

770 W. HAMILTON AVE. CAMPBELL, CA

FOR LEASE, GROUND LEASE OR BUILT TO SUIT



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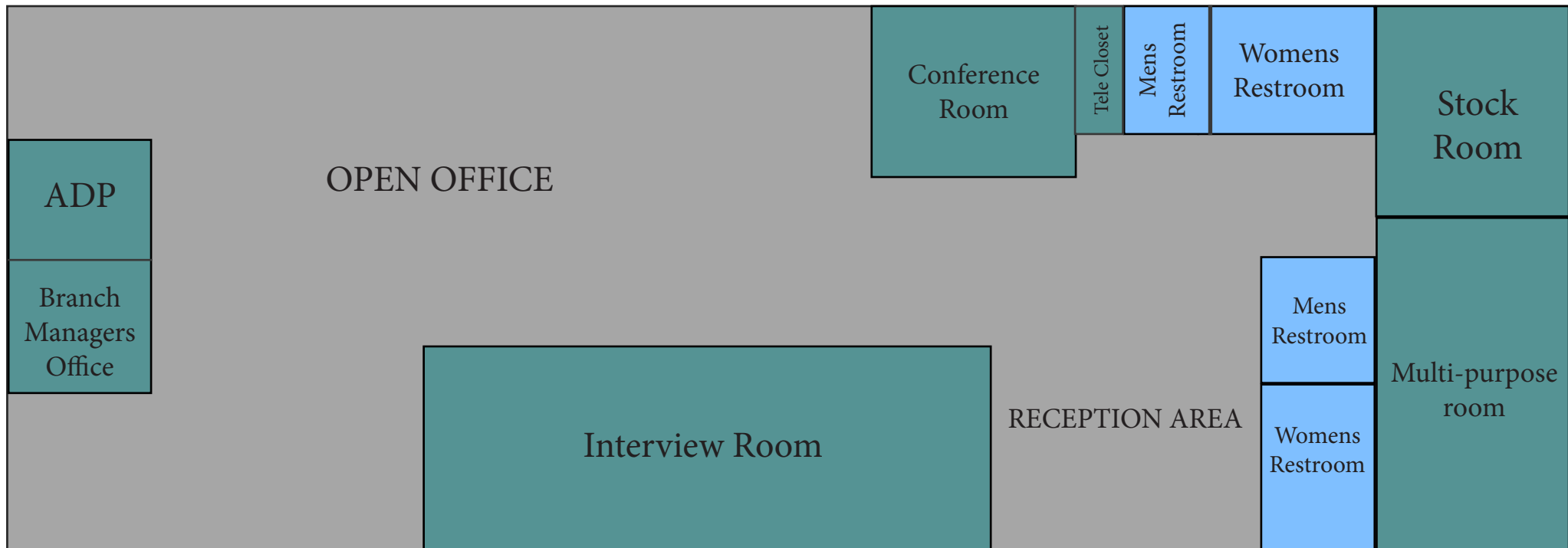
PROPERTY HIGHLIGHTS



- 8,854 Square Foot Freestanding Building, Divisible
- Large Corner Lot - 0.70 Acre
- Abundant Parking (4.65 Spaces / 1,000 SF)
- Located at a Signalized Intersection
- Busy San Thomas Expressway One-Half Block to the East
- Tremendous Window Line
- Potential Ground Lease or Built to Suit Opportunity

AVAILABLE OFFICE SPACE

Site Plan - 8,854 SF Divisible



SITE MAP

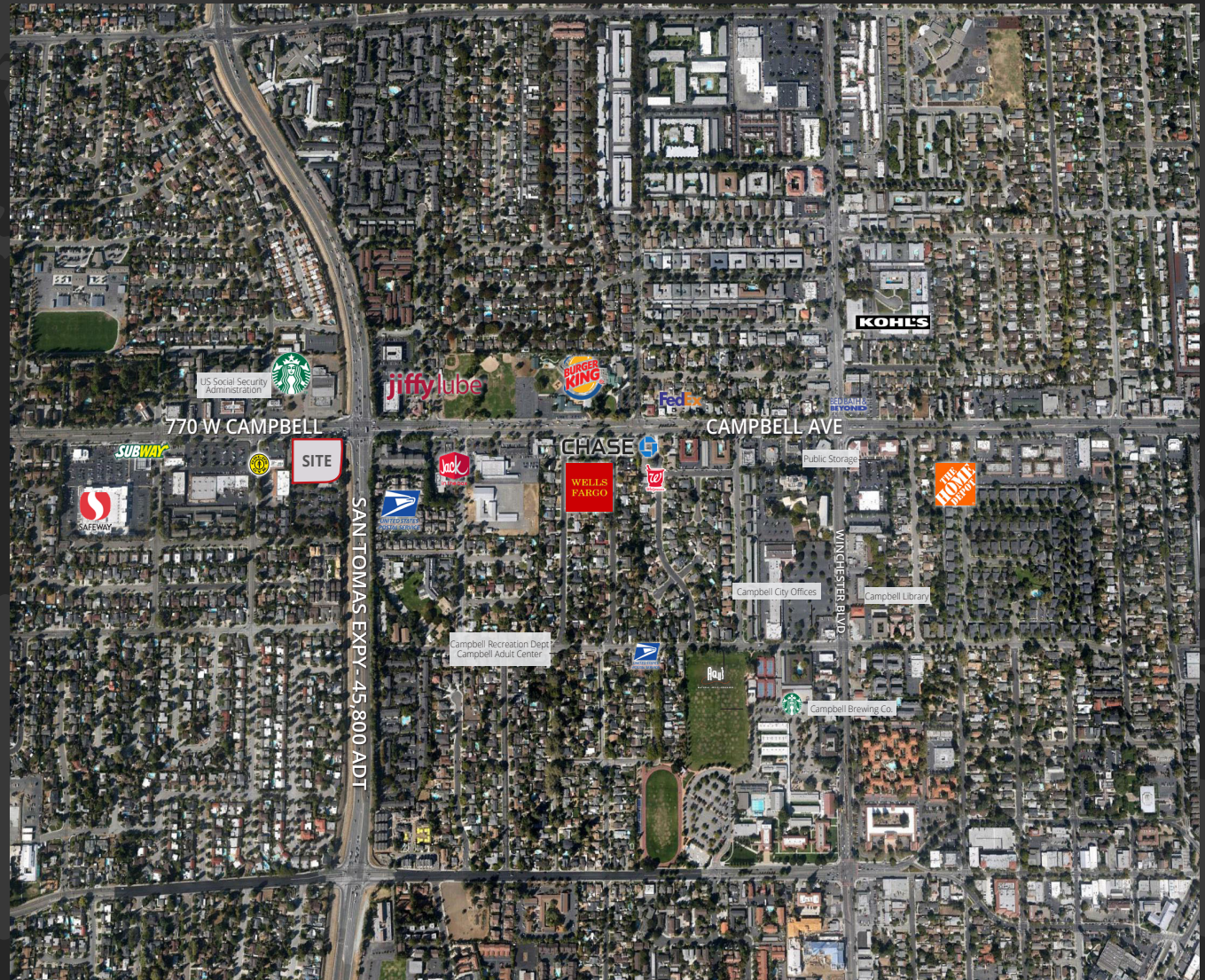
HIGH TRAFFIC COUNTS

West Campbell Ave. 25,839 ADT

San Thomas Expy 44,513 ADT

DEMOGRAPHICS

	1 Mile	2 Mile	3 Mile
Population	32,107	211,173	524,959



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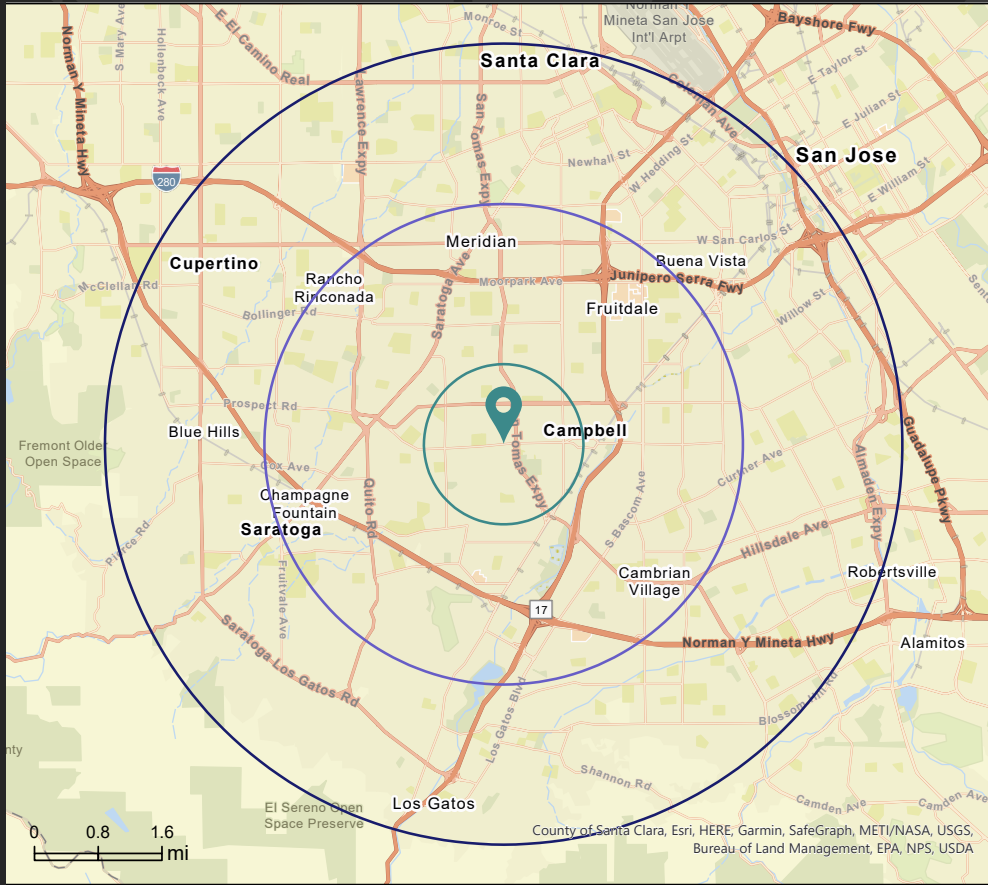
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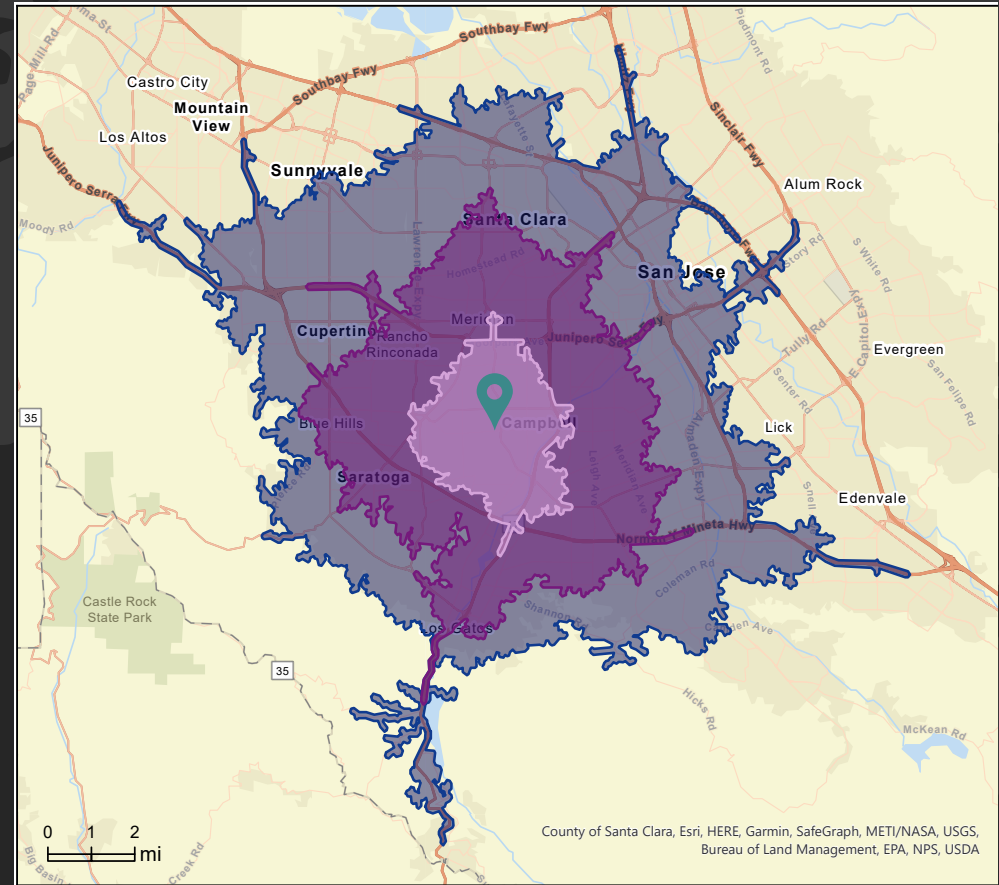
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MAPS

1, 3, 5 mile



5, 10, 15 minute radius



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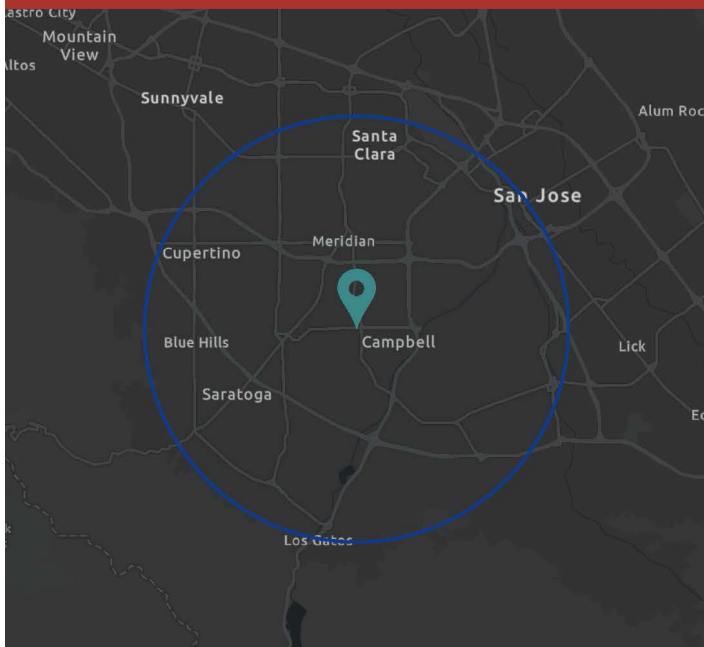
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DEMOGRAPHIC PROFILE

DEMOGRAPHIC PROFILE

770 W Hamilton Ave, Campbell, California, 95008

Ring of 5 miles



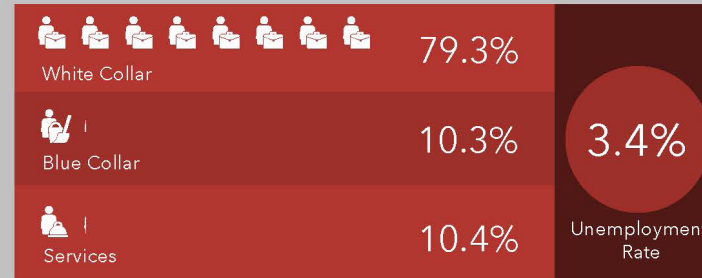
This infographic contains data provided by Esri. The vintage of the data is 2022, 2027

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EDUCATION



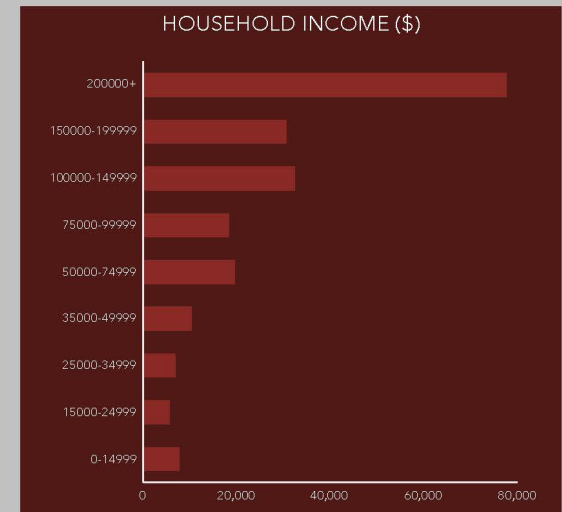
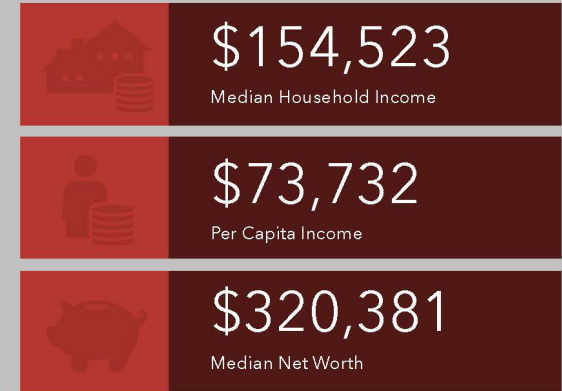
EMPLOYMENT



KEY FACTS



INCOME



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