



INVESTMENT OFFERING HAMILTON SQUARE CAMPBELL, CA 95008

 **PRIME COMMERCIAL**
INCORPORATED

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INVESTMENT SUMMARY

Offering Price	\$12,500,000.00
Capitalization Rate	5.01%
Potential Net Operating Income	\$626,258.84
Expense Service	NNN
Building Area	781-795 Hamilton Ave. - 9,100 SF 801-841 Hamilton Ave. - 15,760 SF Total - 24,860 SF
Land Area	781-795 Hamilton Ave. - 0.74 Acres 801-841 Hamilton Ave. - 1.18 Acres Total - 1.92 Acres



INVESTMENT OFFERING

Prime Commercial, Inc. is pleased to offer Hamilton Square Shopping Center for sale in Campbell, California. The property is located at the northwest corner of Hamilton Avenue and Darryl Drive about one block west of busy San Tomas Expressway, a north to south thoroughfare bisecting Silicon Valley. There are three single-story retail buildings totaling 24,860 square feet situated on 1.92 acres. The center has enjoyed stable occupancy over the past few years and Wells Fargo Bank has just signed a new 10-year lease. Additionally, many of the local businesses and restaurants at Hamilton Square have been tenants for over ten years and continue to thrive at this location.

INVESTMENT HIGHLIGHTS

- Rarely Available For Sale – Multi-tenant Strip Shopping Center
- High Traffic Location at the Signalize Intersection of Hamilton Avenue & Darryl Drive (45,800 ADT)
- Established In-fill Location with Over 37,000 Residents in a 1 Mile Radius
- Buildings Well Maintained with Recent Improvements to 781-797 Hamilton Avenue
- Highly Coveted Campbell Location just off of San Tomas Expressway
- Long Term Tenants with Stable Cash Flow

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PROPERTY OVERVIEW

LOCATION

781-841 Hamilton Avenue
Campbell, California 95008

SITE

Hamilton Square is comprised of two assessor's parcels which total approximately 1.92 acres.

APN 307-33-003 0.74 Acres

APN 307-33-004 1.18 Acres

LAND AREA

Access to the shopping center is very convenient for motorists. There are two ingress/egress points of entry, one on Hamilton Avenue and one on Darryl Drive. The combined parcels total 1.92 acres and there is approximately 296 feet of frontage along Hamilton Avenue which provides excellent visibility.

BUILDING AREA

There are two buildings situated on APN 307-33-003 and one building on APN 307-33-004. The larger multi-tenant strip building to the rear is approximately 11,840 square feet and has a physical address of 801-831. There is a separate pad building of 3,920 square feet fronting Hamilton Avenue that is currently occupied by a single tenant, with a physical address of 839-841 Hamilton Avenue. Both buildings were constructed in 1976 and are wood frame with stucco walls and anodized storefront systems. Roofs are flat with tile covered mansards and mechanical systems within the wells. The smaller 9,100 square foot building lies at the hard corner of Hamilton Avenue and Darryl Drive. This multi-tenant building was constructed in 1979 and is of similar design and construction quality to the other buildings within the shopping center. This building has just received a power upgrade, new exterior paint, and ADA improvements.

PARKING

There are 109 striped spaces with a ratio of 4.38/1,000. The parking fields are in good condition and have either recently been repaved, or slurry coated and sealed.

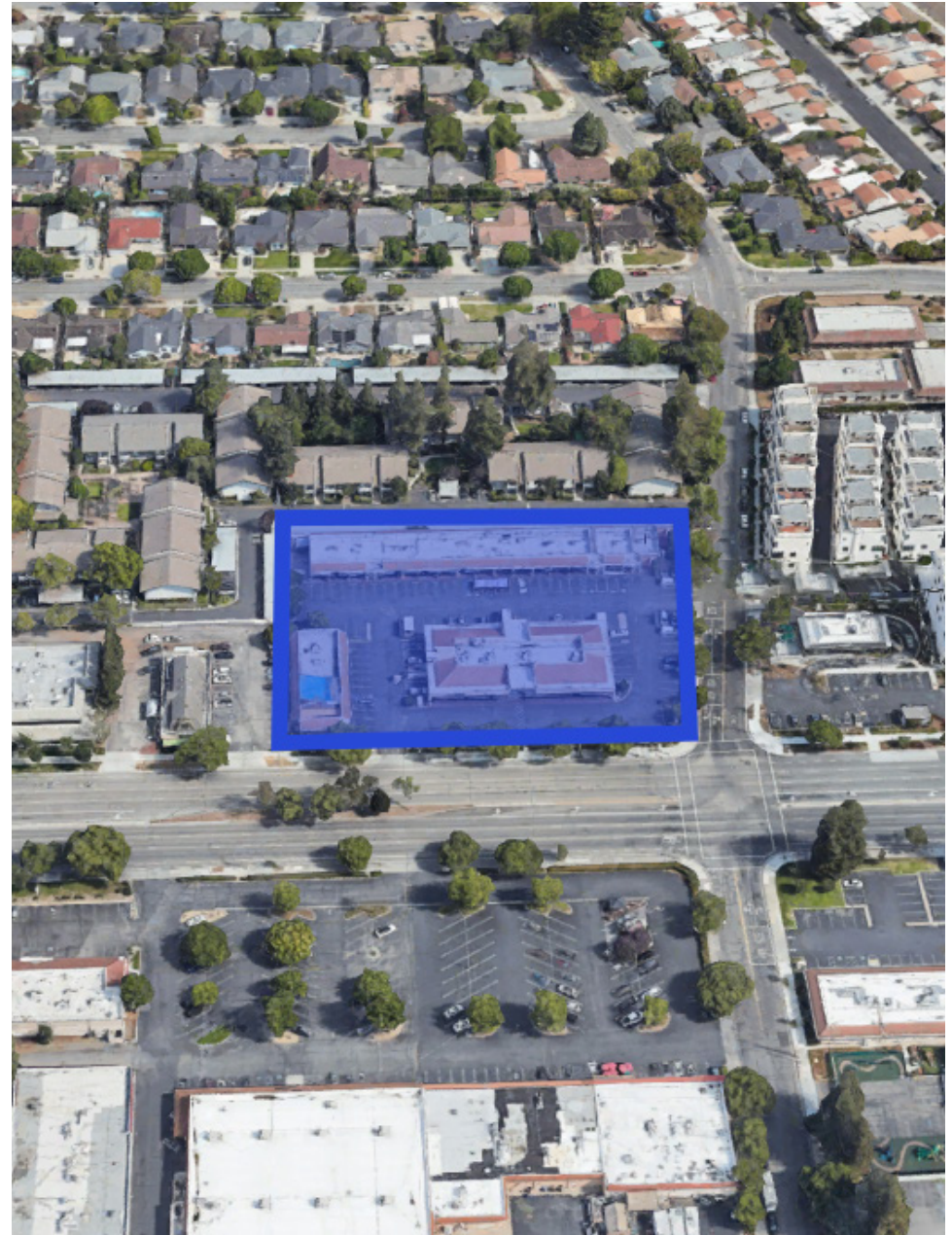
TRAFFIC COUNTS

Hamilton Ave. 34,206 ADT

Darryl Drive. 48,500 ADT

ZONING

The property is zoned PD (Planned Development) by the City of Campbell and has a General Plan designation of General Commercial.



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LOCATION

Campbell is one of 15 incorporated cities within Santa Clara County and is bordered on the east and north by San Jose, on the south by Los Gatos and on the west by a portion of Saratoga. Campbell has an affluent and highly educated population of 42,891 residents, 54% of which have a Bachelor's degree or higher, with an average household income of 161,200. Campbell is a bedroom community with many of its residents being employed in the high-tech industry throughout Silicon Valley. Campbell is a very desirable place to live which is demonstrated by its average house price of over \$2,289,152.00 (July 2022), a gain of almost 30% from the same time in 2020.

Hamilton Square has an ideal location in northwest Campbell at the signalized intersection of busy Hamilton Avenue and Darryl Drive just one block west of San Tomas Expressway, a north to south thoroughfare bisecting central Santa Clara County. Properties along Hamilton Avenue are primarily commercial with a heavy concentration of retail properties that are well maintained that were developed in the early to mid-1970's. This established neighborhood also contains pockets of garden style apartments, walk-up condominiums and townhomes as well as single family residences that provide a strong customer base for Hamilton Square.

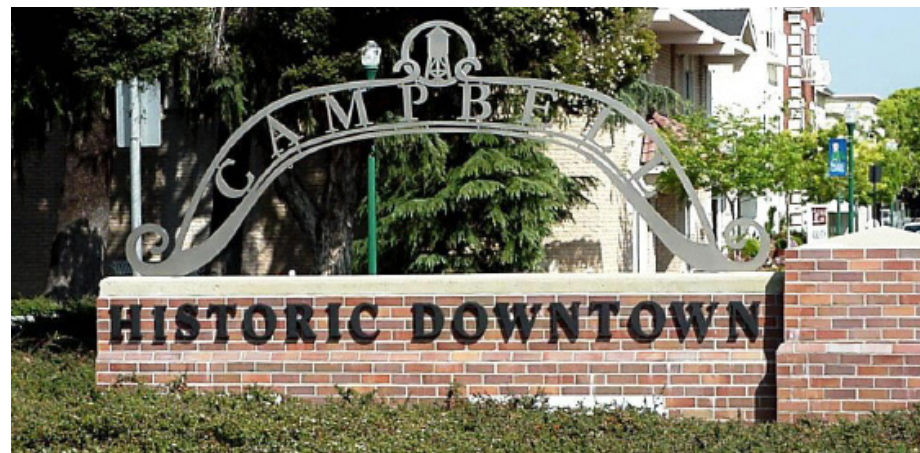


CAMPBELL TOP EMPLOYERS

ChargePoint, Inc.	1,029
8x8 Inc.	742
Barracuda Networks	315
Home Depot	230
Whole Foods Market	208
SAAMA Technology	185

CAMPBELL DEMOGRAPHICS

Estimated Population 2020	42,891
Median Age	38.9
Total Households	16,121
Average People per Household	2.6
Average Household Income	\$161,200
Median Household Income	\$122,644



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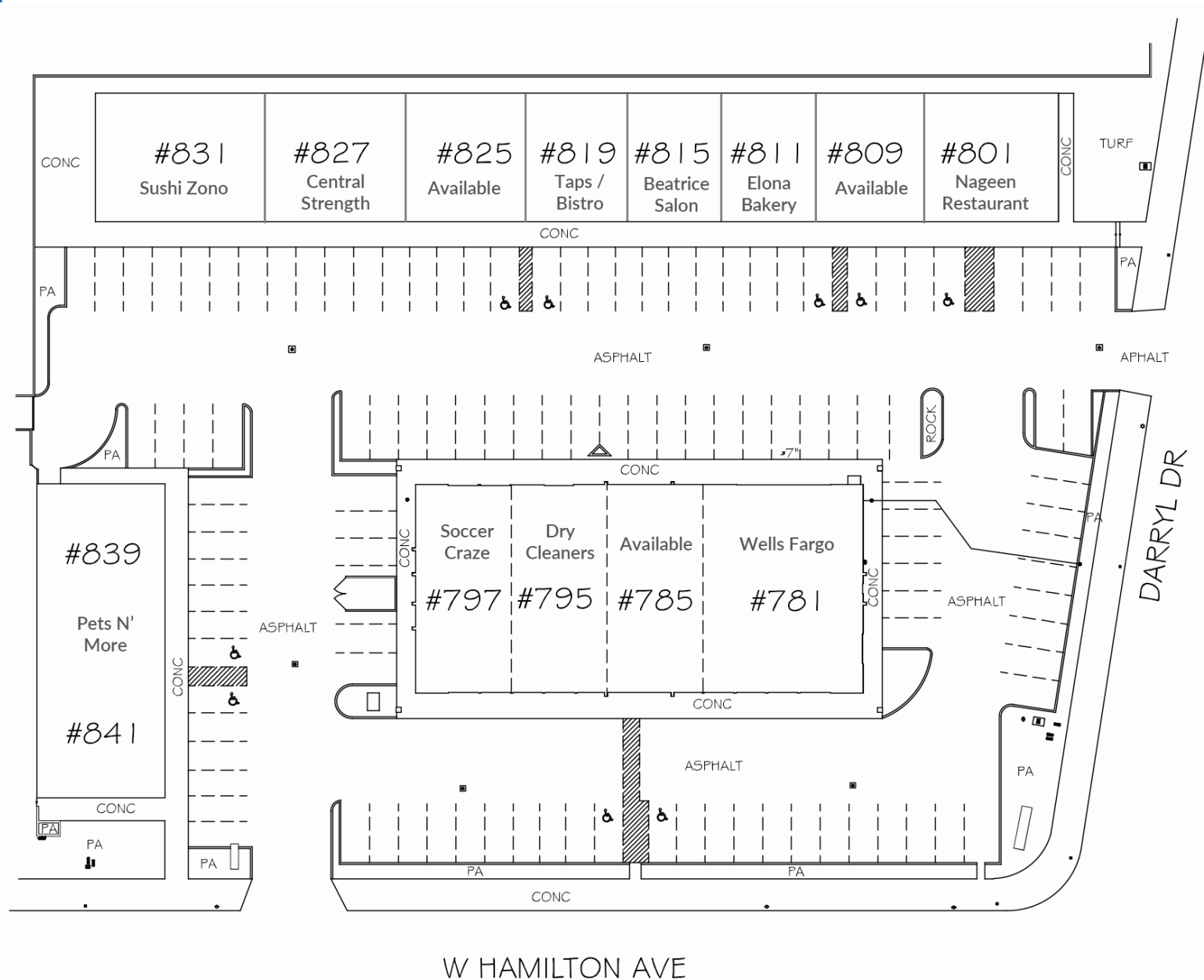
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SITE PLAN



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PICTURES



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Rent Roll

As of August 2022

Rental Rates									Share		
Suite	Tenant Name	Square Feet	Lease Start	Lease Expiration	Begin	End	Annual	\$/SF	Recovery Expense	Security Deposit	
781	Wells Fargo Bank	3,250	11/22/2021	11/21/2031	Current	11/21/2026	\$117,000	\$36.00	NNN; Not responsible for painting; no admin fee on tax and insurance.	\$0.00	
						11/22/2026	11/21/2031	\$128,700			\$39.60
					Option 1	11/22/2031	11/21/2036	\$141,570			\$43.56
					Option 2	11/22/2036	11/221/2041	\$155,610			\$47.92
					Option 3	11/22/2041	11/21/2046	FMR			FMR
					Option 4	11/22/2046	11/21/1951	FMR			FMR
Notes:											
795	Riverside Cleaners	1,950	3/11/2008	5/31/2025	Current	6/30/2023	\$63,600	\$32.62	NNN	\$3,705.00	
						7/1/2023	6/30/2024	\$66,144			\$33.92
						7/1/2024	5/31/2025	\$68,790			\$35.28
					Option 1	6/1/2025	5/31/2030	FMR			FMR
					Option 2	6/1/2030	5/31/2035	FMR			FMR
					Notes: Lease has been extended twice from original term.						
797	Soccercraze Inc.	1,950	9/24/2008	5/31/2025	Current	6/30/2023	\$62,400	\$32.00	NNN	\$4,000.00	
						7/1/2023	6/30/2024	\$64,272			\$32.96
						7/1/2024	5/31/2025	\$66,200			\$33.95
					Option 1	7/2/2024	5/21/2030	FMR			FMR
					Notes: Lease has been extended three times since original term.						
785	Vacant	1,950	N/A	N/A	N/A	N/A	\$70,200	\$36.00	NNN	\$0.00	
Notes: Market rent has been applied											

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Rent Roll

As of August 2022

801	Nageen Restaurant	2,160	10/1/1994	10/1/2026	Current	10/1/2022	\$54,996	\$25.46	NNN	\$1,728.00
						10/1/2022	10/1/2023	\$57,746	\$26.73	
						10/1/2023	10/1/2024	\$60,633	\$28.07	
						10/1/2024	10/1/2025	\$63,665	\$29.47	
						10/1/2025	10/1/2026	\$66,848	\$30.95	
Notes: Annual escalation based on CPI(min 5%/max 8%); Lease has been extended numerous times; no options.										
809	Vacant	770	N/A	N/A	N/A	N/A	\$21,720	\$28.21	NNN	\$0.00
Notes: Market rent of \$28.21/year applied.										
811	Elona Foods LLC	1,010	7/7/2022	9/6/2025	Current	9/6/2023	\$22,422	\$22.20	NNN	\$2,424.00
						9/7/2023	9/6/2024	\$23,028	\$22.80	
						9/7/2024	9/6/2025	\$23,634	\$23.40	
				Option 1	9/7/2025	9/6/2027	FMR			
Notes: Tenant has 1 - 2 year option to renew at Fair Market Rent										
815	Beatrice Salon LLC	800	7/15/2022	5/31/2024	Current	5/31/2023	\$17,760	\$22.20	NNN	\$1,600.00
						6/1/2023	5/31/2024	\$18,293	\$22.87	
				Option 1	6/1/2024	5/31/2029	FMR			
Notes: Annual Increase based on CPI (min 3%/mas 5%); tenant has one 5-year option to renew at Fair Market Rent.										
819	Tapsilog Bistro	1,280	1/1/2013	1/1/2025	Current	1/31/2023	\$32,064	\$25.05	NNN	\$1,500.00
						2/1/2023	1/31/2024	\$33,026	\$25.80	
						2/1/2024	1/1/2025	\$34,017	\$26.58	
				Option 1	1/1/2025	12/31/2029	FMR			
				Option 2	1/1/2029	12/31/2033	FMR			
Notes: Lease was extended twice in 2016 and 2020.										

Rent Roll

As of August 2022

825	Vacant	1,260	N/A	N/A	N/A	N/A	\$34,020	\$27.00	NNN	\$0.00
Notes: Market rent of \$27.00/year applied.										
827	Central Strength LLC	2,750	12/1/2021	2/28/2027	Current	2/28/2023	\$47,850	\$17.40	NNN	\$4,950.00
					3/1/2023	2/28/2024	\$49,170	\$17.88		
					3/1/2024	2/28/2025	\$50,820	\$18.48		
					3/1/2025	2/28/2026	\$52,140	\$18.96		
					3/1/2026	2/28/2027	\$53,790	\$19.56		
				Option 1	3/1/2027	2/28/2029	FMV			
Notes: One 2-year option to renew.										
831	Sushi Zono	1,800	11/1/1994	12/31/2026	Current	12/31/2022	\$44,846	\$24.91	NNN	\$1,500.00
					1/1/2023	12/31/2023	\$46,640	\$25.91		
					1/1/2024	12/31/2024	\$48,505	\$26.95		
					1/1/2025	12/31/2025	\$50,446	\$28.03		
					1/1/2026	12/31/2026	\$52,463	\$29.15		
Notes: Original Lease has been extended five times; no options.										
839-841	Pet's & More LLC	3,920	3/1/2016	2/29/2021	Current	2/28/2023	\$96,900	\$24.72	NNN	\$5,644.00
				Option 1						
Notes: Lease advanced one in 2021 for one year; Tenant exercised one year option in March of 2022.										

OPERATION EXPENSES		REIMBURSEMENTS		FINANCIAL OVERVIEW	
Taxes (1.26216%)	\$157,770.00	Taxes	\$157,770.00	Gross Potential Rent	\$685,778.00
Special Assessments	\$14,070.08	Direct Assessments	\$14,070.08	Expense Reimbursements	\$261,254.45
Insurance	\$15,581.79	Insurance	\$15,581.79	Total Potential Gross Revenue	\$947,032.45
Trash	\$21,534.96	Trash	\$21,534.96	Less Vacancy + Collection Loss 4%	\$37,881.30
Water + Sewer	\$9,663.23	Water + Sewer	\$9,663.23	Effective Gross Income	\$909,151.15
Gas + Electric	\$5,263.35	Gas + Electric	\$5,263.35	Less Operating Expenses	\$282,892.31
Sweeping + Landscaping	\$12,720.00	Sweeping + Landscaping	\$12,720.00	Net Operating Income	\$626,258.84
Repairs + Maintenance	\$12,000.00	Repairs + Maintenance	\$12,000.00		
Management	<u>\$34,288.90</u>	Management	<u>\$12,651.04</u>	PRICE PER SQUARE FOOT	\$502.82
Total	\$282,892.31	Total	\$261,254.45	PRICE (5.01% CAP RATE)	\$12,500,000.00

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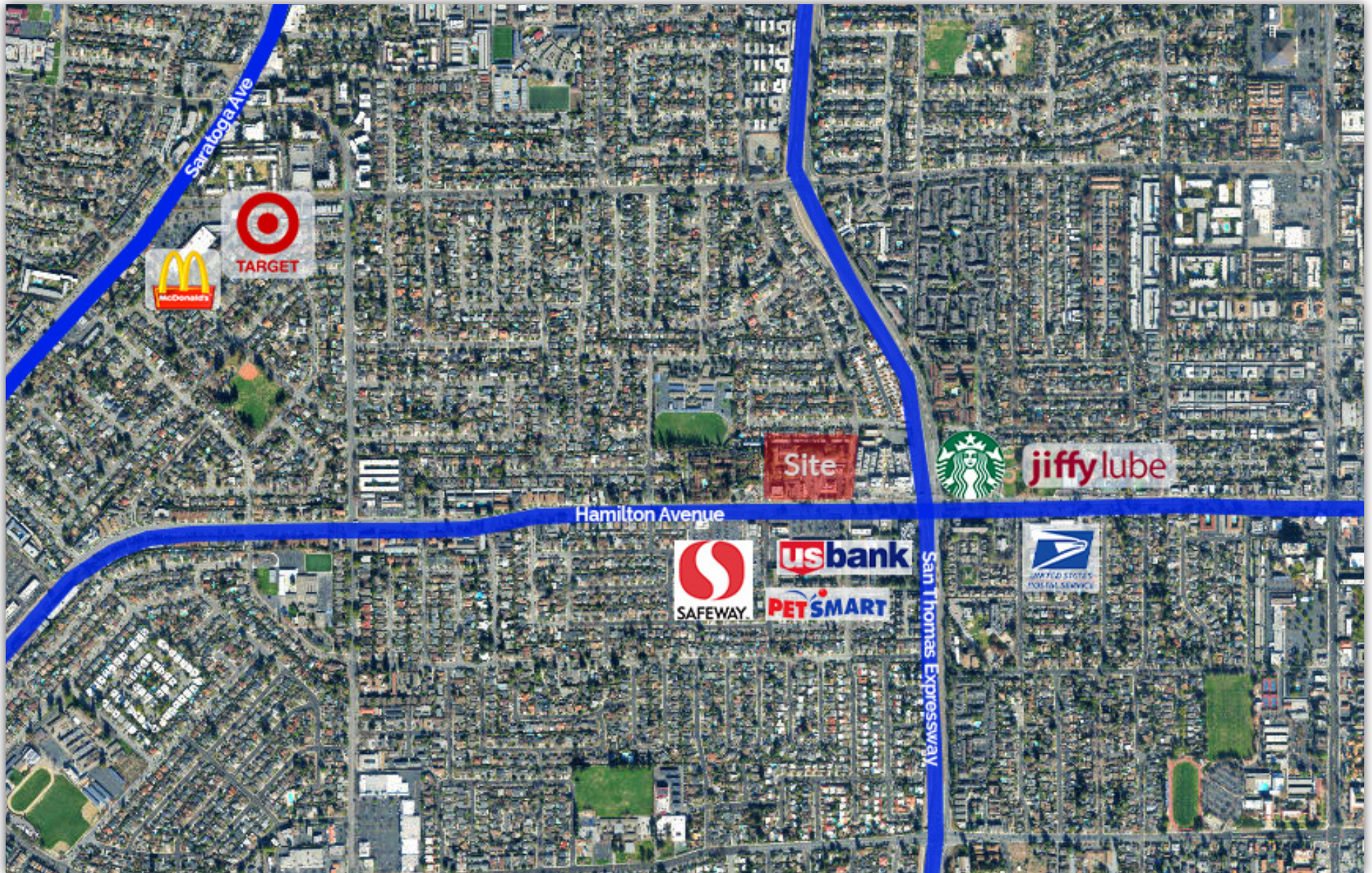
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AERIAL MAP



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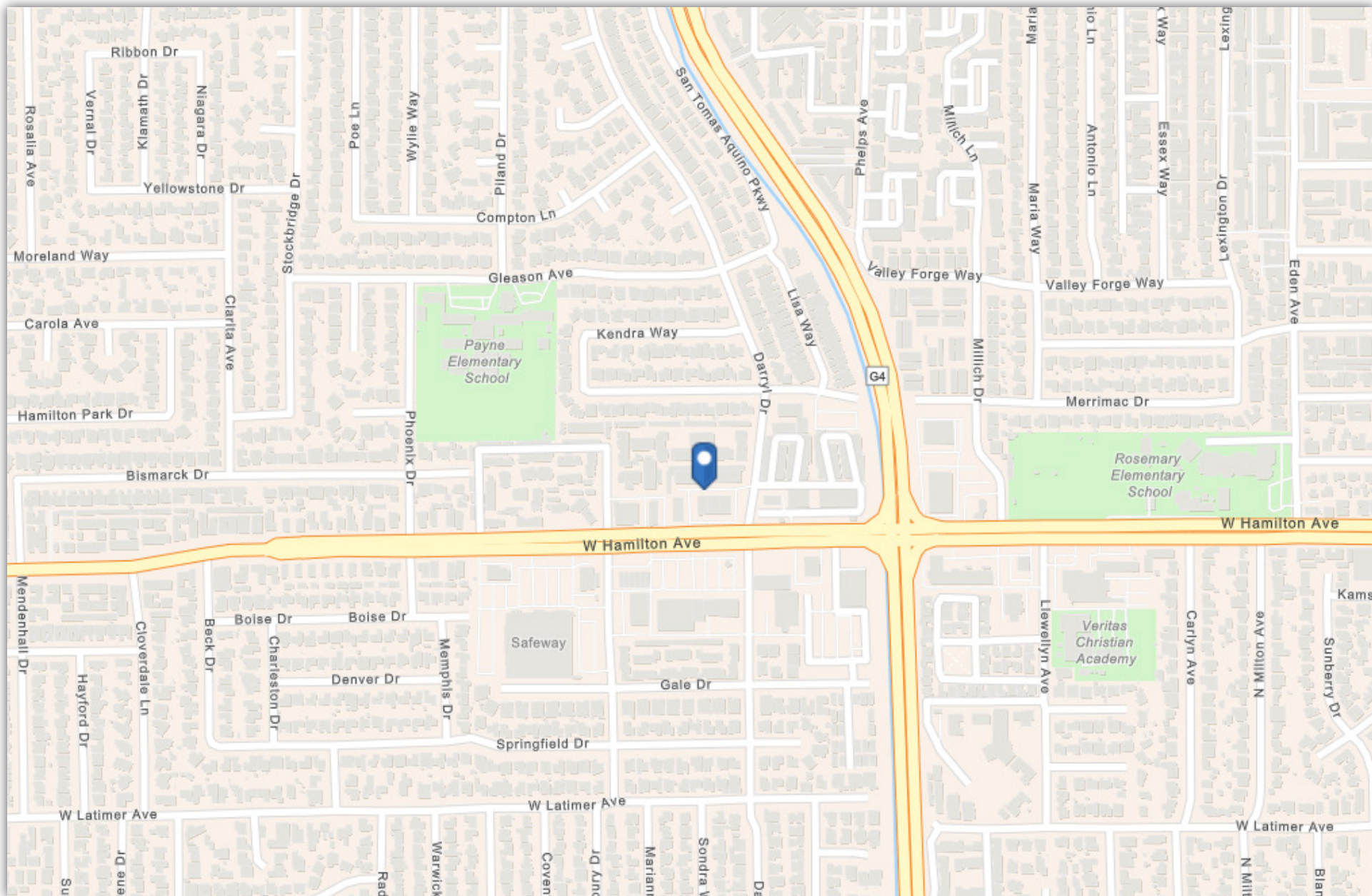
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AREA MAP



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DEMOGRAPHICS



HOUSEHOLD INCOME

149,618

1 MILE

187,181

3 MILES

200,788

5 MILES



POPULATION

36,560

1 MILE

234,536

3 MILES

569,654

5 MILES



TRAFFIC COUNTS

24,931

W HAMILTON AVE

45,800

SAN THOMAS EXPY



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