

412 E. CAMPBELL AVE.
CAMPBELL, CA

Best Block in Downtown Campbell!

2,910 SF Retail in Heart of Downtown Campbell

PC **PRIME COMMERCIAL**
INC. **INCORPORATED**

Dixie Divine
408-879-4001
ddivine@primecommercialinc.com
LIC# 00926251

Doug Ferrari
408-879-4002
dferrari@primecommercialinc.com
LIC# 01032363

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 STDB.

PROPERTY HIGHLIGHTS

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



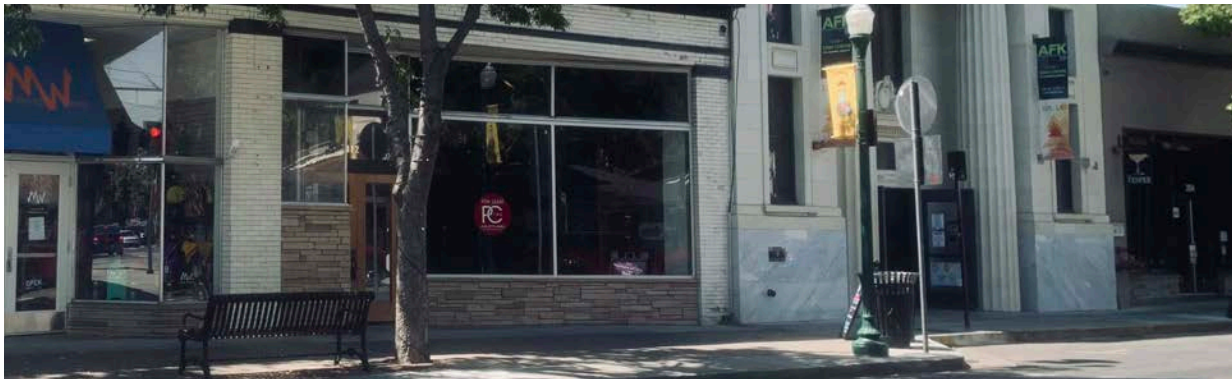
TRAFFIC COUNTS

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



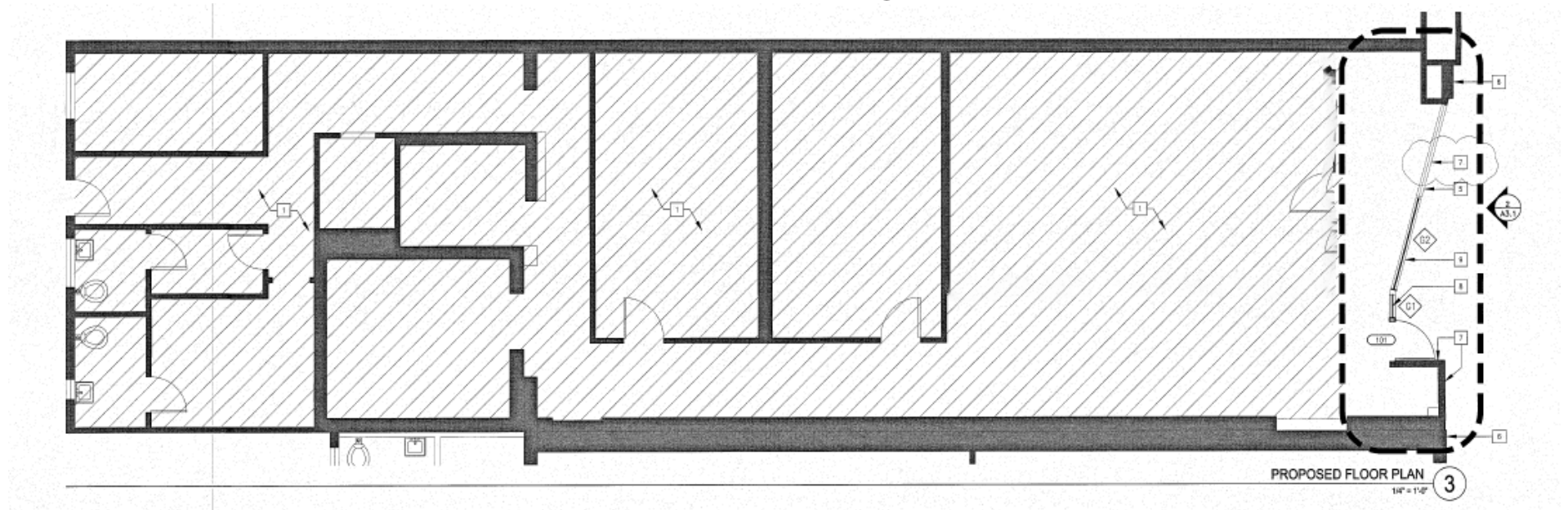
GALLERY

412 E CAMPBELL AVE



FLOOR PLAN

2,910 SF
AVAILABLE NOW



LOCATION MAP

412 E CAMPBELL AVE



DOWNTOWN MAP

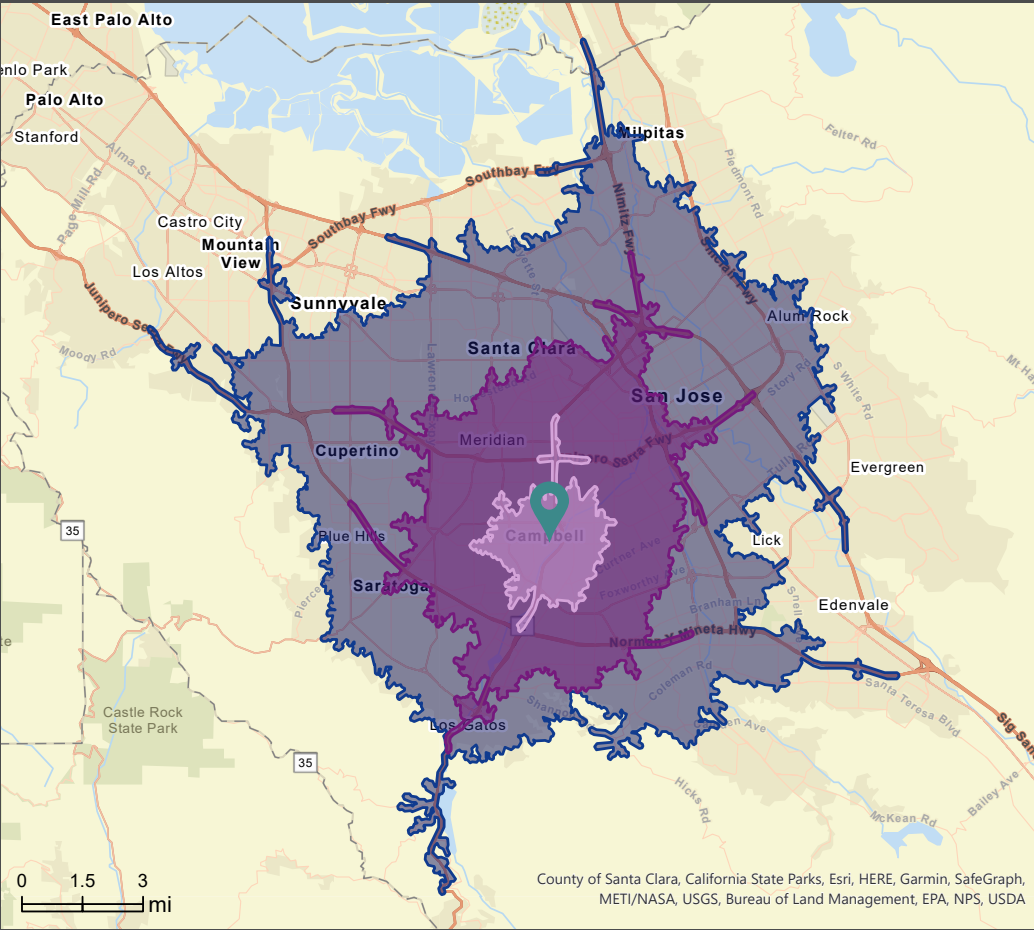
412 E CAMPBELL AVE



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

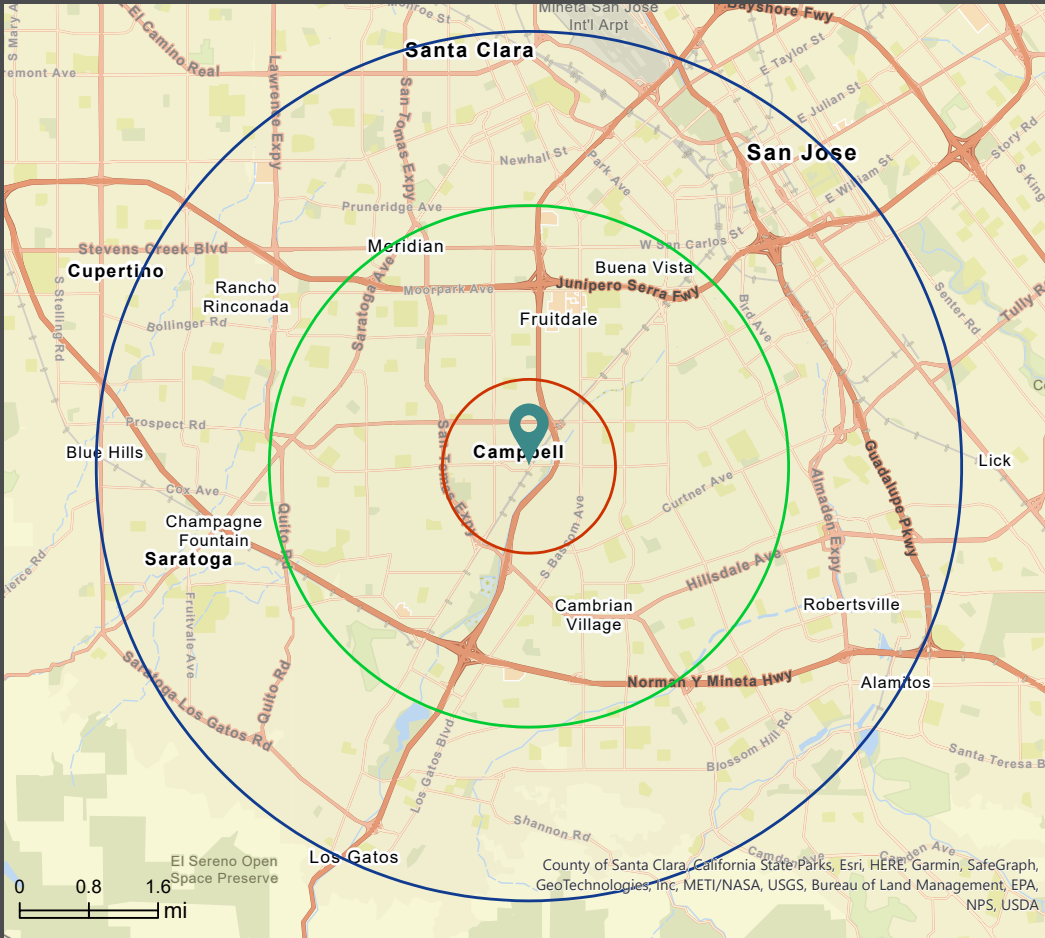


Prime Commercial, Inc. has obtained the information contained herein from sources we deem reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is subject to errors, modification, omission, change of price and/or terms, prior lease sale or 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 STDB.

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



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 STDB.

For More Information, Please Contact

Dixie Divine

ddivine@primecommercialinc.com

408-313-8900

LIC# 00926251

Doug Ferrari

dferrari@primecommercialinc.com

408-879-4002

LIC# 01032363

