

412-416 E. CAMPBELL AVE.
CAMPBELL, CA

Best Block in Downtown Campbell!

2,730 SF - 2,910 SF Retail in Heart of Downtown Campbell

PC INC **PRIME COMMERCIAL**
INCORPORATED

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PROPERTY HIGHLIGHTS

- Gateway to Downtown Campbell
- High Identity Space in Desirable Campbell Location
- Strong Demographics
- High Walking Score of 93
- 2,730 SF - Available Now
- 2,910 SF - Lease Pending
- Seeking Retail / Restaurant Tenants
- Neighboring Retailers:



TRAFFIC COUNTS

- E Campbell Ave: 18,920 ADT
- Railway Ave: 3,711 ADT



GALLERY

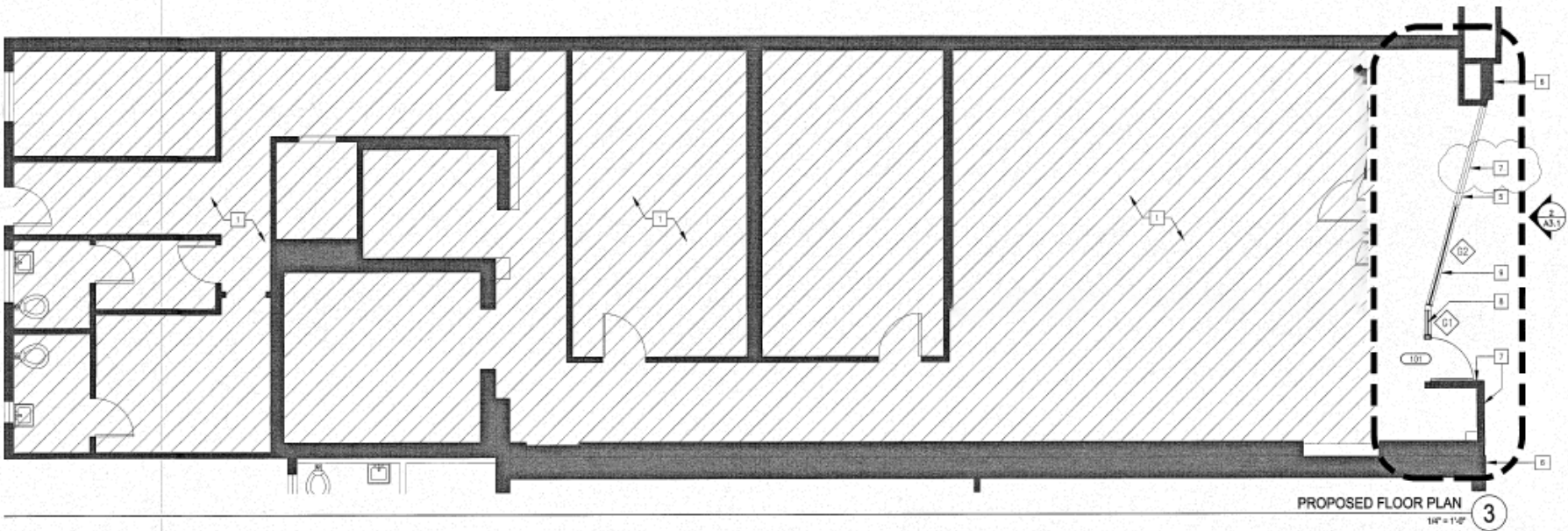
412-416 E CAMPBELL AVE



412 E Campbell Ave .

FLOOR PLAN

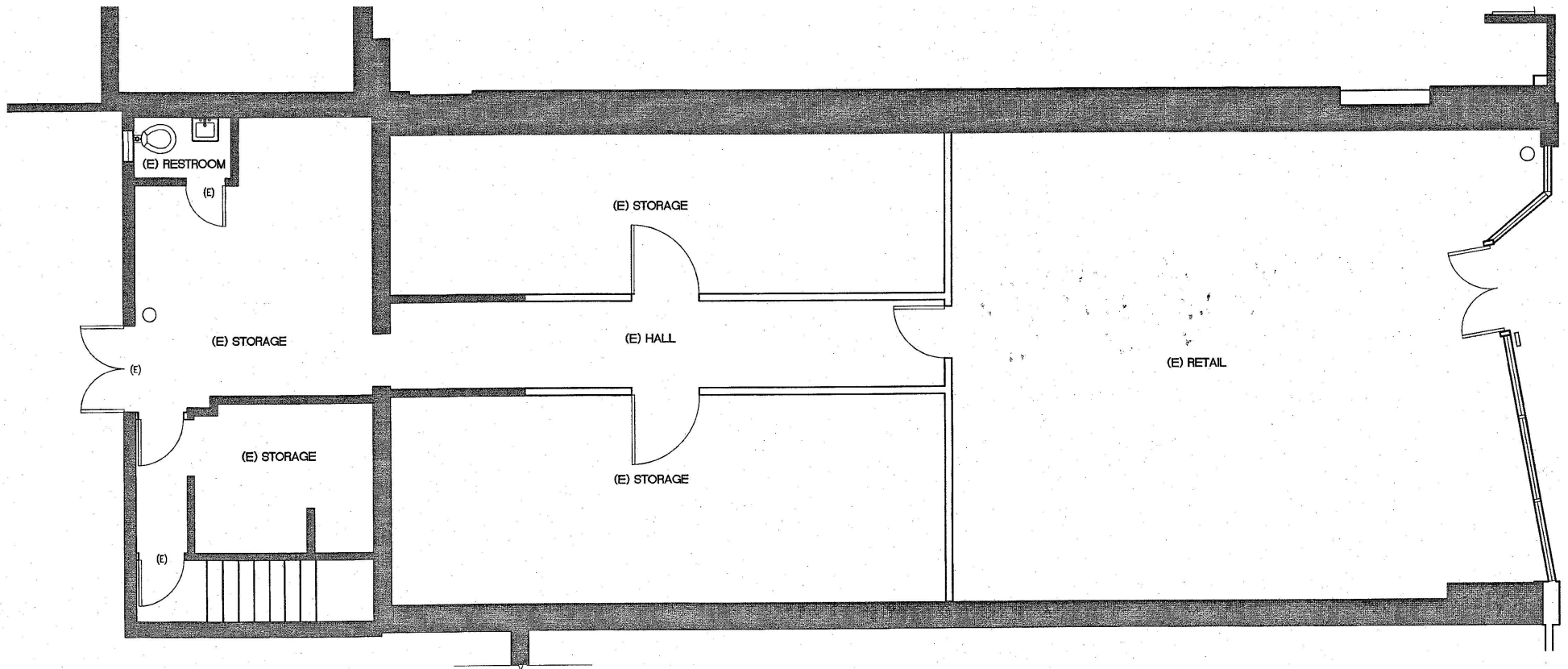
2,910 SF
LEASE PENDING



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416 E Campbell Ave. FLOOR PLAN

2,730 SF
AVAILABLE NOW



DOWNTOWN MAP

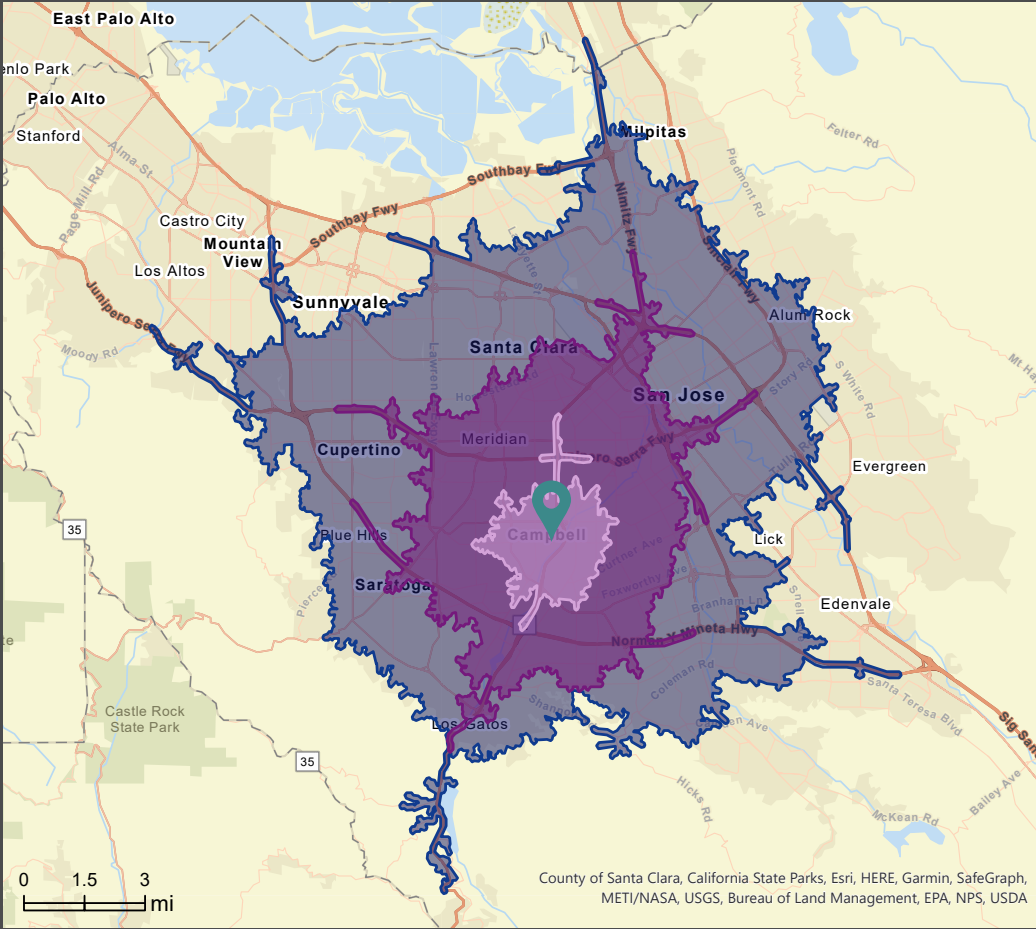
412 E CAMPBELL AVE



DRIVE TIME MAP

412 E CAMPBELL AVE

DEMOGRAPHICS (2022)	5 MIN	10 MIN	15 MIN
2022 Population	57,361	371,133	1,048,179
2027 Projected Population	56,010	366,938	1,033,775
Total Daytime Population	19,743	156,400	250,300
Total Employees	43,108	196,211	559,847
Median Age	38.6	38.8	38.8
Total Households	22,779	138,030	366,336
Average Household Income	\$160,430	\$186,551	\$189,222
Median Household Income	\$117,619	\$142,474	\$141,769
Per Capita Income	\$63,943	\$69,629	\$66,079
% White Collar Occupations	36%	59%	88%
% Blue Collar Occupations	24%	38%	74%
Average Household Size	2.3	2.6	2.7

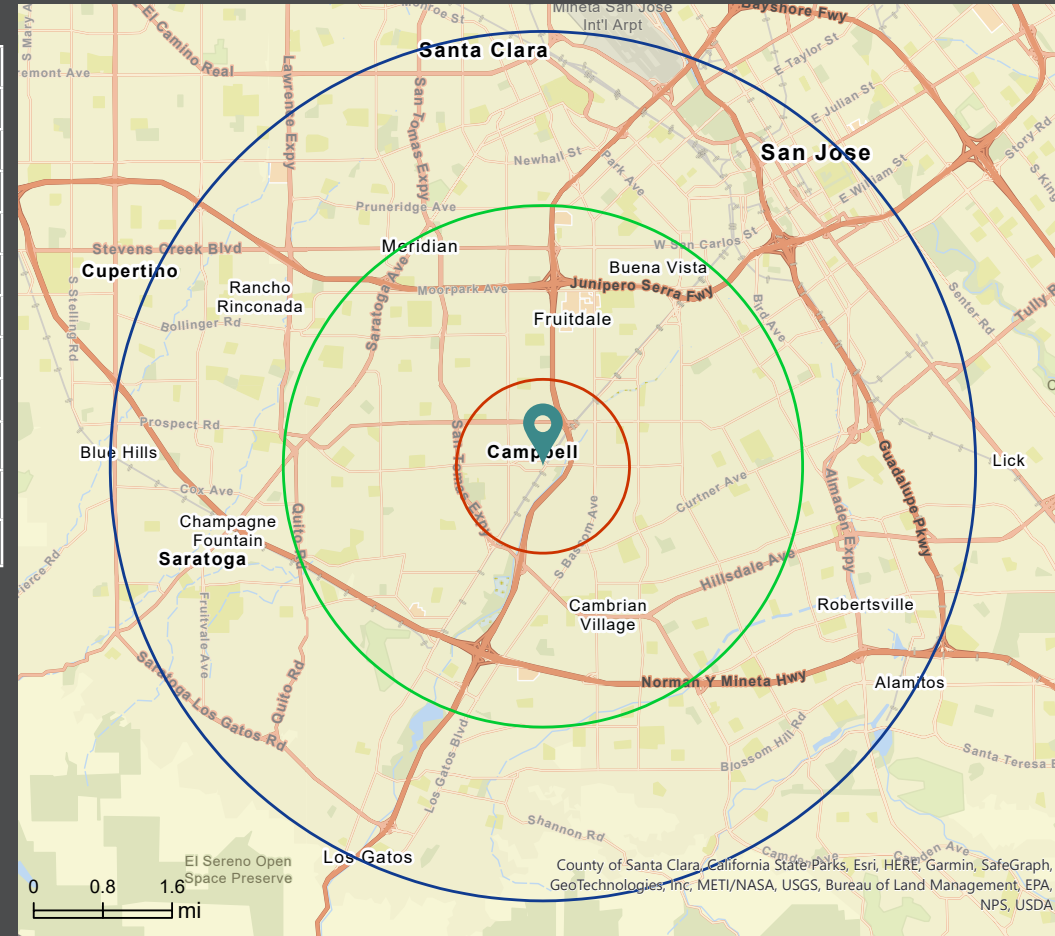


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MILE RADIUS MAP

412 E CAMPBELL AVE

DEMOGRAPHICS (2022)	1 MILE	3 MILES	5 MILES
2022 Population	27,986	238,689	573,003
2027 Projected Population	27,153	234,355	564,487
Total Daytime Population	18,920	23,548	38,751
Total Employees	22,313	109,700	270,181
Median Age	39.1	39.3	39.0
Total Households	12,001	86,669	211,148
Average Household Income	\$156,345	\$184,588	\$191,053
Median Household Income	\$113,951	\$142,244	\$144,054
Per Capita Income	\$66,006	\$69,540	\$70,477
% White Collar Occupations	23%	48%	88%
% Blue Collar Occupations	5%	5%	11%
Average Household Size	2.3	2.63	2.65



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For More Information, Please Contact

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