

WING CENTER

1581 - 1611 W. Campbell Avenue
CAMPBELL, CALIFORNIA

FEATURES

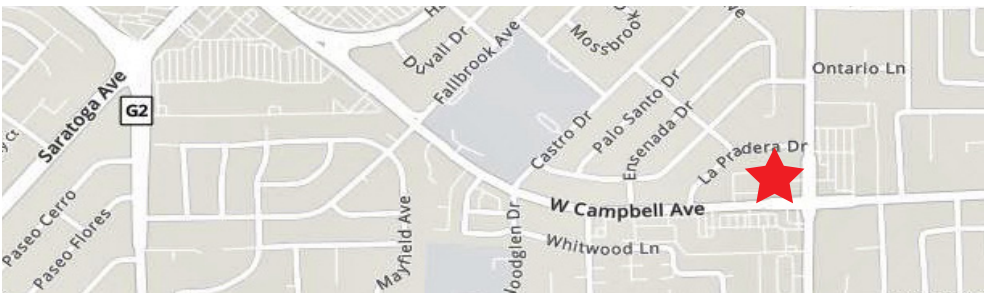
- Suite E - 27,000 SF Anchor Opportunity, divisible to 3,000 SF
- Suite B & C - 1,980 SF Available
- Suite D - 1,330 SF 2nd Gen Beauty Salon (option to combine with Suite B & C to form 3,310 SF)
- Suite M - 1,060 SF Available
- Anchored by Big Lots! and Sherwin Williams
- Strong Demographics
- Ample Parking
- High Traffic Count
- Located at the intersection of two of Campbell's main thoroughfares
- Under new management

DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	26,732	206,889	502,984
Average HH Income	\$158,867	\$165,730	\$172,954

TRAFFIC COUNTS

Campbell Avenue	29,186 ADT
San Tomas Aquino Rd	16,191 ADT



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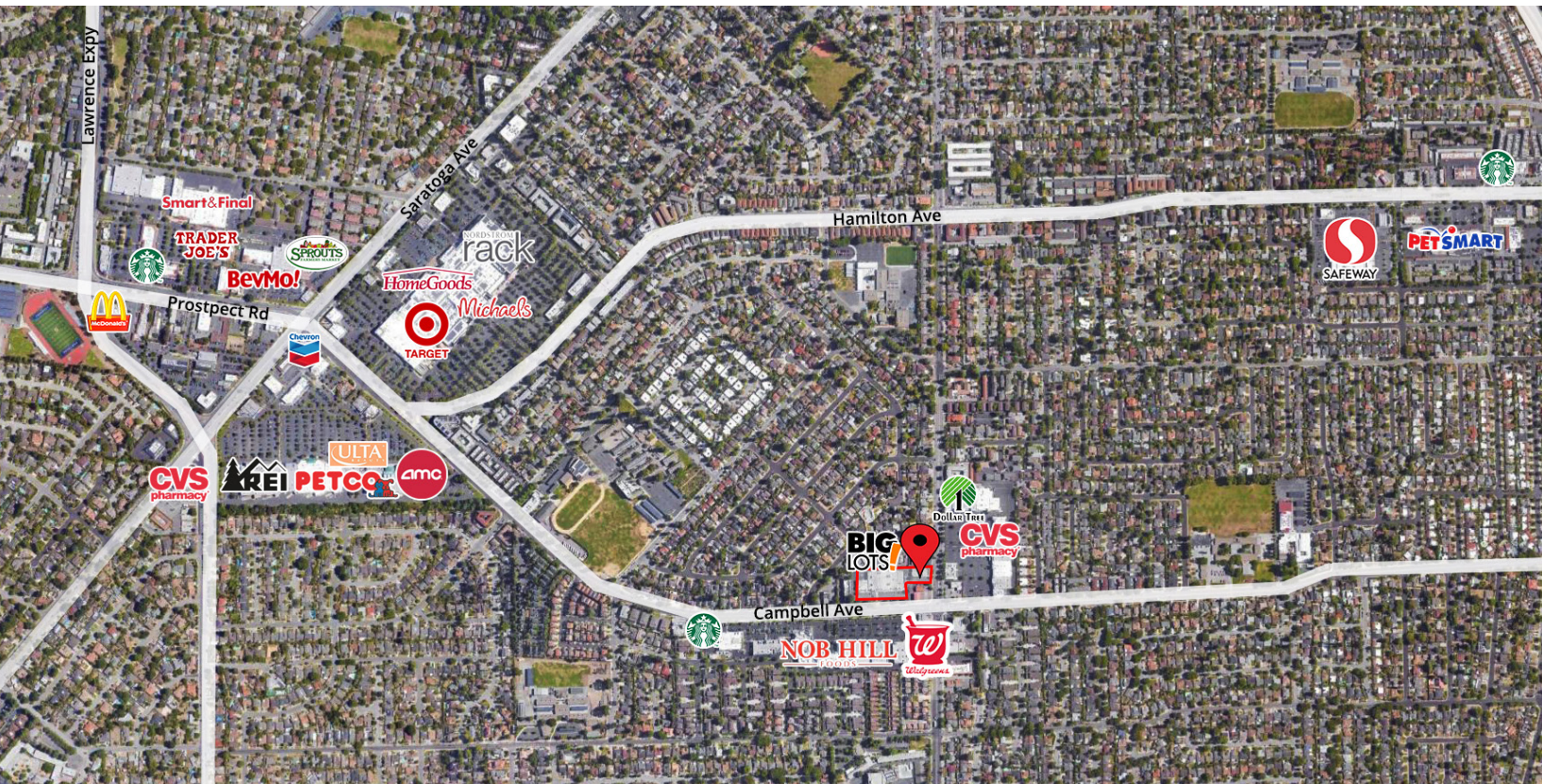
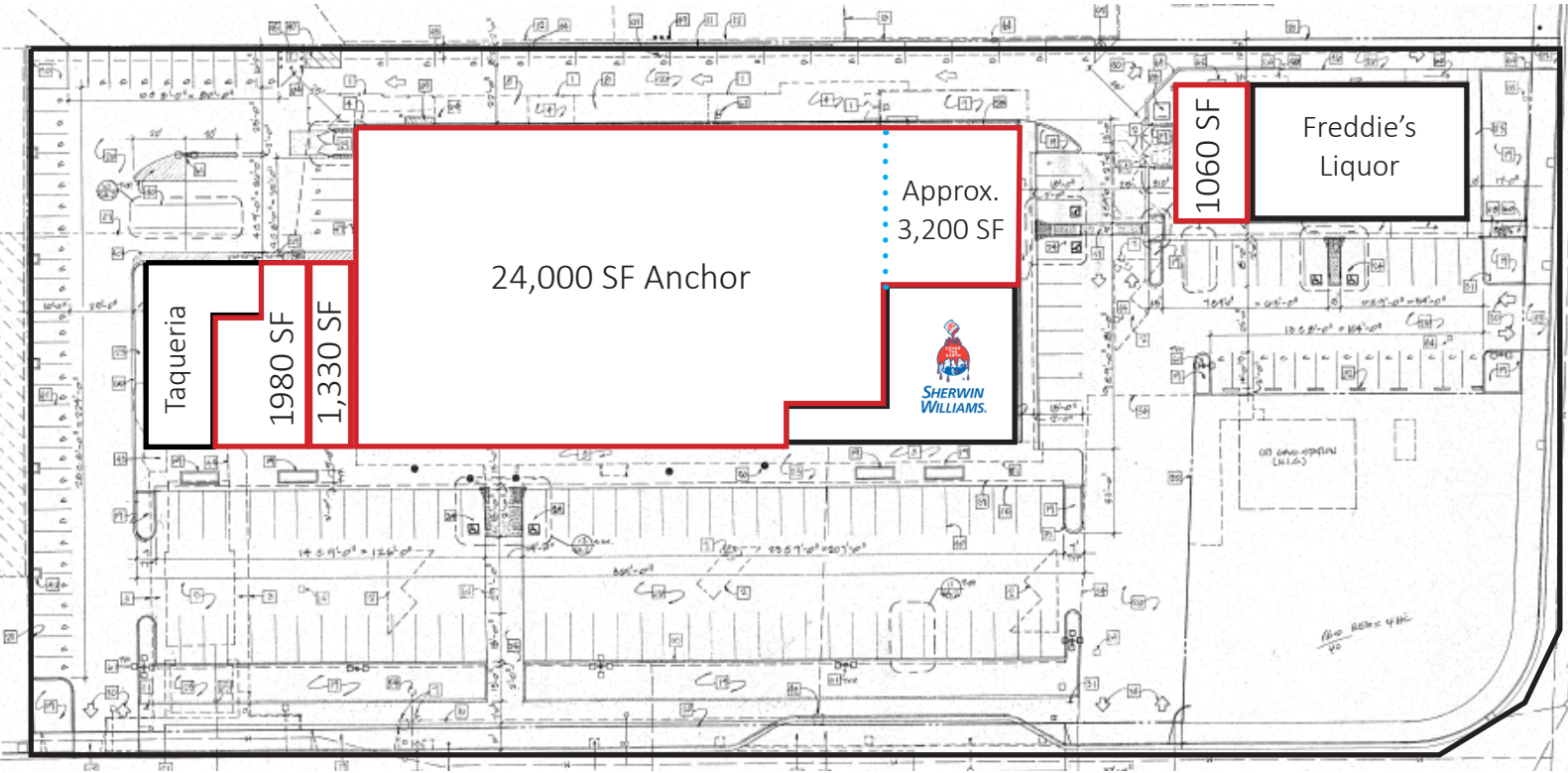
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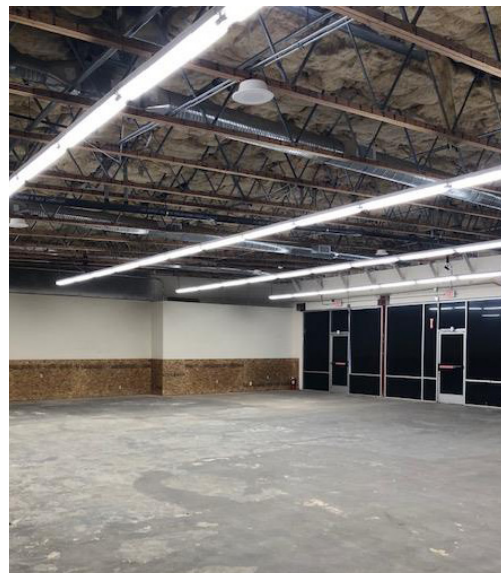
ANCHOR SPACE PICTURES



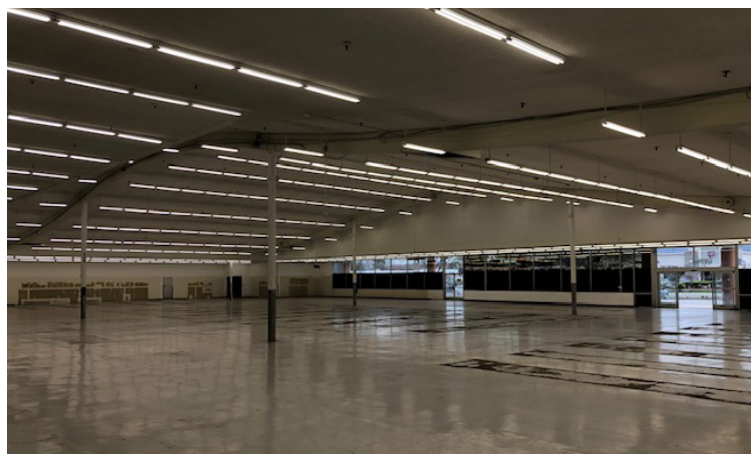
MONUMENT SIGN



SHIPPING & RECEIVING



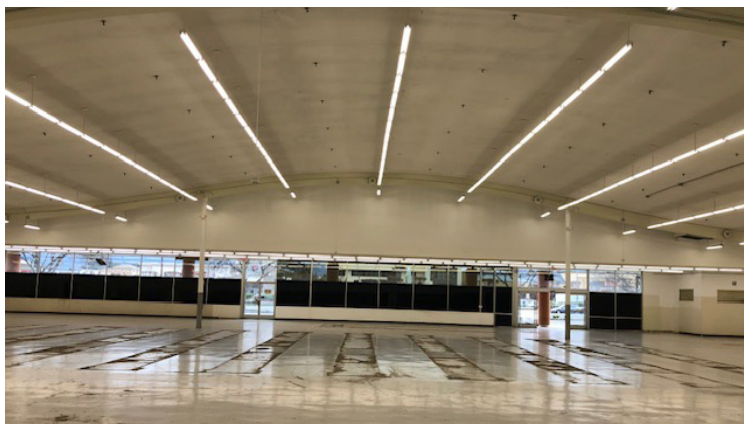
WAREHOUSE



SALES FLOOR LOOKING EAST



STOREFRONT



SALES FLOOR LOOKING SOUTH

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