

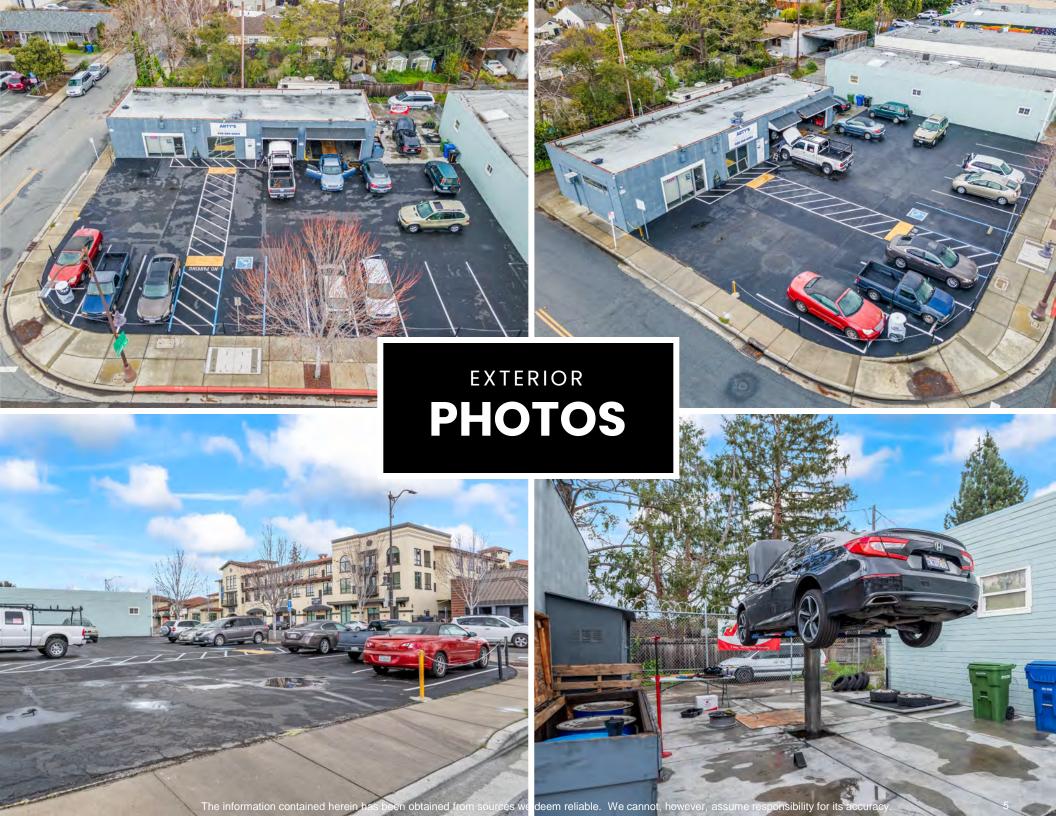


PRICE: \$1,549,000	# OF ROLL UP DOORS: 2
BUILDING SIZE: ±1,800 SF	YEAR BUILT: 1953
LOT SIZE: ±9,000 SF	ZONING: P-D (Planned Development)
POWER: 200 AMPS/240V	APN: 412-05-053

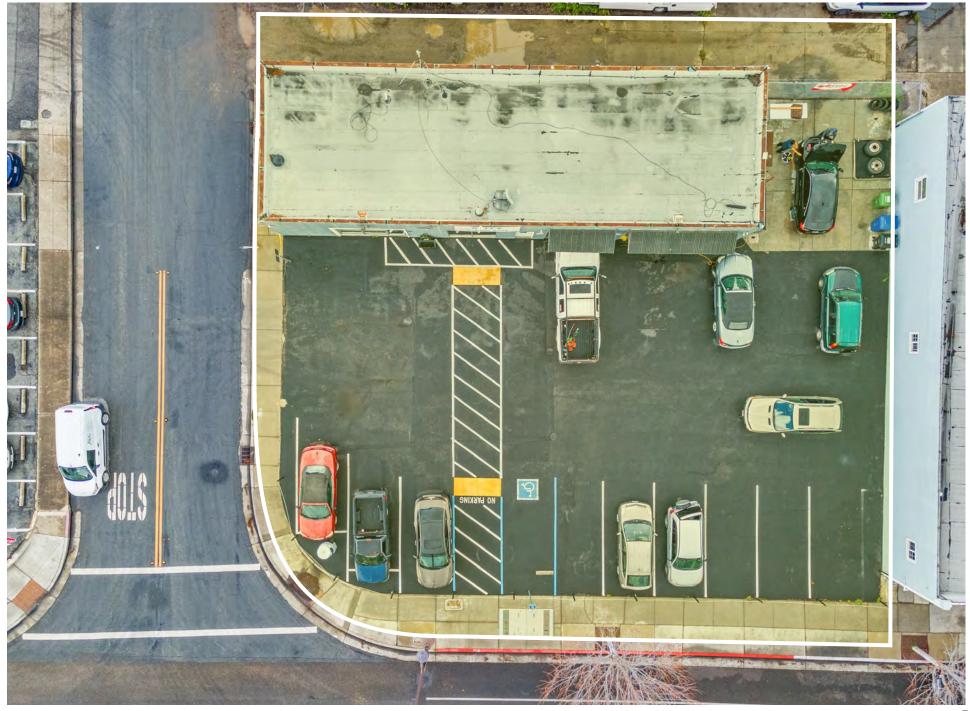
±1,800 SF AUTO REPAIR IN CAMPBELL OWNER USER OPPORTUNITY

- ±1,800 SF **Auto Repair Building** For Sale in Campbell on Winchester Boulevard
- Owner User Opportunity: Tenant is on a Month-To-Month Lease
- 2 Roll Up Doors
- 1 Outdoor Lift
- Power: 200 AMPS/240V
- Large ±9,000 SF Corner Lot with Ample Parking
- Located on Winchester Blvd, 1 Block from Downtown Campbell, the Corner of Winchester Blvd & E Campbell Ave.
- The Property is in the **P-D (Planned Development) Zoning** Designation
- Located in a Very High Barrier to Entry Market Low Auto Repair Inventory, Rarely Comes For Sale in Campbell





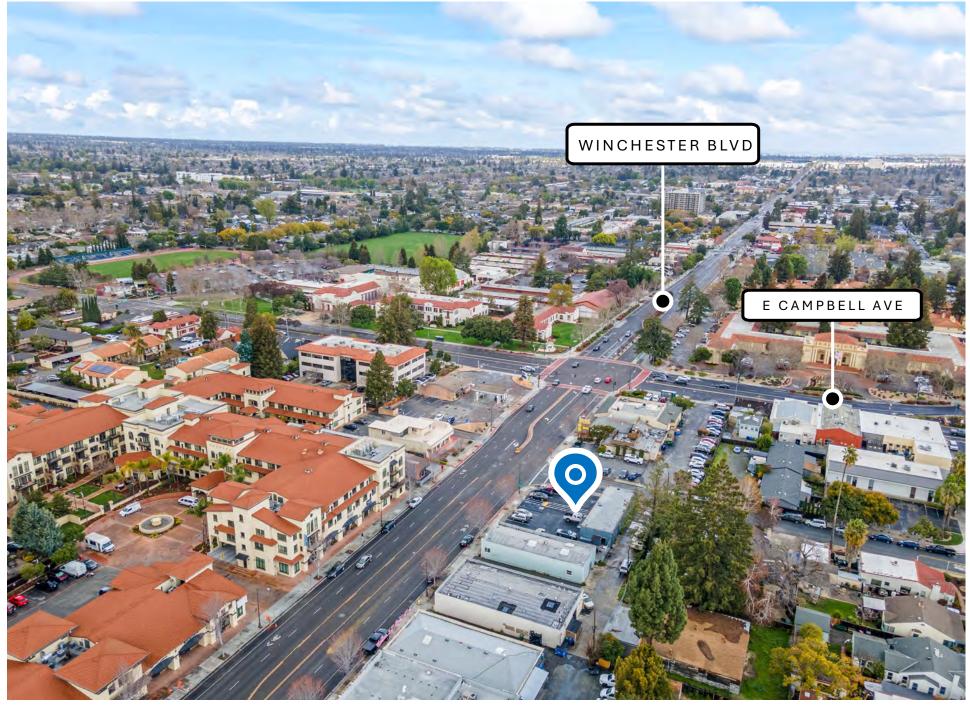




The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.



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



2025 SUMMARY	1-MILE	5-MILE	10-MILE
Population	27,092	535,067	1,459,662
Households	11,075	197,068	494,974
Average Household Size	2.4	2.6	2.8
Owner Occupied Housing Units	3,504 408-569-	ATRES	244,540
Renter Occupied Housing Units	7,110	93,757	231,151
Median Age	38.8	40.2	38.9
Median Household Income	\$106,274	\$143,554	\$143,790
Average Household Income	\$138,544	\$169,623	\$170,163



DAVID TAXIN

Partner Lic. #00983163 408.966.5919

dtaxin@moinc.net

JEREMY AWDISHO

Vice President

Lic. #02064232

650.814.4510 jeremy@moinc.net

