

ALVIN'S CORNER ON PENNY LANE

651 W HAMILTON AVE, CAMPBELL, CA

NEW CITY
GRILL

NOW OPEN!



PRIME COMMERCIAL
INCORPORATED

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Property Info

HIGHLIGHTS

- **3,120 SF - Available For Lease**
- 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



TRAFFIC COUNTS

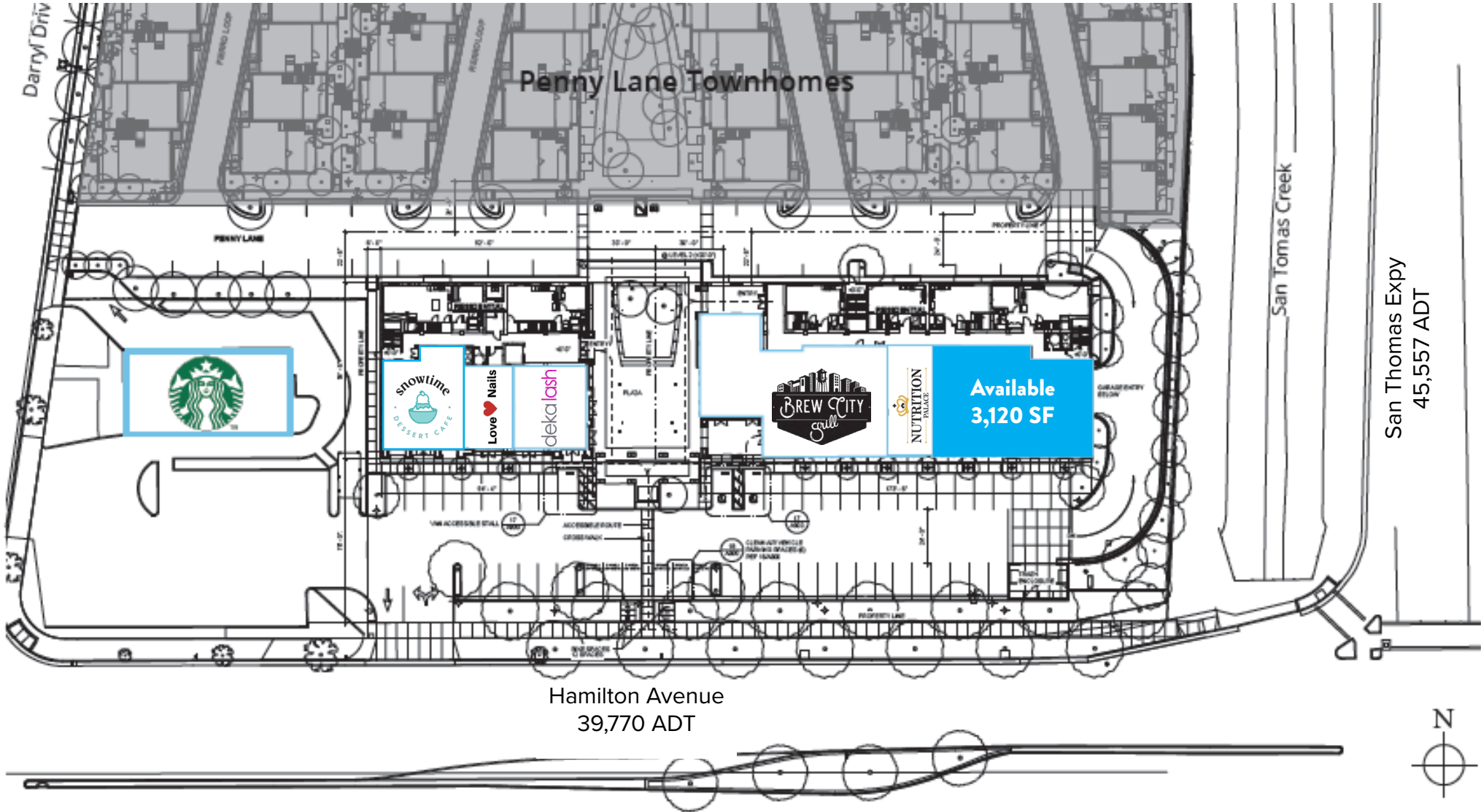
* CARS PER DAY

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

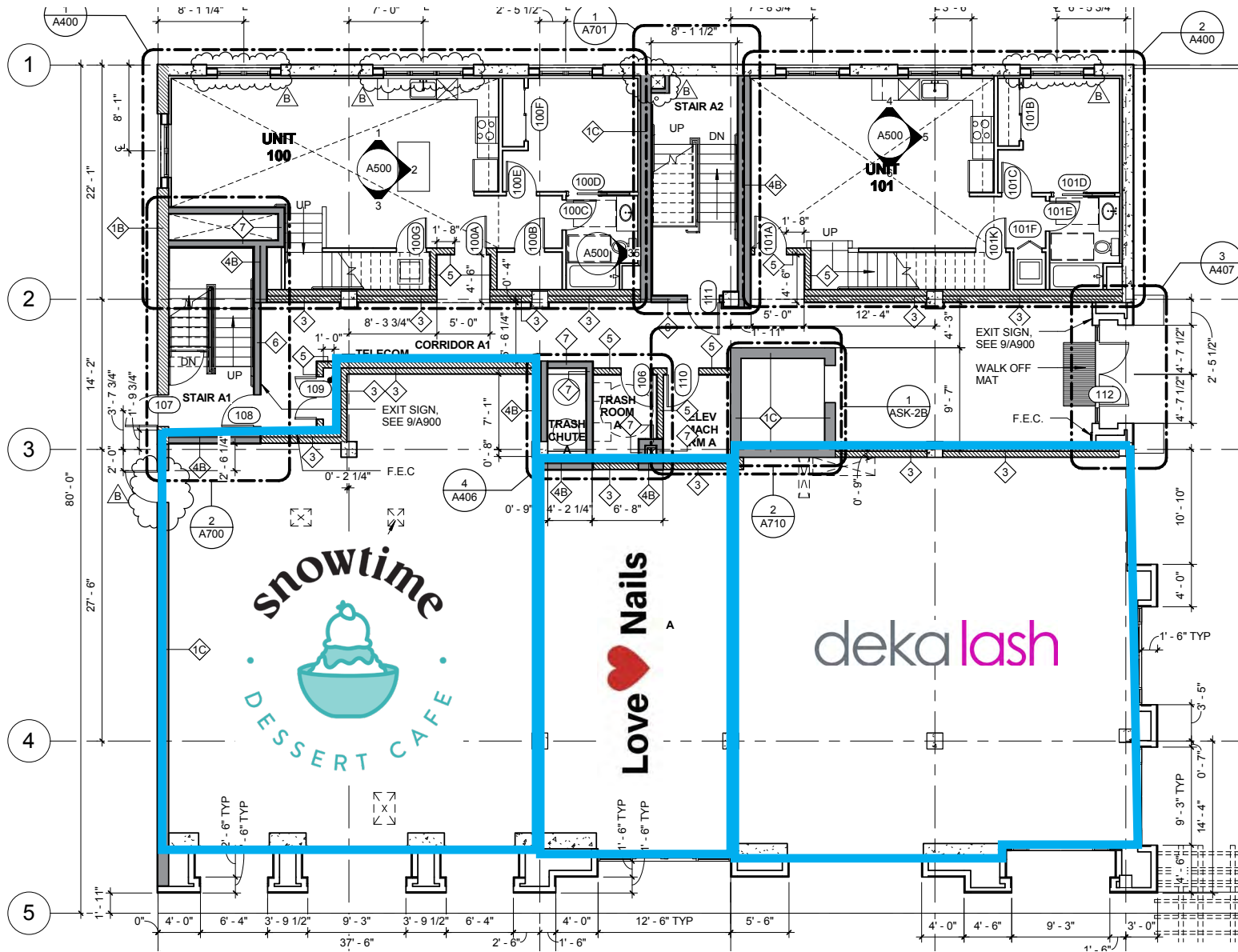
DEMOGRAPHICS

BY DISTANCE	1 MILE	3 MILES	5 MILES
Population	36,421	235,419	575,599
Average HH Income	\$150,982	\$185,907	\$199,833

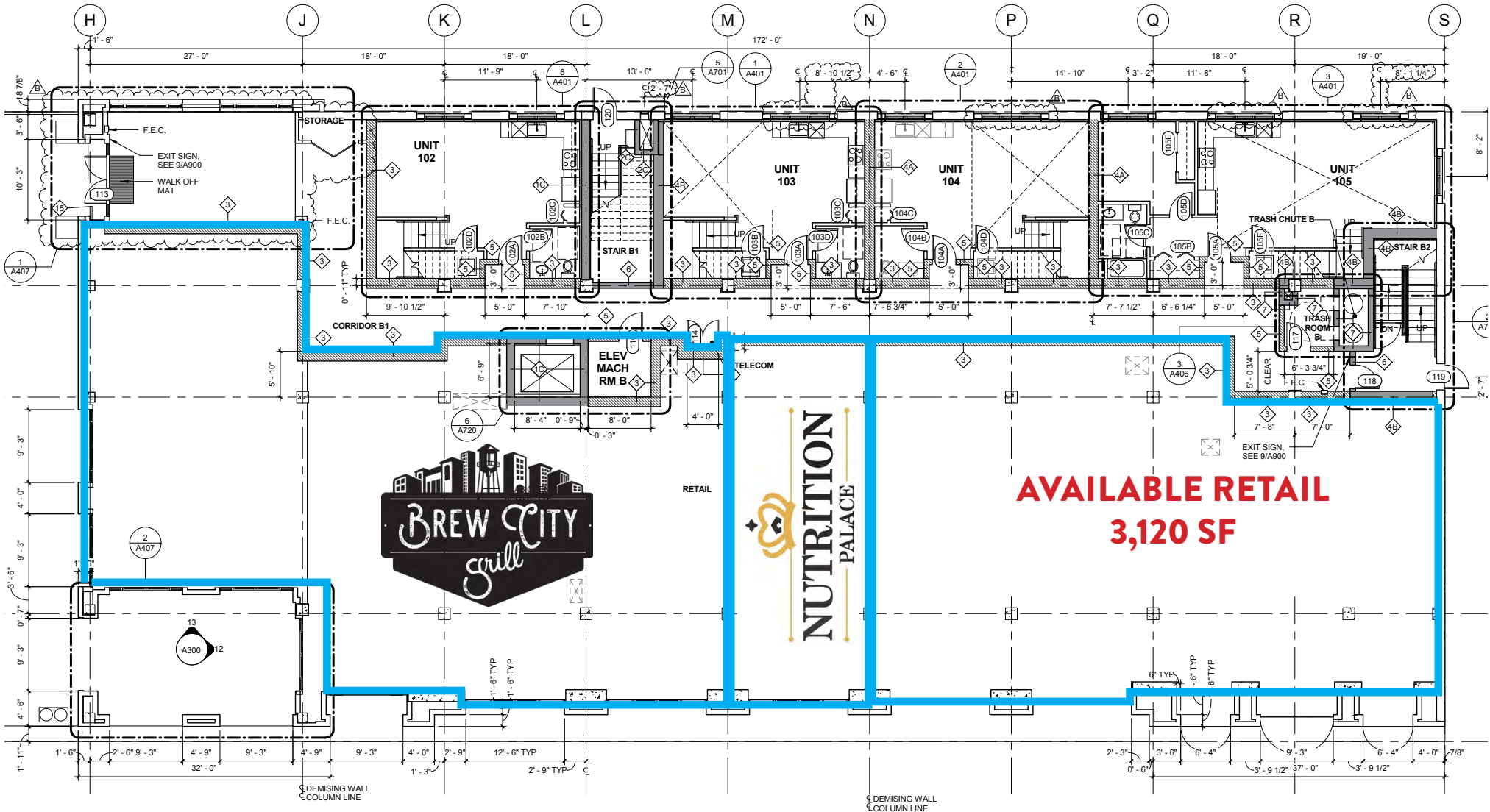
Site Plan



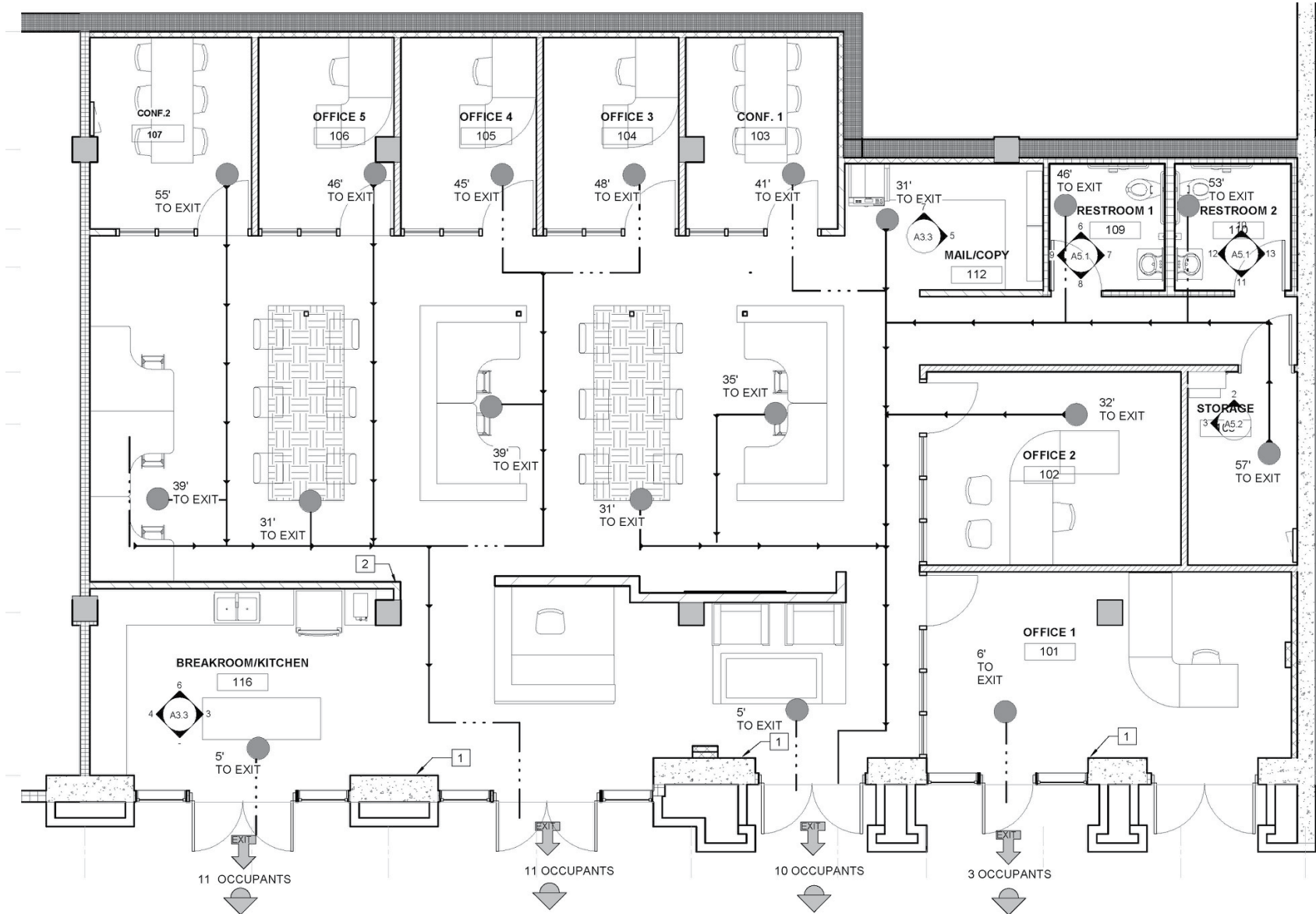
SITE PLAN - BLDG. A



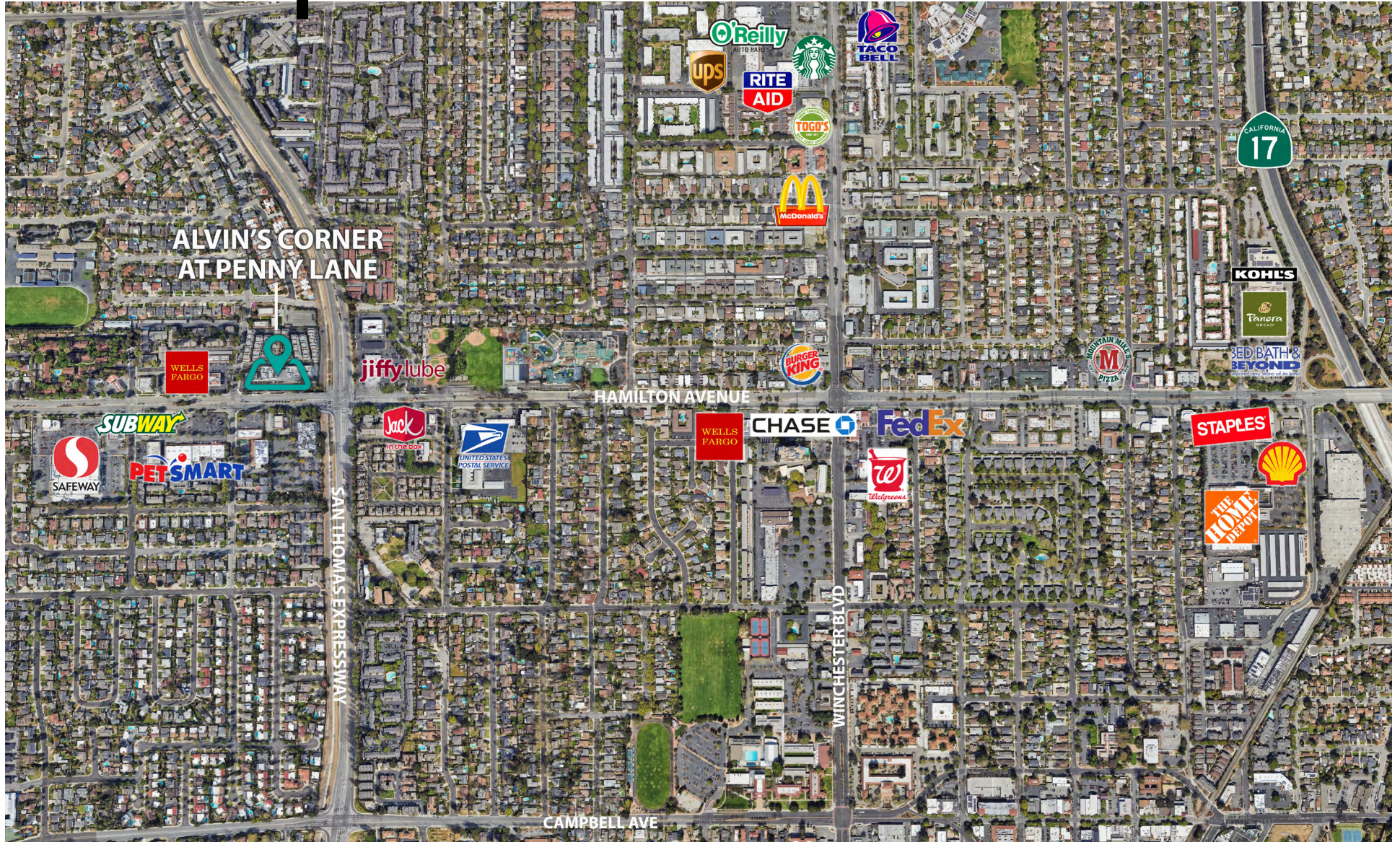
SITE PLAN - BLDG. B



As-Built Suite



Aerial Map



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LOVE ♥ NAILS



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