

WING CENTER

1581 - 1611 W. Campbell Avenue
CAMPBELL, CALIFORNIA

FEATURES

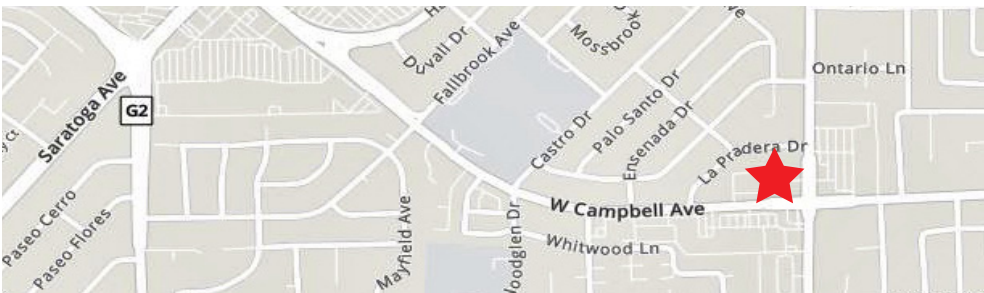
- Suite E - 27,000 SF Anchor Opportunity, divisible to 3,000 SF
- Suite B & C - 1,330 SF Available
- Suite D - 2nd Gen Beauty Salon Becoming Available 09.01.2023 \ 1,980 SF \ Option to Combine for 3,310 SF
- Suite M - 1,060 SF Available
- Anchored by Big Lots! and Sherwin Williams
- Strong Demographics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



PC INC PRIME COMMERCIAL
INCORPORATED

DIXIE DIVINE

408.879.4001

ddivine@primecommercialinc.com

CA BRE 00926251 & 01481181

DOUG FERRARI

408.879.4002

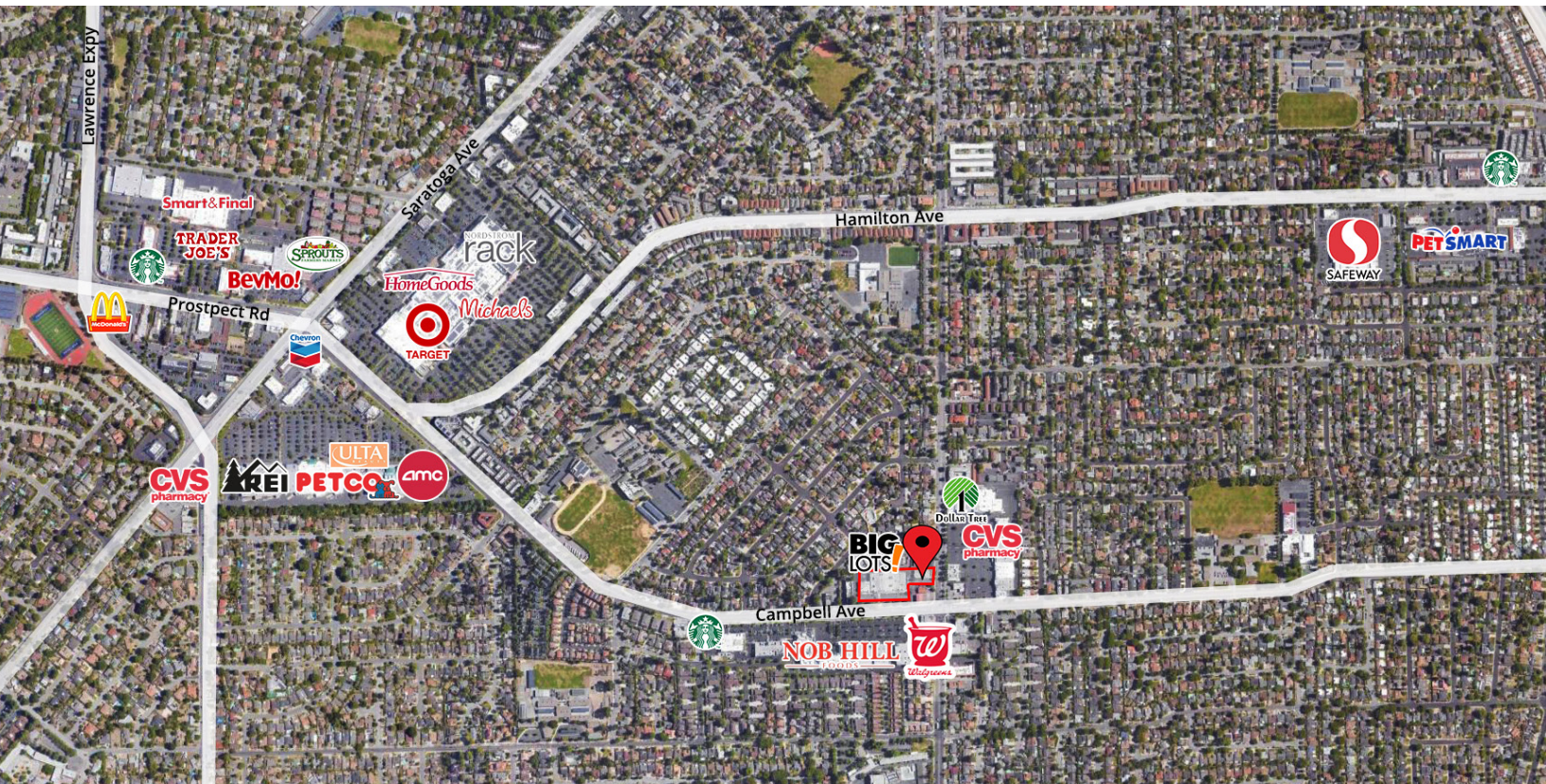
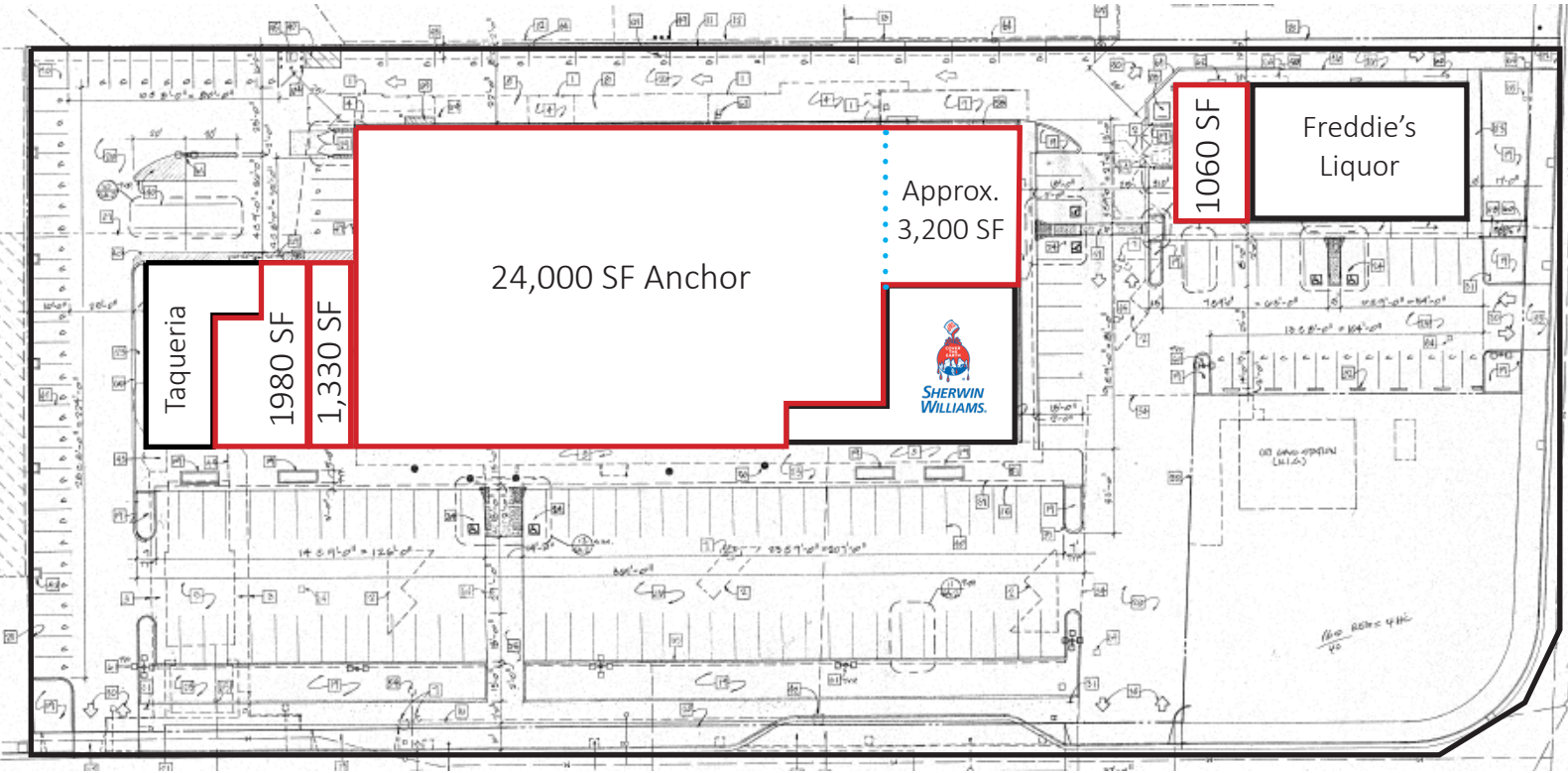
dferrari@primecommercialinc.com

CA BRE 01032363

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

Prime Commercial, Inc. has obtained the information contained herein from sources we deem reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is subject to errors, modification, omission, change of price and/or terms, prior lease sale or financing, or withdraw without notice. It may include projections, opinions, or assumptions or estimated for example only, and they may represent current or future performance of the property. You and your tax and legal advisors should conduct your own of the property and transaction. The information provided in this brochure are estimates only, not representations, and are not intended to be relied upon for any purpose. All demographic information contained in this brochure is obtained from esri.

WING CENTER



PRIME COMMERCIAL
INCORPORATED

DIXIE DIVINE

408.879.4001

ddivine@primecommercialinc.com

CA BRE 00926251 & 01481181

DOUG FERRARI

408.879.4002

dferrari@primecommercialinc.com

CA BRE 01032363

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

Prime Commercial, Inc. has obtained the information contained herein from sources we deem reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is subject to errors, modification, omission, change of price and/or terms, prior lease sale or financing, or withdrawal without notice. It may include projections, opinions, or assumptions or estimated for example only, and they may represent current or future performance of the property. You and your tax and legal advisors should conduct your own of the property and transaction. The information provided in this brochure are estimates only, not representations, and are not intended to be relied upon for any purpose. All demographic information contained in this brochure is obtained from esri.