

RETAIL/COMMERCIAL BUILDING FOR SALE

378 E Campbell Avenue | Campbell, California



PRIME COMMERCIAL
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PROPERTY SUMMARY

Offering Price	\$2,750,000
Building Area	3,836 SF Gross
Land Area	0.163 Acres
Year Built	1960
On Site Parking	9 Spaces



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PROPERTY OFFERING

Prime Commercial, Inc., is pleased to offer 378 East Campbell Avenue for sale in Campbell, California. This single-story commercial building lies in central downtown Campbell near the southeast corner of East Campbell Avenue and South Central Avenue. Currently the building is occupied by a hair salon, which is on a month to month tenancy. This property provides either an owner-user or investor one of the best locations in downtown Campbell with the added amenity of on-site parking.

PROPERTY HIGHLIGHTS

- Prominent “Main & Main” location in Downtown Campbell
- High walkability near VTA Light Rail Station
- Clearspan roof system with no interior vertical penetrations
- Rare on-site parking for 9 vehicles
- No long term occupancy- perfect for owner-user or investor
- Well maintained building

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PROPERTY OVERVIEW

LOCATION

378 East Campbell Avenue
Campbell, California 95008

SITE

The subject is located near the southeast corner of East Campbell Avenue and South Central Avenue.

APN 412-07-036

LAND AREA

Rectangular parcel totalling 7,103 Square Feet.

BUILDING AREA

378 East Campbell Avenue is a single-story commercial retail building that was built in 1960. Construction materials consist of concrete slab foundation, concrete block walls with anodized aluminum storefront facing East Campbell Avenue. The roof system consists of wood beams with plywood deck covered with macadam. Ceiling height is approximately 12 feet with a clear span (there are no vertical penetrations). The interior is served by two roof mounted HVAC units. At one time, the building was split into two units and could easily be done today as there is a second entrance on the west side of the building. Along the west side of the building is a paved driveway leading to the rear parking lot which is paved and striped for nine vehicles.

PARKING

On-site, private lot for nine vehicles

TRAFFIC COUNTS

E Campbell Avenue	29,194 ADT
South Central Avenue	14,436 ADT

ZONING

Per the city of Campbell the subject site is currently zoned as C-3 (Central Business District).



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LOCATION

Campbell is one of 15 incorporated cities within Santa Clara County and is bordered on the east and north by San Jose, on the south by Los Gatos and on the west by a portion of Saratoga. Campbell has an affluent and highly educated population of 42,466 residents, 54% of which have a Bachelor's degree or higher, with an average household income of \$124,525. Campbell is a bedroom community with many of its residents being employed in the high-tech industry throughout Silicon Valley. Campbell is a very desirable place to live which is demonstrated by its average house price of over \$1,300,000 (Dec. 2020), a gain of almost 30% from the same time in 2019.

378 East Campbell Avenue has a prominent and highly visible location in downtown Campbell. The central downtown district is bound by the VTA train tracks at the east, Winchester Boulevard to the west, Orchard City Drive to the south and Civic Center Drive to the north. East Campbell Avenue is the primary commercial thoroughfare that bisects the downtown area and is developed with older and newer commercial buildings that are occupied on their ground floors by restaurants, retail stores and boutiques, and some limited commercial service establishments.

The downtown district is very walkable, but also easily accessible by car, with numerous free parking lots and garages throughout the area. The Campbell VTA Light Rail station is located approximately one block south of 378 East Campbell Avenue and City Hall with its Main Library is just one block to the north. Other points of interest in the area include the Los Gatos Creek Trail and park, and The Pruneyard Shopping Center just a short walk to the east.

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CAMPBELL TOP EMPLOYERS

ChargePoint, Inc.	400
Daley's Drywall & Taping	385
Barracuda Networks	350
SAAMA Technology	274
On-Site.com	230

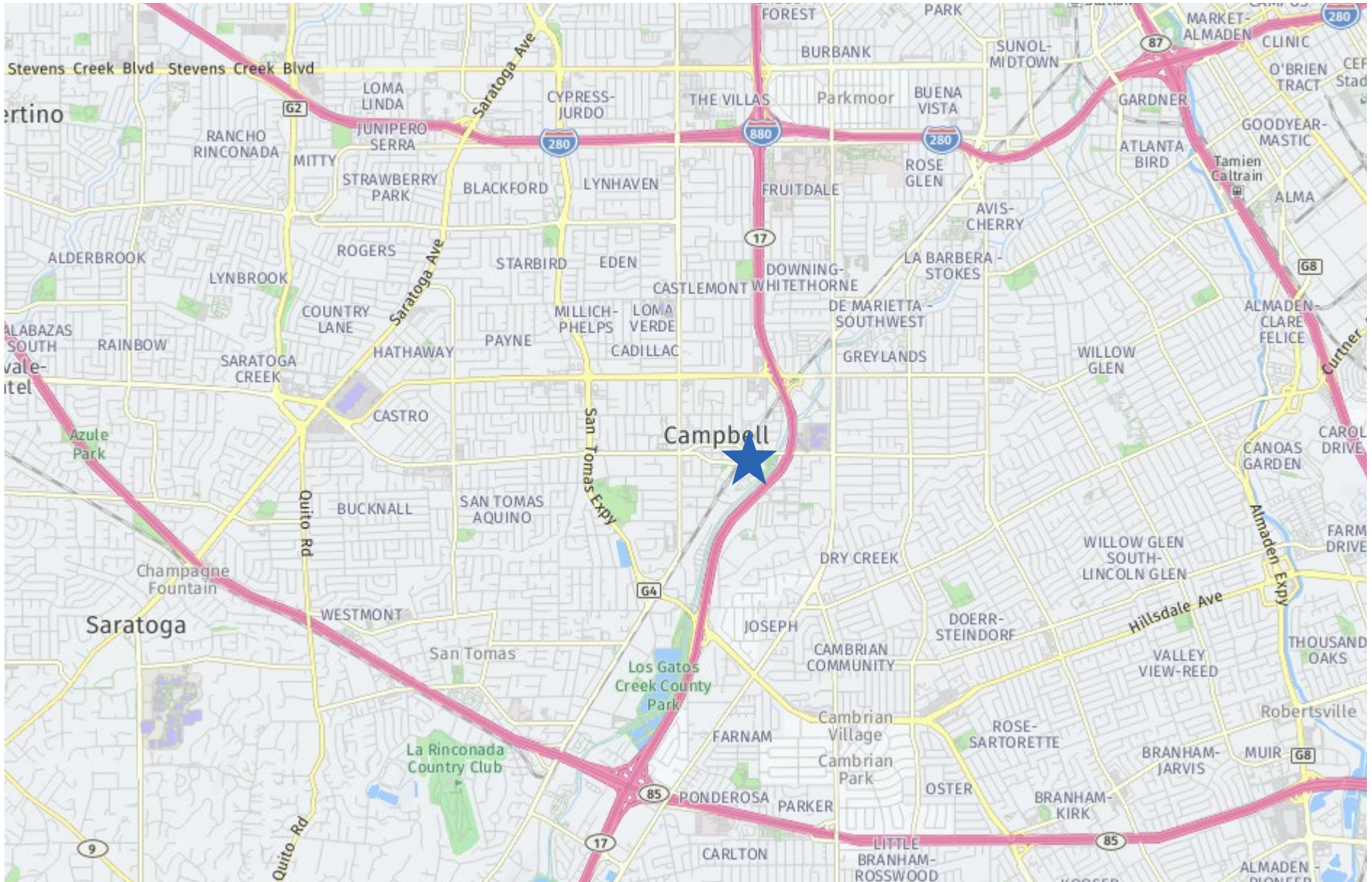
CAMPBELL DEMOGRAPHICS

Estimated Population 2019	43,675
Percent Change Since 2010	0.78%
Median Age	40.2
Total Households	17,608
Average People per Household	2.47
Average Household Income	\$149,816
Median Household Income	\$116,580



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AREA MAP



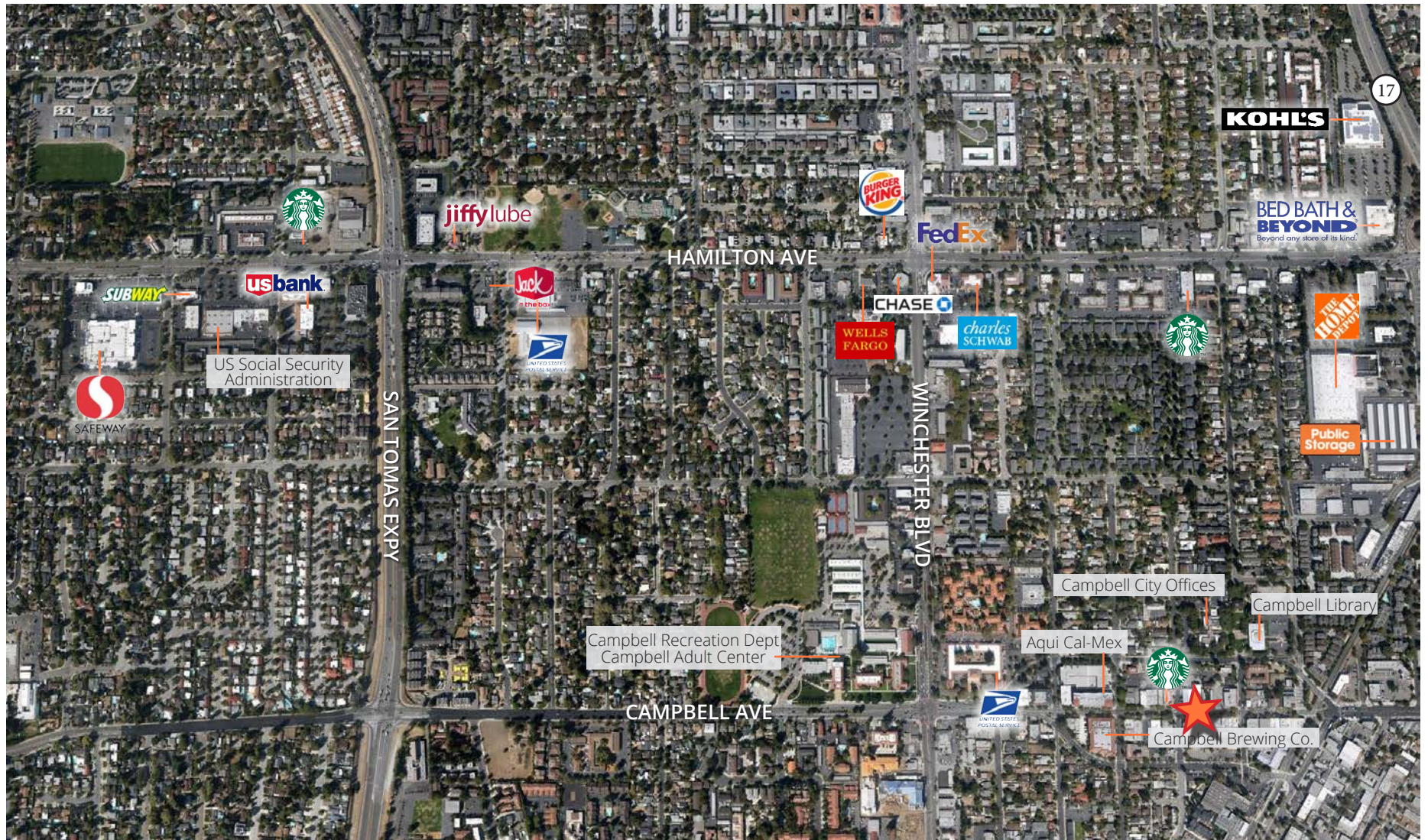
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AERIAL MAP



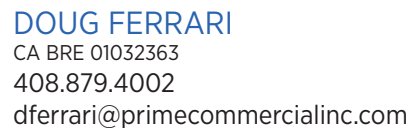
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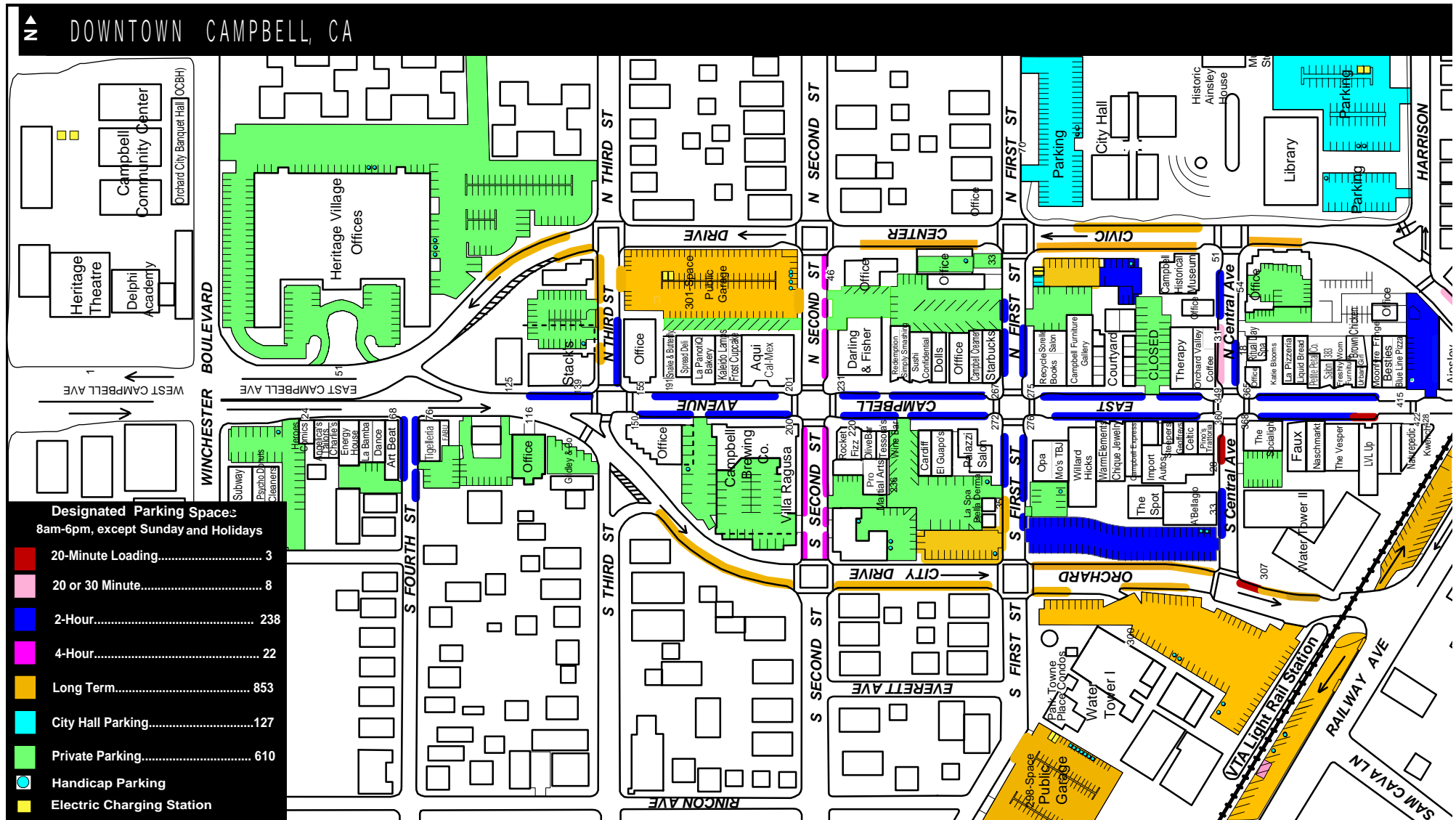
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PARKING MAP



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