

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
- Shadow anchored by Starbucks
- 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

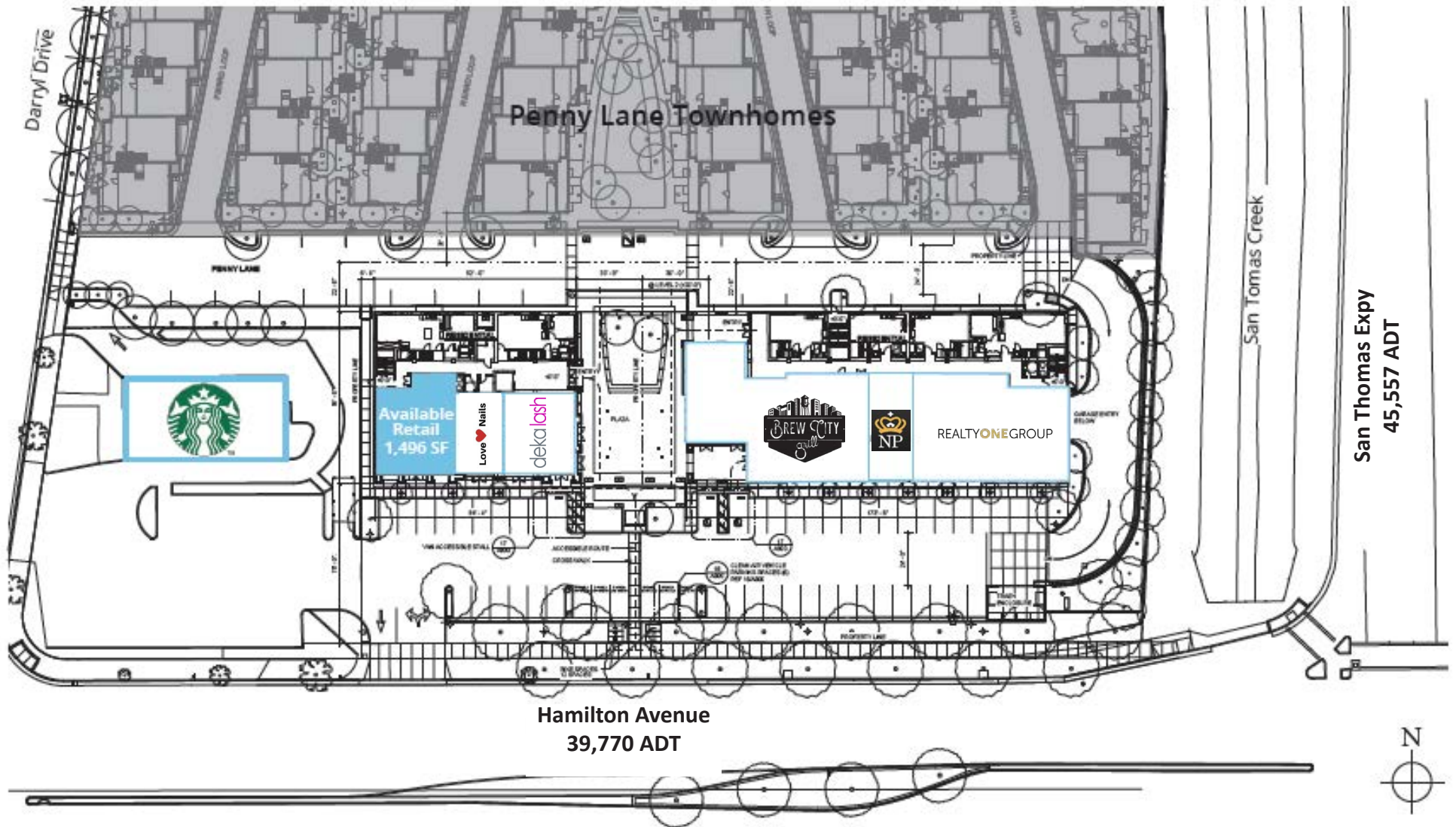
DEMOGRAPHICS

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

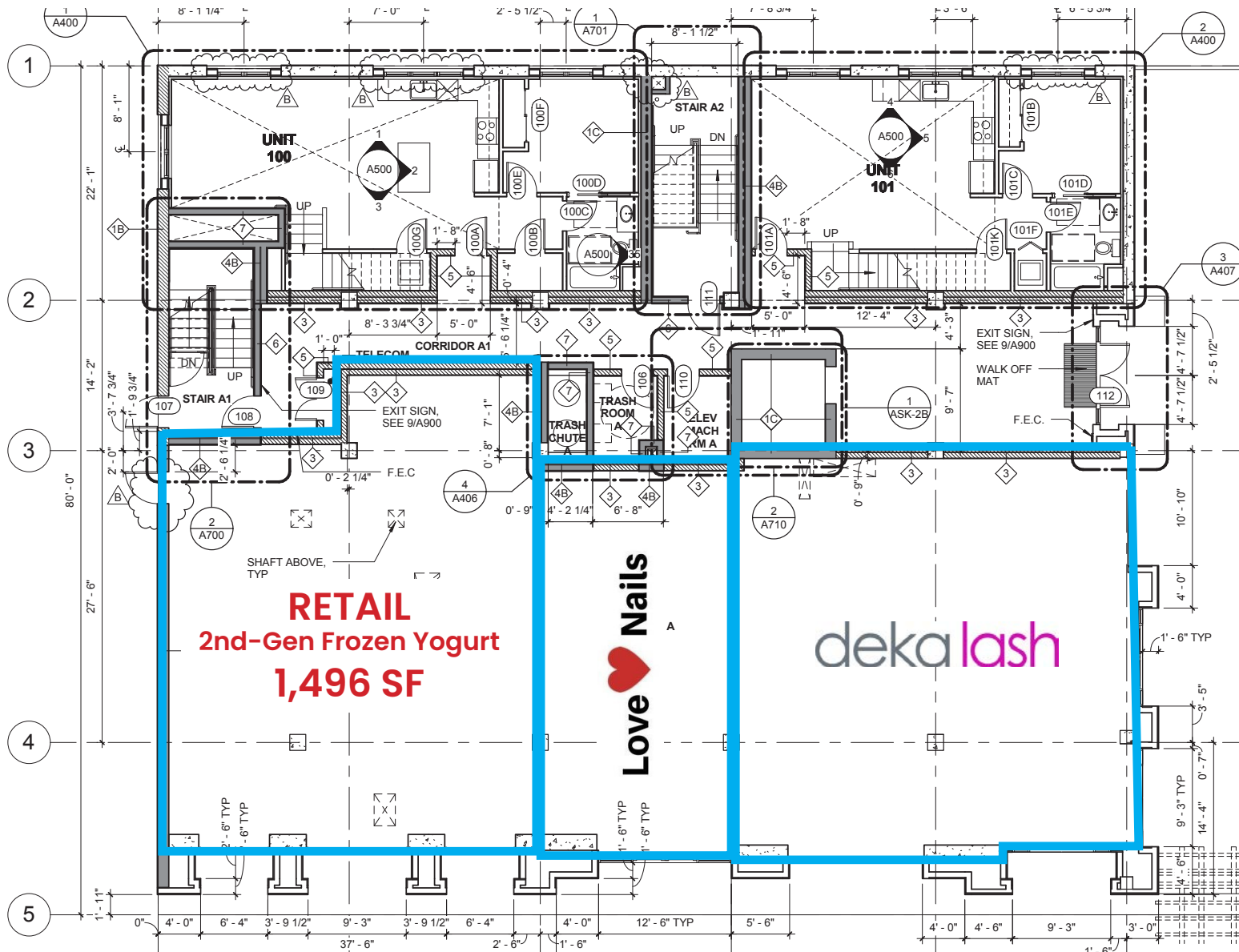
TRAFFIC COUNTS

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

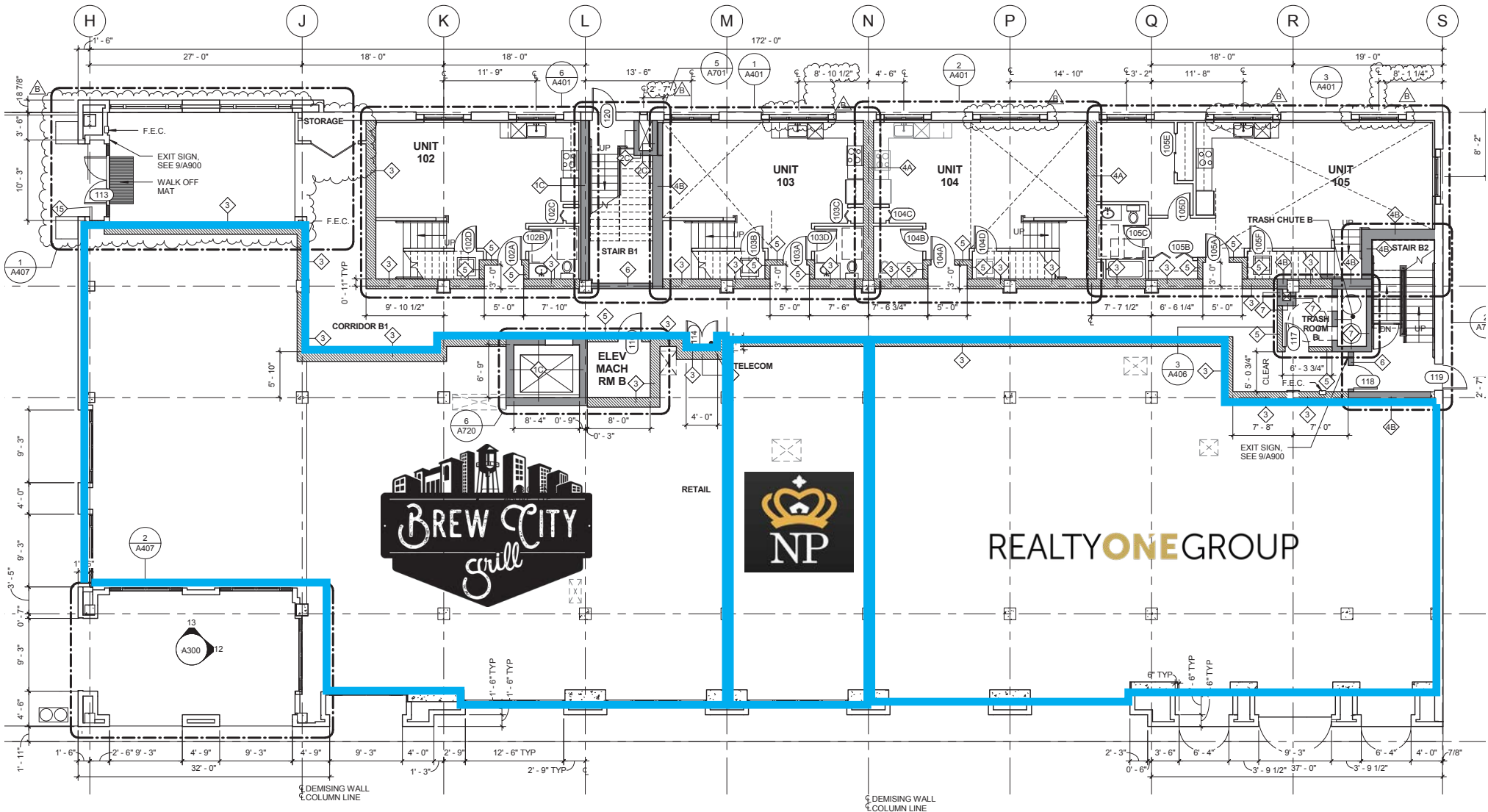
SITE PLAN



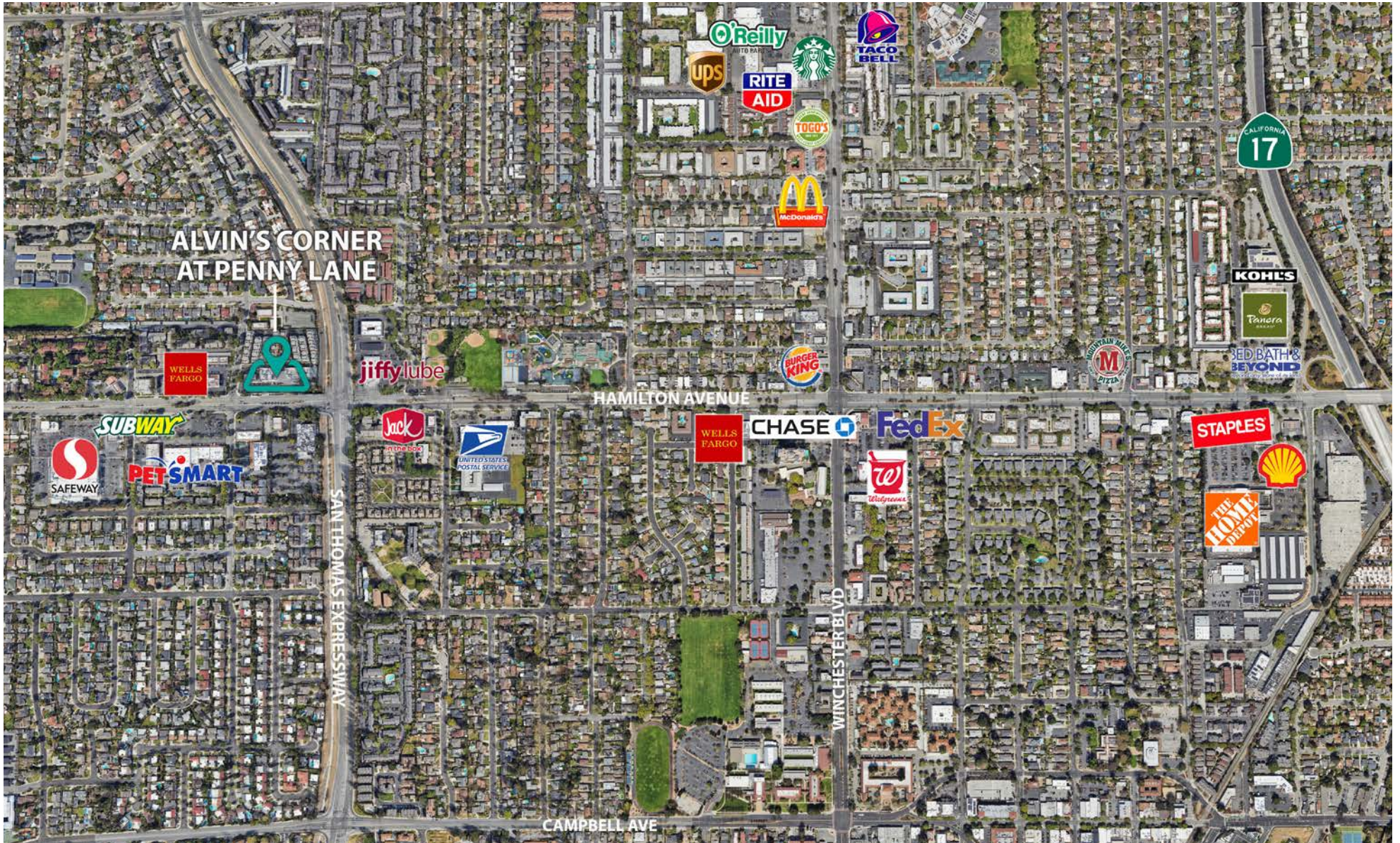
SITE PLAN - BLDG. A



SITE PLAN - BLDG. B



LOCATION MAP



For More Information, Please Contact

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