 365,000 sq. ft. of class-A office space. The retail includes a number of restaurants, outdoor strolling areas, and a movie house.

## WEST VALLEY - OFFICE MARKET STABILITY

Net Rentable Area  
**6,249,672 SF**

Total Vacancy  
**12.7%**

AVE Asking Rate  
**\$5.02**

Q2 2021 Net Absorption  
**7,435 SF**





# Amenities Map

SAN JOSE

**SANTANA ROW**

BEST BUY, Omega, Starbucks, Geek, Yard House, Chico's pressed, H&M, Madewell, PACIFIC SALES, drybar, veggiegrill, amazon books, LOFT, sunglass hut, Marine Layer, us bank, BANK OF WEST, MENDOCINO FARMS, MAGGIANO'S sandwich market, Crate&Barrel, SOULCYCLE, BONOBOBOS, SEPHORA, TED BAKER, Peets Coffee, free people, kate spade NEW YORK, The Container Store, PAPER SOURCE, Tommy Bahama

Pruneridge Ave

BARNES & NOBLE, MATTRESS FIRM, DSW, 7-Eleven, Jack in the Box, UnionBank, ROUND TABLE, Batteries + Bulbs, RELAX THE BACK

Stevens Creek Blvd

Saratoga Ave

San Tomas Express

DXL, UPS, 76, THE VITAMIN SHOPPE, Site for Sore Eyes, TACO BELL

Williams Rd

Winchester Blvd

corepower, HONEYBAKED, Starbucks, PIZZA HUT, H&R BLOCK, SUBWAY

Hamilton Ave

Winchester Blvd

GROCERY STORES, Shell, 7-Eleven, RITE AID, Chevron, UPS, GNC, Little Caesars, POLY JACO

Campbell Ave

Fenian Dr

SAFeway, PETSMART, Banfield PET HOSPITAL, Starbucks, SUBWAY, Jack in the Box, USPS.COM

Campbell Ave

WALGREENS, CHASE, BBVA, Ameriprise, Charles Schwab, Burger King, KFC, LONG JOHN SILVER'S

Campbell Ave

Rotten Robbie, SUBWAY, STANDARD, ampm, VCA, BLUE SKY CHINESE RESTAURANT, DQ

Campbell Ave

SAFeway, BANK OF WEST, H&R BLOCK, 7-Eleven, Starbucks, DOLLAR TREE

San Carlos St

BANK OF AMERICA, Davita, 99¢ ONLY, Mobil, Jack in the Box, Walgreens, SAFEWAY, SUBWAY, Smart & Final, CHASE, WELLS FARGO, Starbucks, McDonald's, Chevron, TEDEPON

San Carlos St

7-Eleven, DOLLAR TREE, foodmaxx, USPS.COM, 76, MANDALAY THEATRE, BA BAKERY, 7-Eleven

San Carlos St

LIBERTY TAX, 7-Eleven, H&R BLOCK, McDonald's, SUBWAY, TACO BELL, SHERWIN-WILLIAMS, KFC, Rotten Robbie

San Carlos St

Stokes St

CVS pharmacy, 76, 7-Eleven, FASTSIGNS, Round Table, LESLIE'S, Starbucks, 76, YUM! YUM!, MATTRESS FIRM, NOH'S, Jamba, Panera BREAD, Ameritrade, Rotten Robbie, Fidelity, HOSTERS, Chevron, TEDEPON

San Carlos St

Hamilton Ave

USPS.COM, COURTYARD, Starbucks, BA BAKERY, Ameriprise, FINANCIAL, WELLS FARGO, Ameriprise, Charles Schwab, BURGER KING, KFC, LONG JOHN SILVER'S

San Carlos St

WALGREENS, CHASE, BBVA, Ameriprise, Charles Schwab, Burger King, KFC, LONG JOHN SILVER'S, Ameriprise, FINANCIAL, TOWNEPLACE SUITES MARRIOTT, DQ

San Carlos St

Rotten Robbie, SUBWAY, STANDARD, ampm, VCA, BLUE SKY CHINESE RESTAURANT, DQ, SAFeway, BANK OF WEST, H&R BLOCK, 7-Eleven, Starbucks, DOLLAR TREE

San Carlos St

7-Eleven, DOLLAR TREE, foodmaxx, USPS.COM, 76, MANDALAY THEATRE, BA BAKERY, 7-Eleven

San Carlos St

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Julian St

SAFEWAY, SUBWAY, Smart & Final, CHASE, WELLS FARGO, Starbucks, McDonald's, Chevron, TEDEPON

Julian St

7-Eleven, DOLLAR TREE, foodmaxx, USPS.COM, 76, MANDALAY THEATRE, BA BAKERY, 7-Eleven

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PRUNYARD CENTER

TRADER JOE'S, bluemercury, Massage Envy, Peets Coffee, MENDOCINO FARMS sandwich market, DoubleTree, Sports Basement, TOSCO, BA BAKERY, BANK OF AMERICA, CHASE



# 1940

## Hamilton Avenue

CAMPBELL, CA 95008

### Contacts

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**CBRE**

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