



# ALVIN'S CORNER ON PENNY LANE

**NEW CITY  
GRILL**  
NOW OPEN!



**PRIME COMMERCIAL**  
INCORPORATED

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# Boutique Retail Opportunity at Alvin's Corner at Penny Lane



## PROPERTY HIGHLIGHTS

- 1,496 SF 2nd-generation yogurt shop available
- 10,915 SF of retail shops and restaurants in an exquisite luxury mixed use community
- Located at the NWC of San Tomas Expressway and Hamilton Avenue in Campbell, California
- Excellent location with strong demographics and high traffic counts
- Amenities include high quality architecture, attractive gathering areas, and outdoor dining patios
- Convenient surface parking for retail customers and residents
- Shadow anchored by Starbucks

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	36,421	235,419	575,599
Average HH Income	\$150,982	\$185,907	\$199,833

## TRAFFIC COUNTS

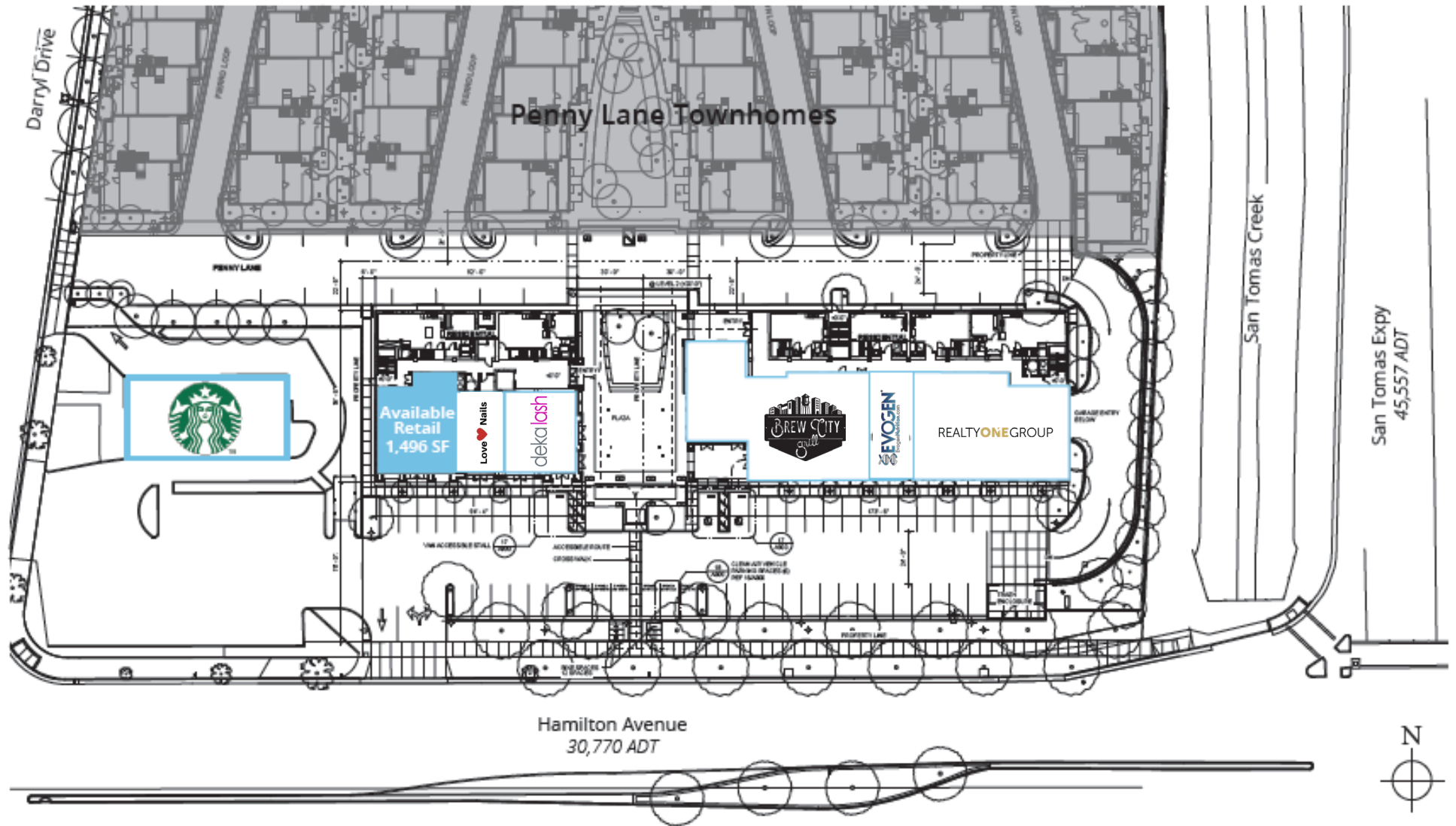
- Hamilton Avenue: 24,931 ADT
- San Thomas Expy: 45,557 ADT



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# SITE PLAN



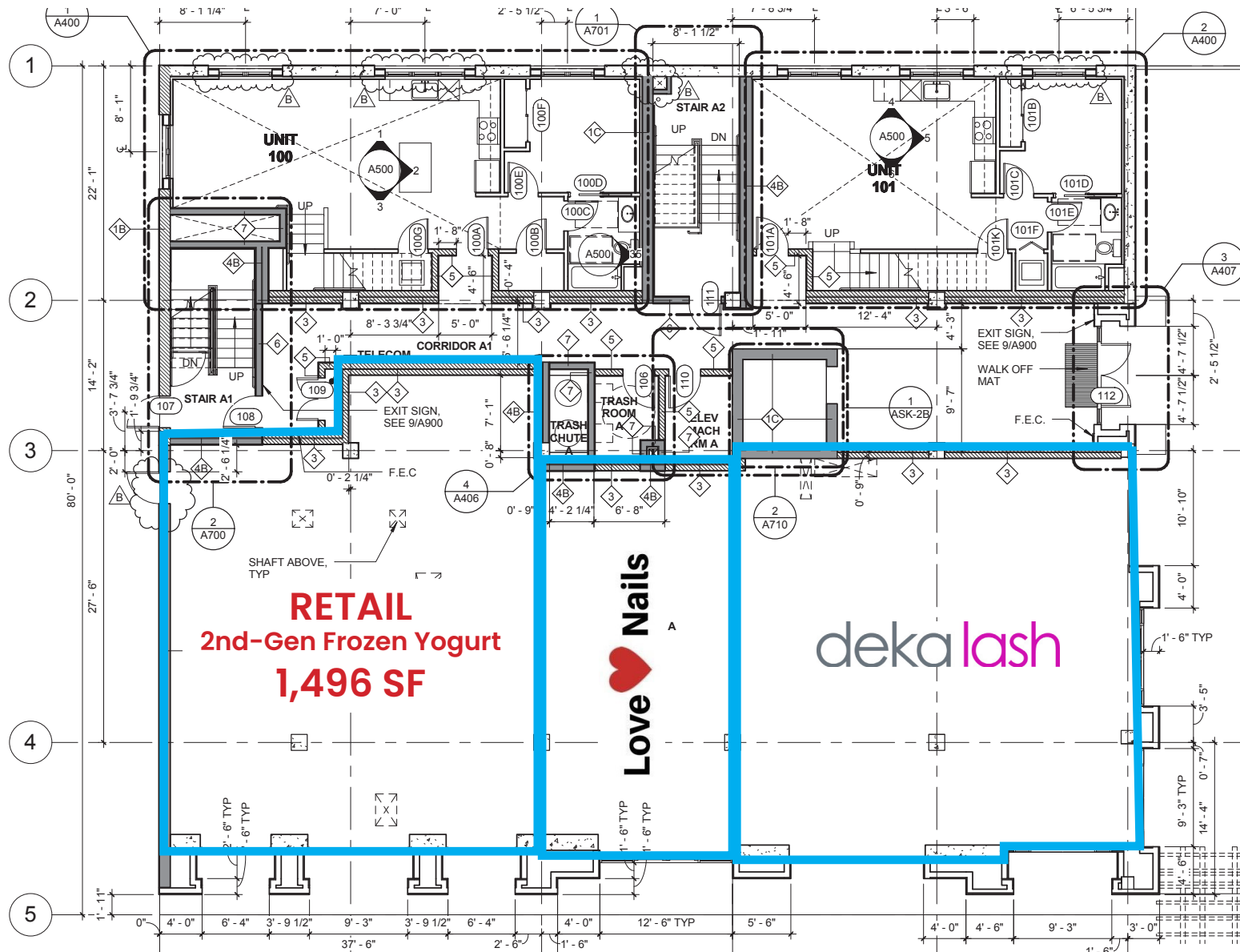
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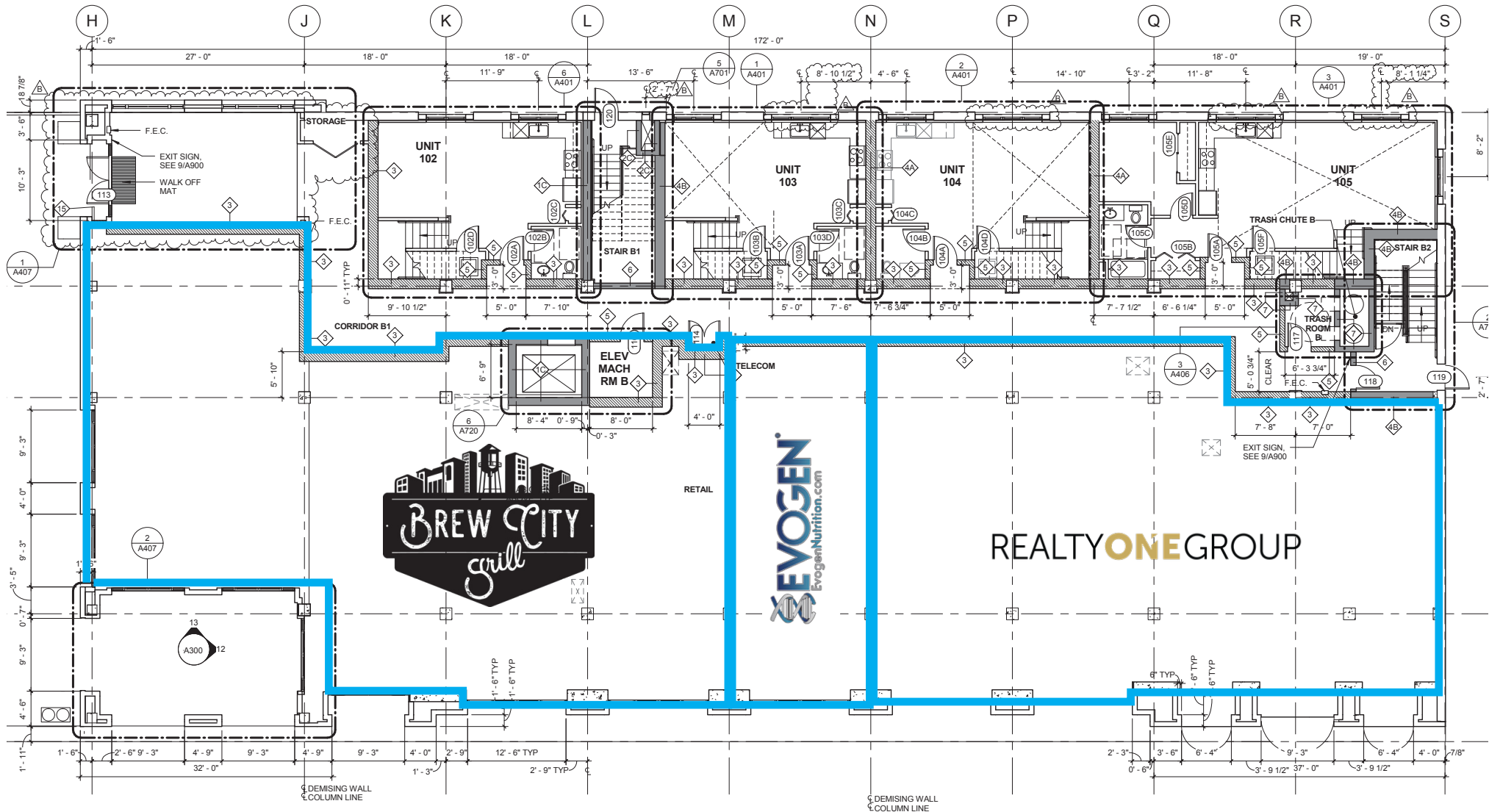
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# SITE PLAN - BLDG. A





# SITE PLAN - BLDG. B



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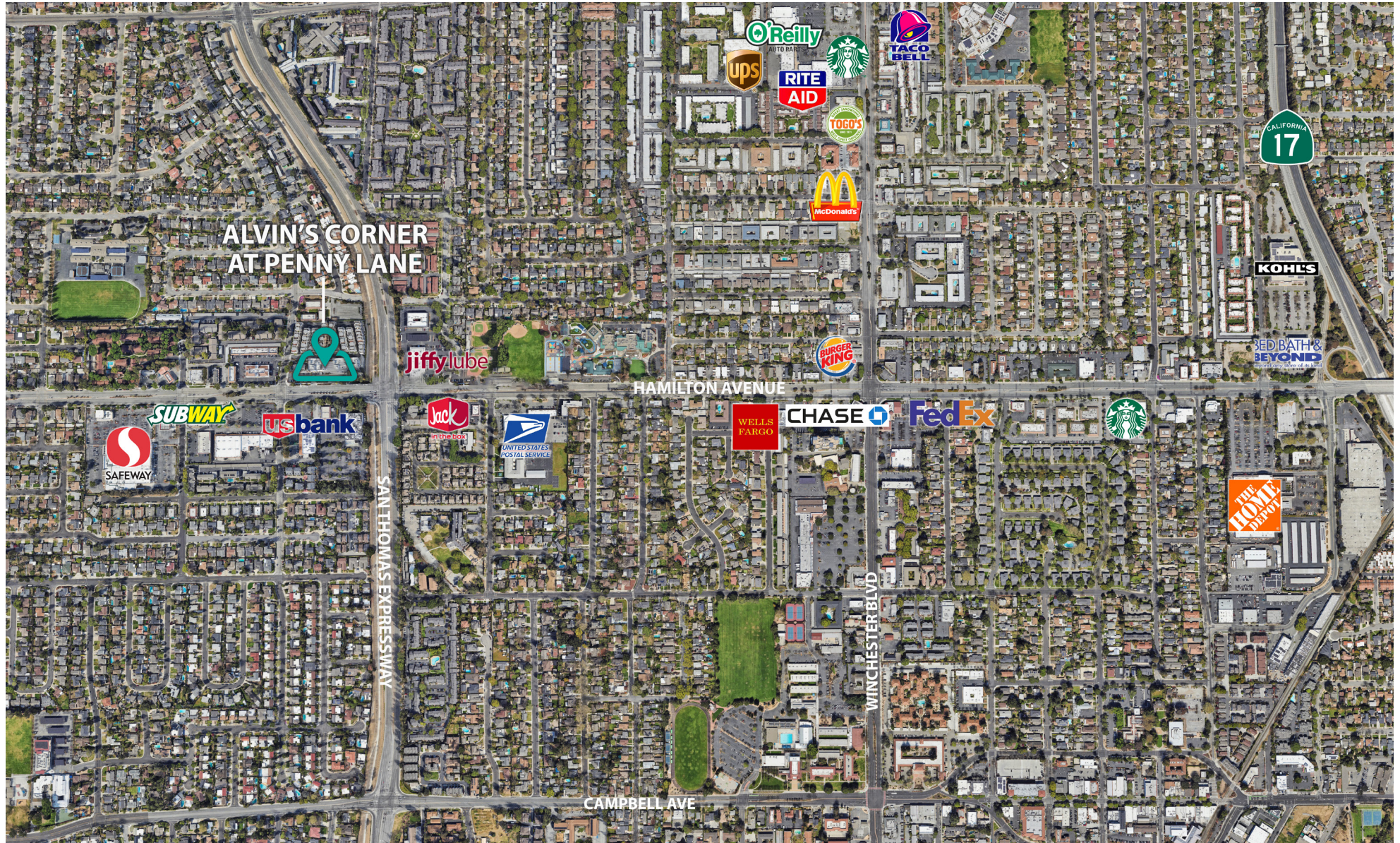
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# LOCATION MAP



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For More Information, Please Contact

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FROZEN YOGURT



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LOVE ♥ NAILS

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CORNER  
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