

ALVIN'S CORNER ON PENNY LANE

651 W HAMILTON AVE, CAMPBELL, CA

CREW CITY
GRILL

NOW OPEN!

 PRIME COMMERCIAL
INCORPORATED

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Retail Opportunity at Alvin's Corner at Penny Lane



PROPERTY HIGHLIGHTS

- **3,120 SF sublease 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

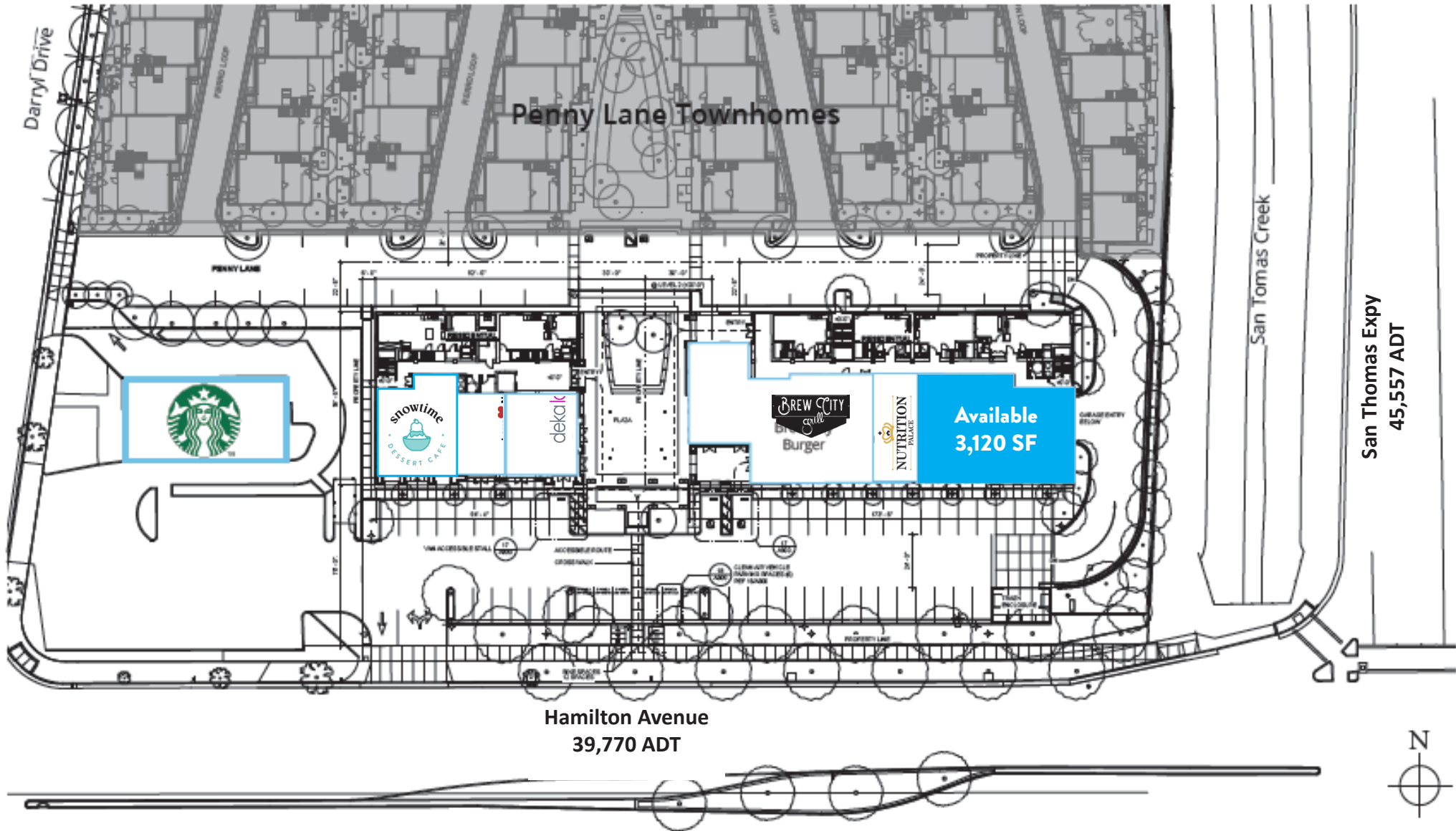
DEMOGRAPHICS

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

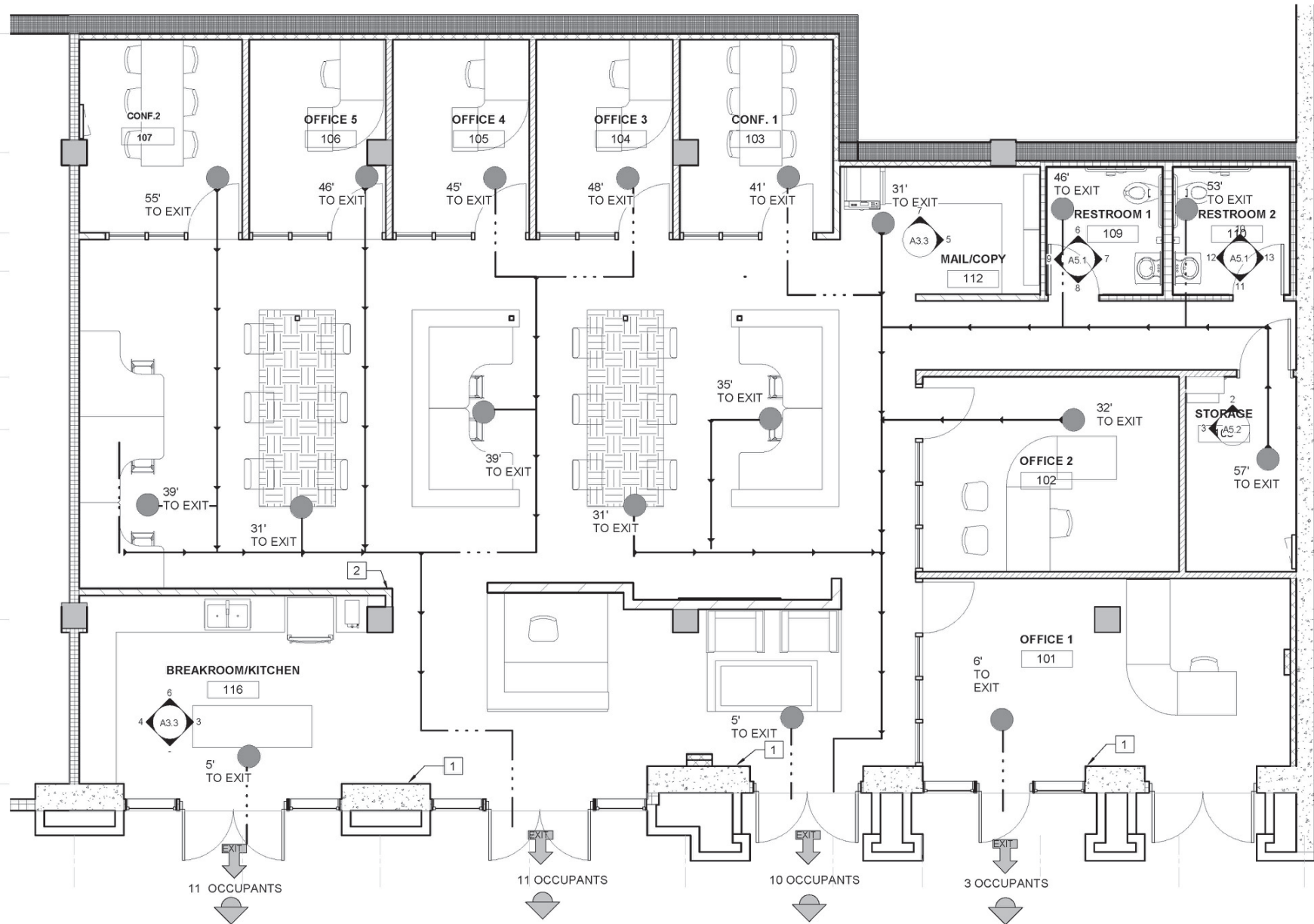
TRAFFIC COUNTS

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

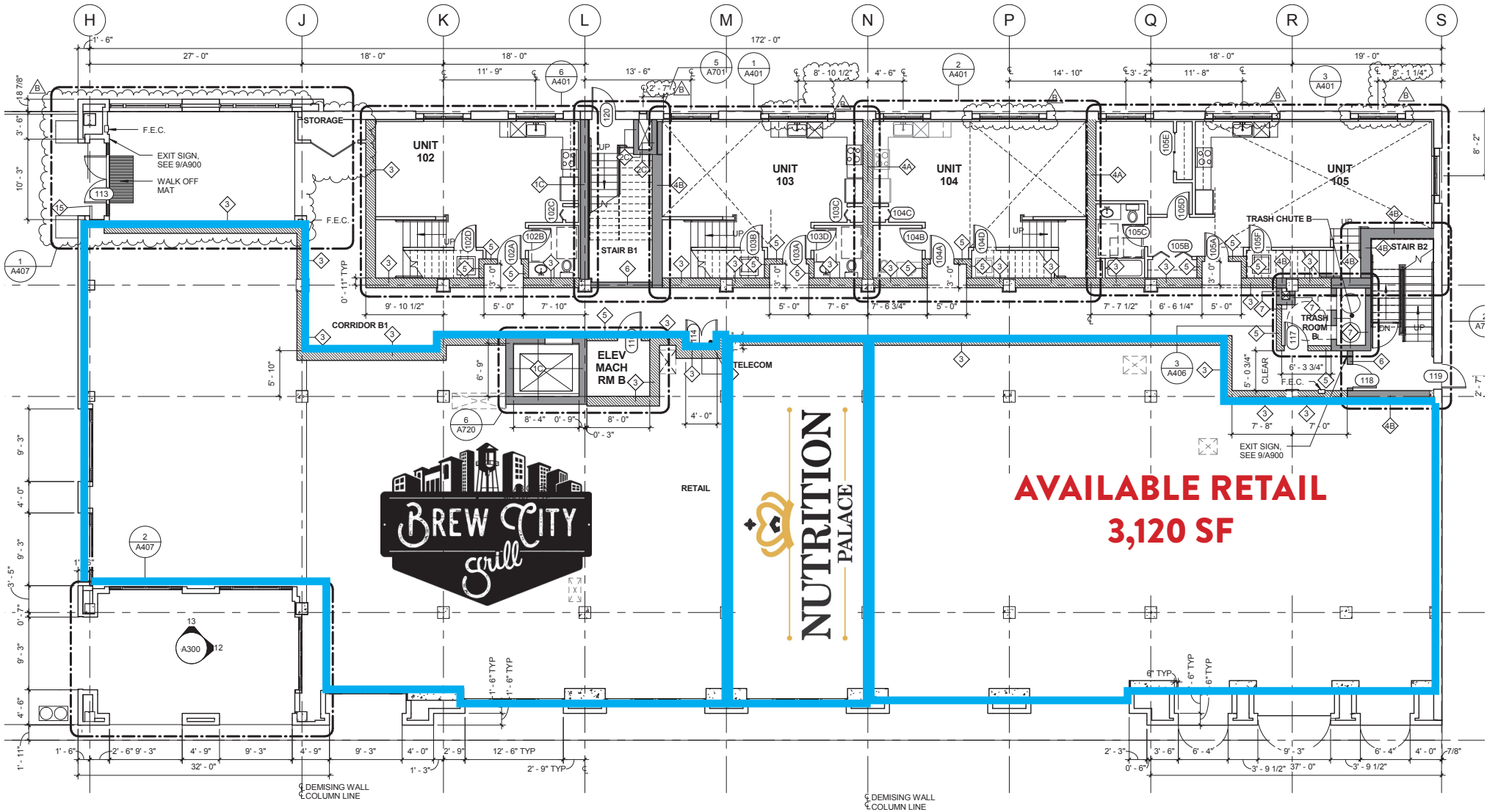
SITE PLAN



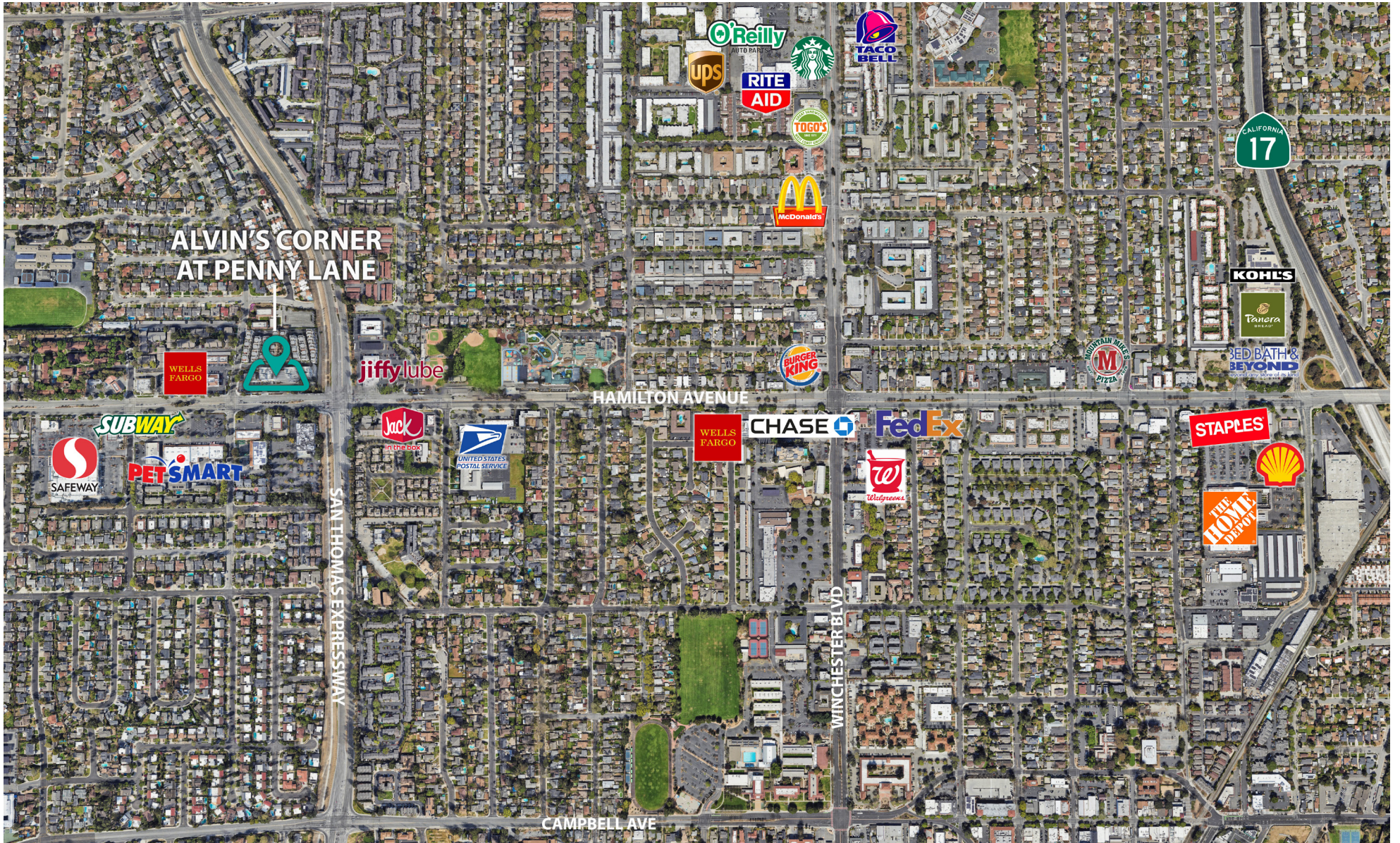
AS-BUILT SUITE



SITE PLAN - BLDG. B



LOCATION MAP



For More Information, Please Contact:

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FROZEN YOGURT

YOUR SIGN HERE
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LOVE ♥ NAILS



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