

# WING CENTER

1581 - 1611 W. Campbell Avenue  
CAMPBELL, CALIFORNIA

## FEATURES

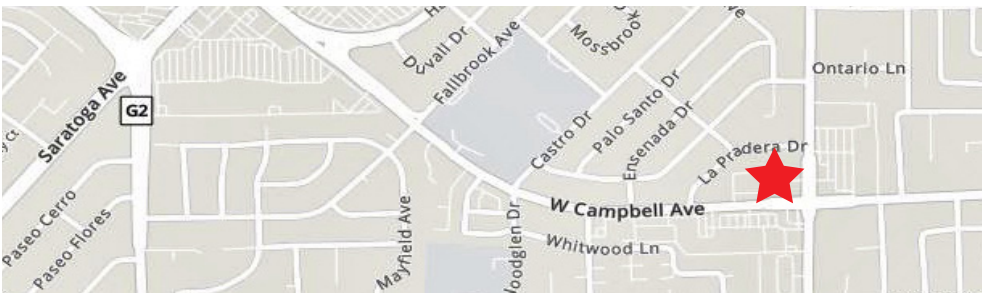
- Suite E - 27,000 SF Anchor Opportunity, divisible to 3,000 SF
- Suite B & C - 1,330 SF Available
- Suite D - 2nd Gen Beauty Salon Becoming Available 09.01.2023 \ 1,980 SF \ Option to Combine for 3,310 SF
- Suite M - 1,060 SF Available
- Anchored by Big Lots! and Sherwin Williams
- Strong Demographics
- 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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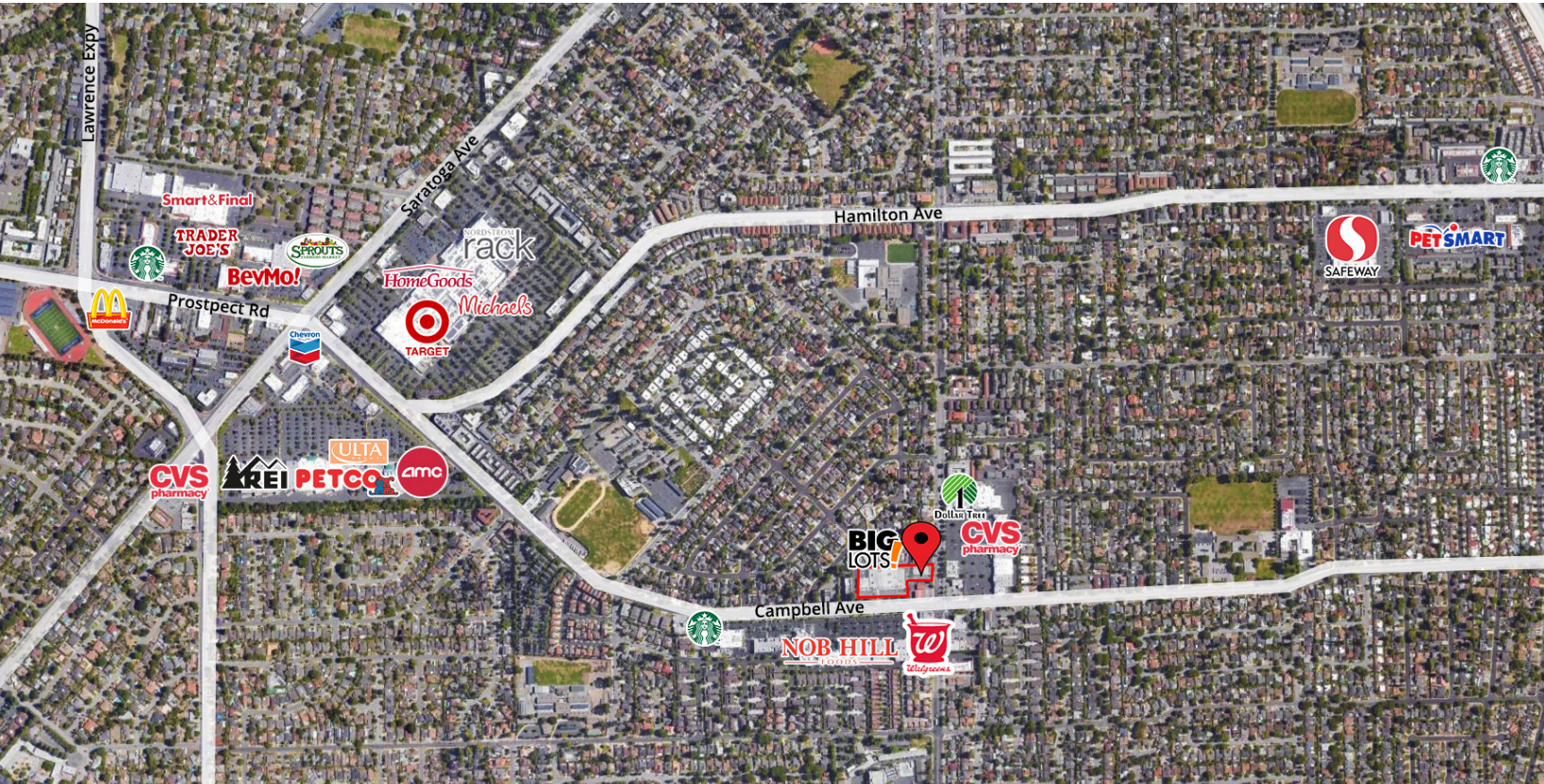
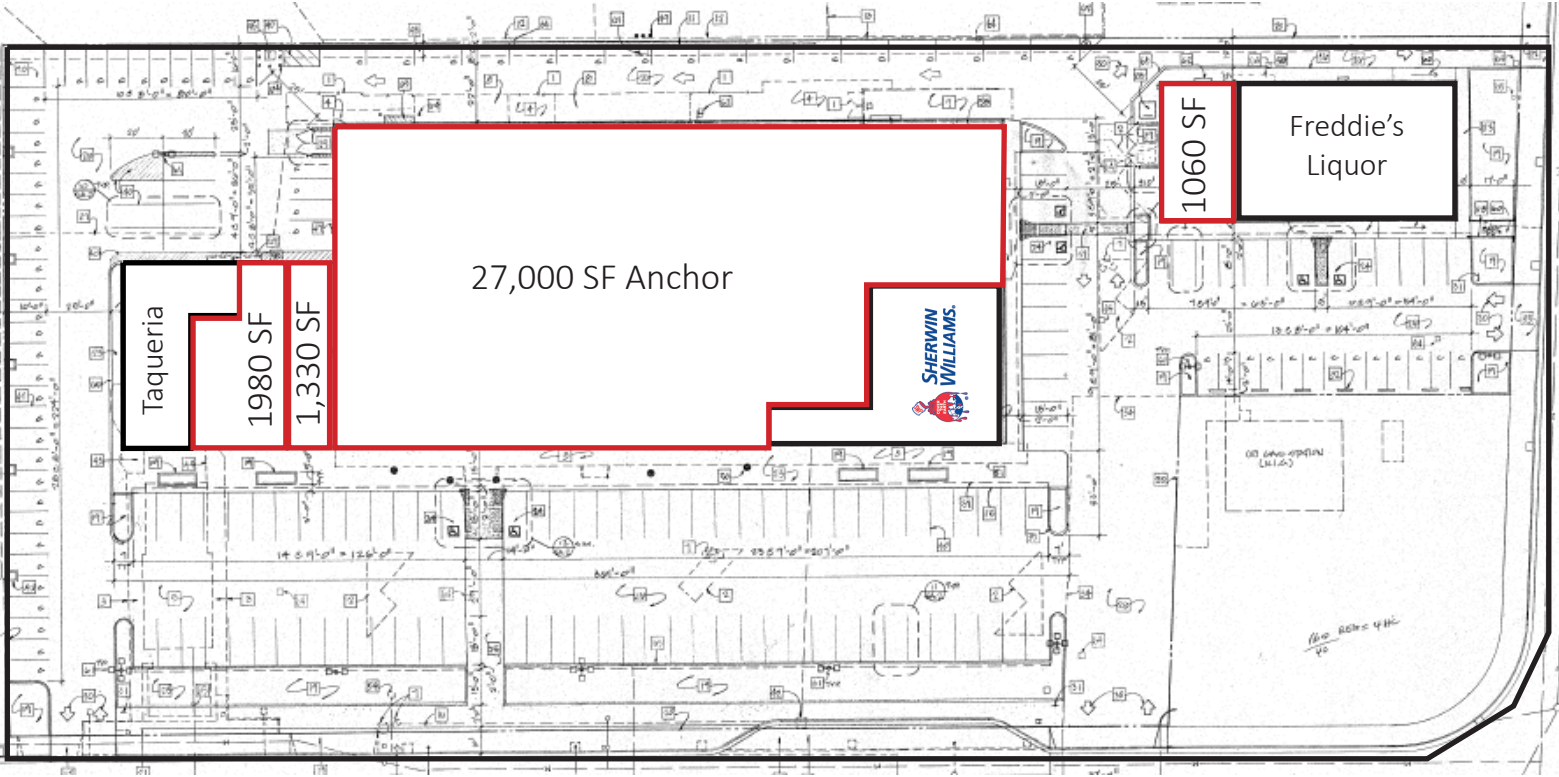
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