

# FOR LEASE

740 CAMDEN AVENUE  
CAMPBELL, CALIFORNIA

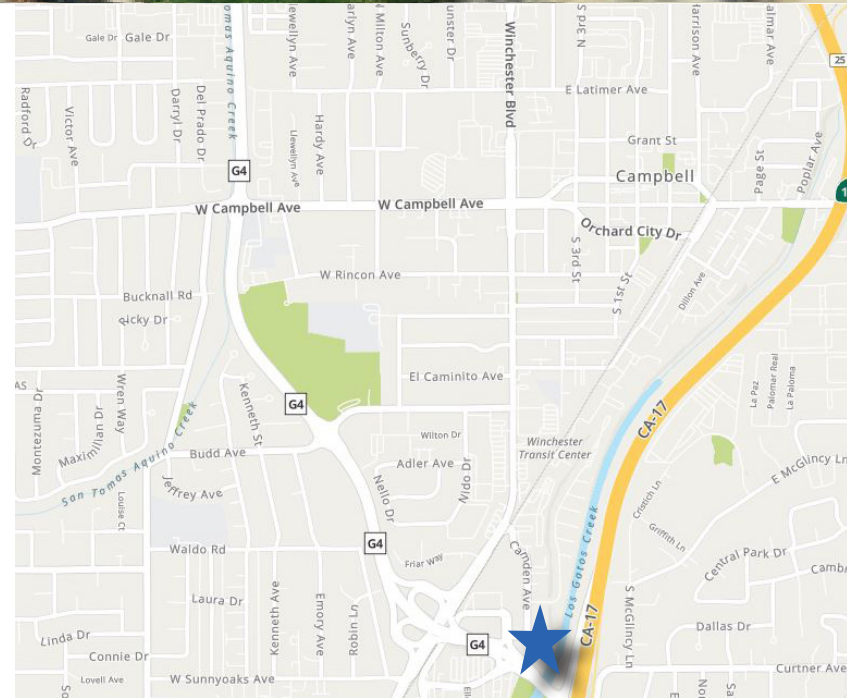
**\$0.99 / SF  
SPECIAL!**

## FEATURES

- \$0.99 / sf / year / modified gross year one only\*
- Units Available
  - Space 740-A (Ground Floor)  
2,306 SF
  - Space 740-B (2nd Floor)  
2,480 SF
  - Space 750-B (2nd Floor)  
2,200 SF
- New Paint & Carpet
- Monument Signing
- Excellent Location Just Off Winchester Avenue (26,909 ADT)
- Private Parking Lot

## DEMOGRAPHICS

|               | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------|-----------|-----------|-----------|
| Population    | 23,286    | 207,014   | 510,032   |
| Avg HH Income | \$134,222 | \$158,999 | \$165,209 |



\*Valid on a minimum term of at least 3 years. Rent resets at a market rate of \$1.50 / sf / modified gross in year 2 with a 5% annual increase.

### Dixie Divine

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### Doug Ferrari

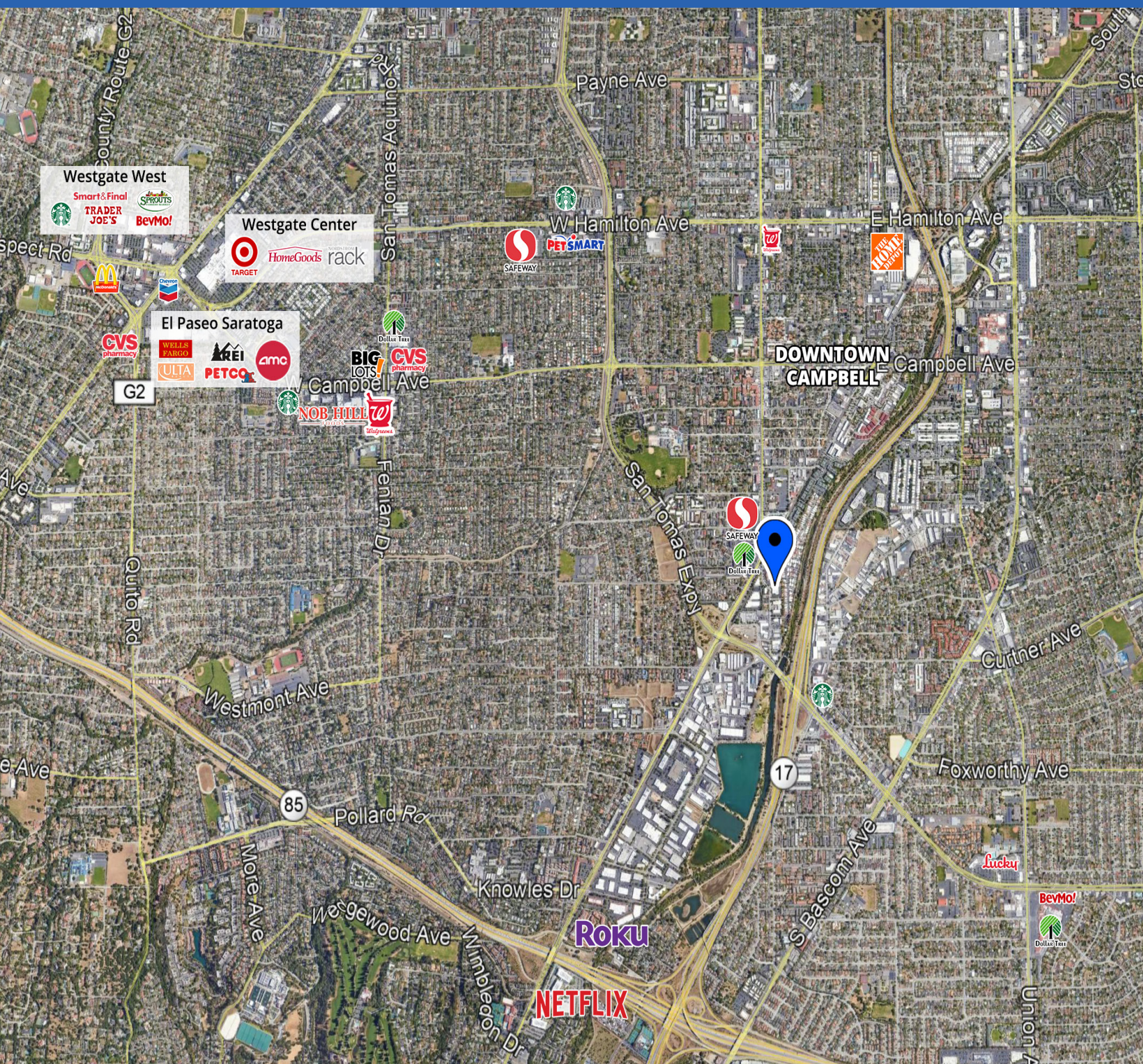
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## AREA MAP



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