

WING CENTER

1581 - 1611 W. Campbell Avenue
CAMPBELL, CALIFORNIA

AVAILABLE SPACES

- **Suite E - 27,00 SF - Anchor Opportunity!**
Divisible
- **Suite B & C - 1,980 SF**
- **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**

FEATURES

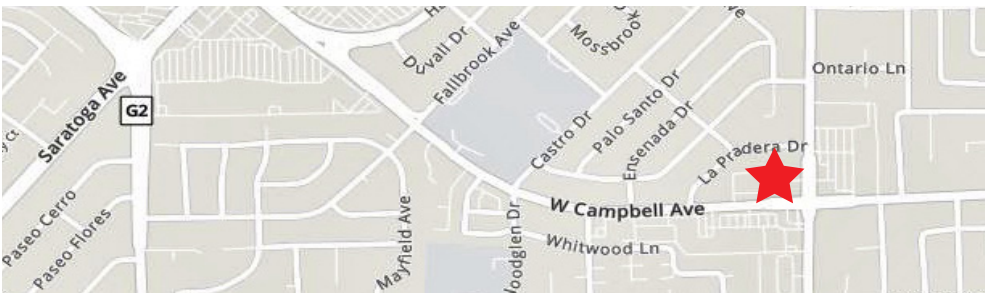
- Strong Demographics
- Ample Parking
- High Traffic Count
- Located at the intersection of two of Campbell's main throughfares
- Under new management

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
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



PRIME COMMERCIAL
INCORPORATED

1543 LAFAYETTE STREET • SUITE C • SANTA CLARA, CA 95050
OFFICE 408.879.4000 | FAX 408.879.4004
WWW.PRIMECOMMERCIALINC.COM

Brennan J. Monro
DRE: 02180211

408.560.6100
bmonro@primecommercialinc.com

Dixie Divine
DRE: 00926251 & 01481181

408.313.8900
ddivine@primecommercialinc.com

Doug Ferrari
DRE: 01032363

408.879.4002
ddivine@primecommercialinc.com

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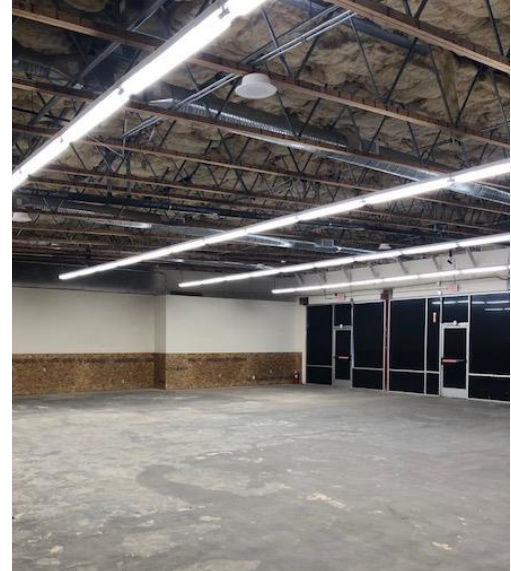
ANCHOR SPACE PICTURES



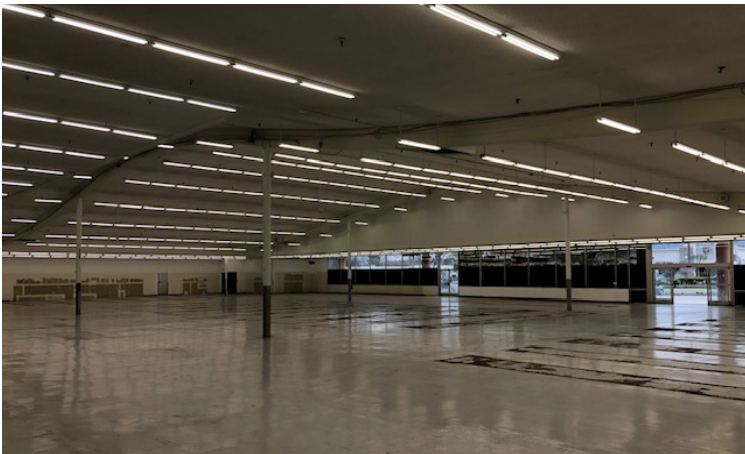
MONUMENT SIGN



SHIPPING & RECEIVING



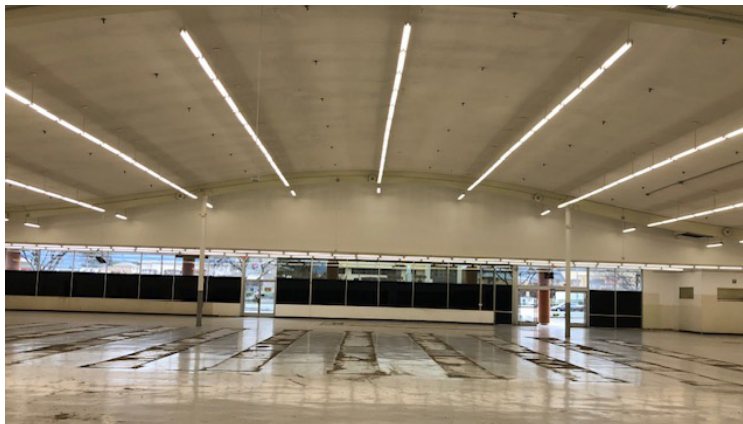
WAREHOUSE



SALES FLOOR LOOKING EAST



STOREFRONT



SALES FLOOR LOOKING SOUTH

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