



OFFERING MEMORANDUM

378 East Campbell Avenue

RETAIL/COMMERCIAL BUILDING FOR SALE

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Property Offering



Prime Commercial, Inc., is pleased to offer **378 East Campbell Avenue** for sale in Campbell, California. This single-story commercial building lies in central downtown Campbell near the southeast corner of East Campbell Avenue and South Central Avenue. Currently the building is occupied by a hair salon, which is on a month to month tenancy. This property provides either an owner-user or investor one of the best locations in downtown Campbell with the added amenity of on-site parking.

Property Highlights

- Prominent “Main & Main” location in Downtown Campbell
- High walkability near VTA Light Rail Station
- Clearspan roof system with no interior vertical penetrations
- Rare on-site parking for 9 vehicles
- No long term occupancy- perfect for owner-user or investor
- Well maintained building

SUMMARY

Offering Price	\$2,995,000
Building Area	3,836 SF Gross
Land Area	0.163 Acres
Year Built	1960
On Site Parking	9 Spaces

Property Overview

ADDRESS

378 East Campbell Avenue
Campbell, California 95008

SITE

The subject is located near the southeast corner of East Campbell Avenue and South Central Avenue. APN 412-07-036

LAND AREA

Rectangular parcel totaling 7,103 Square Feet.

BUILDING DESCRIPTION

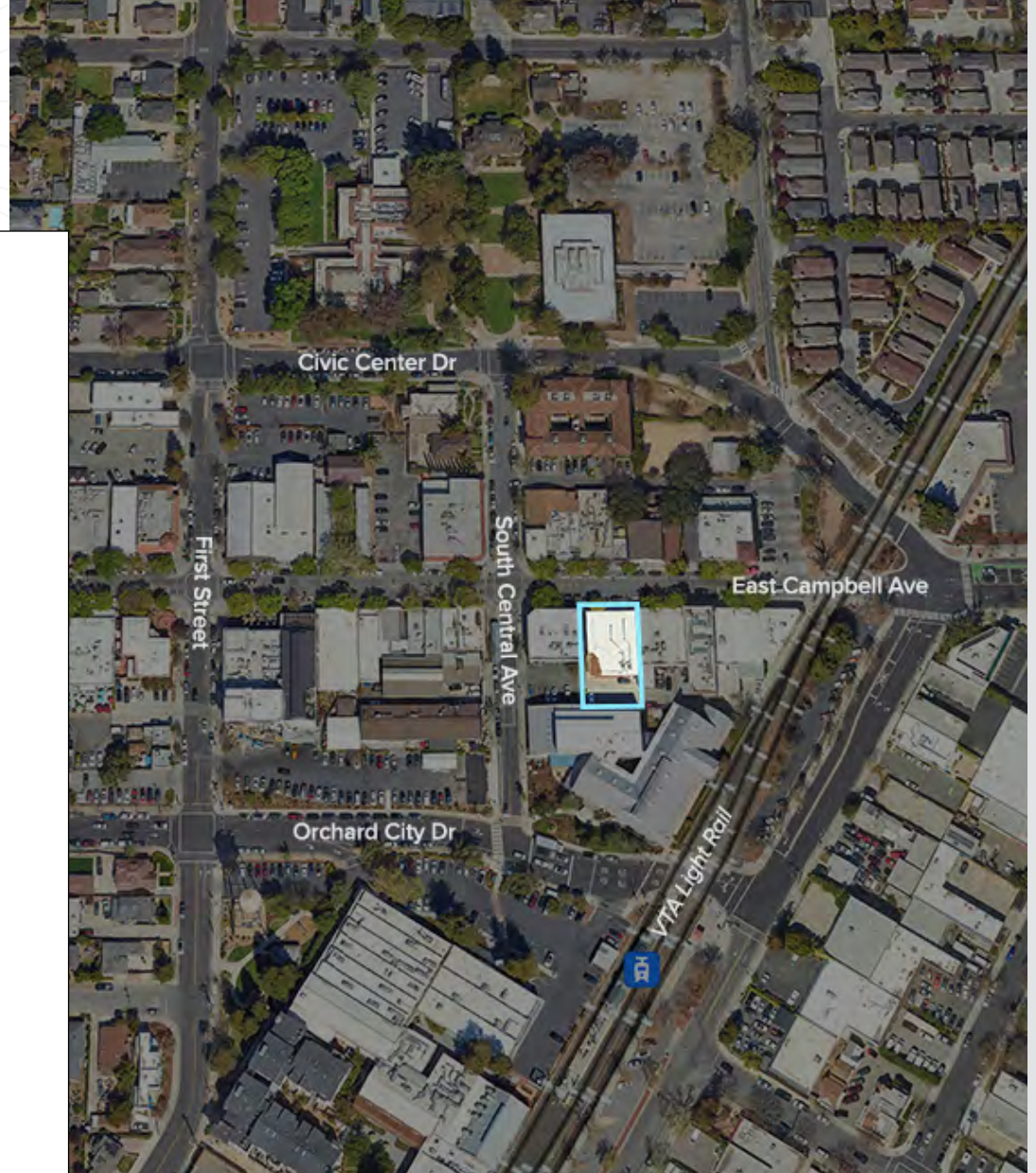
378 East Campbell Avenue is a single-story commercial retail building that was built in 1960. The building area is 3,836 square feet. Construction materials consist of concrete slab foundation, concrete block walls with anodized aluminum storefront facing East Campbell Avenue. The roof system consists of wood beams with plywood deck covered with macadam. Ceiling height is approximately 12 feet with a clear span (there are no vertical penetrations). The interior is served by two roof mounted HVAC units. At one time, the building was split into two units and could easily be done today as there is a second entrance on the west side of the building. Along the west side of the building is a paved driveway leading to the rear parking lot which is paved and striped for nine vehicles.

PARKING

On-Site, private lot for nine (9) vehicles.

ZONING

Per the city of Campbell the subject site is currently zoned as C-3 (Central Business District).



TRAFFIC COUNTS

East Campbell Avenue	29,194 ADT
South Central Avenue	14,436 ADT

Photos



Storefront



Driveway — STREET ENTRANCE TO PARKING



Private Parking Lot — 9 SPACES



Grendelkhan, CC BY-SA 4.0, via Wikimedia Commons

Location



Campbell, CA

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 42,466 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 \$1,600,000 (April 2024).

CAMPBELL TOP EMPLOYERS

ChargePoint, Inc.	400
Daley’s Drywall & Taping	385
Barracuda Networks	350
SAAMA Technology	274
On-Site.com	230

DEMOGRAPHICS

Estimated Population 2019	43,675
Percent Change Since 2010	0.78%
Median Age	40.2
Total Households	17,608
Average People per Household	2.47
Average Household Income	\$161,200
Median Household Income	\$122,644

Downtown Campbell

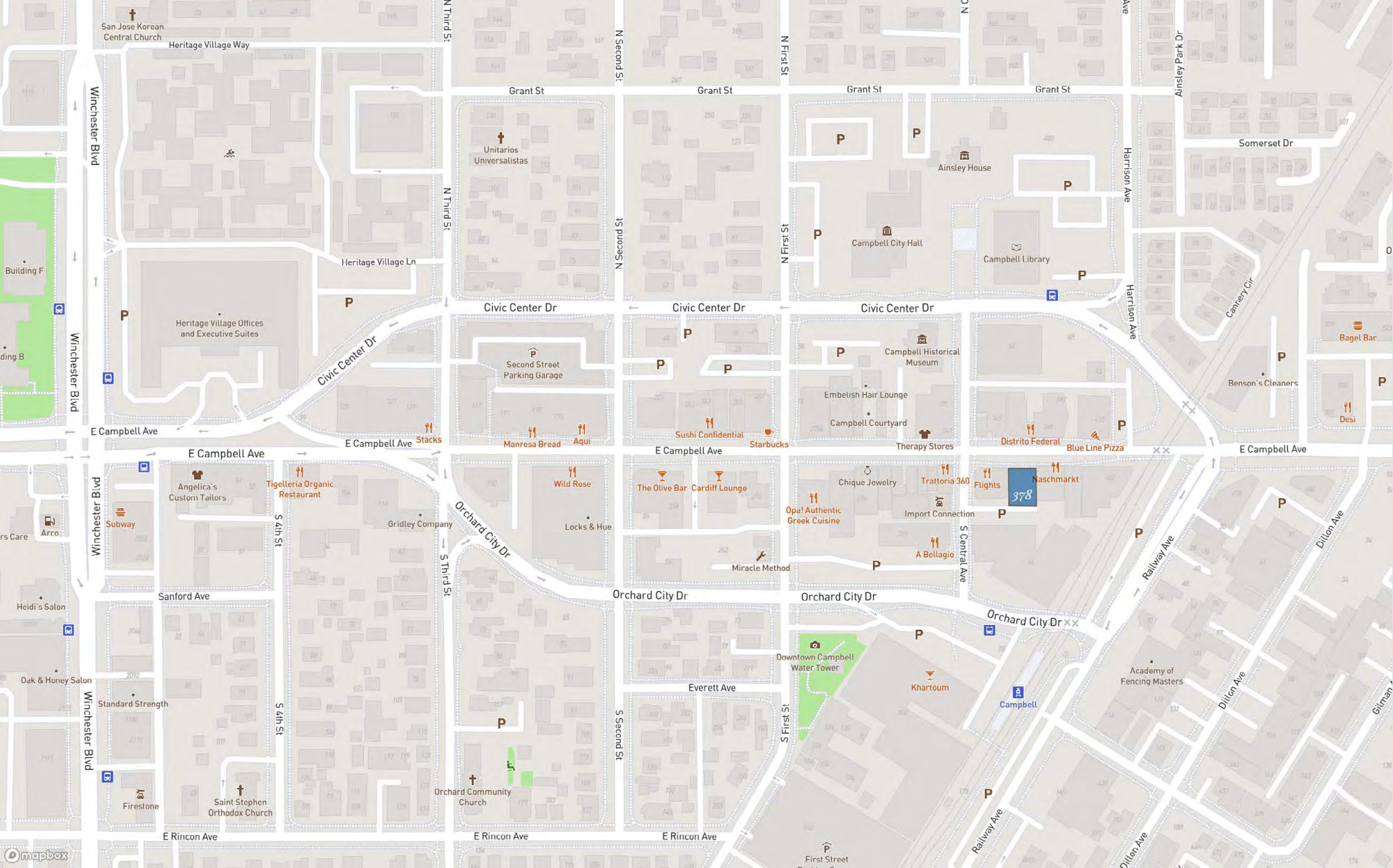
378 East Campbell Avenue has a prominent and highly visible location in downtown Campbell. The central downtown district is bound by the VTA train tracks at the east, Winchester Boulevard to the west, Orchard City Drive to the south and Civic Center Drive to the north. East Campbell Avenue is the primary commercial thoroughfare that bisects the downtown area and is developed with older and newer commercial buildings that are occupied on their ground floors by restaurants, retail stores and boutiques, and some limited commercial service establishments.

Campbell's Historic Downtown district houses a vibrant shopping and dining scene set against a backdrop of classic architecture dating back to the early 1900's. The bustling area sees a daytime population average of 1,738, with locals coming to visit many historical landmarks and over 100 shops, services, and restaurants. The district regularly hosts events centered around arts, entertainment, and food, as well as the best rated Farmer's Market in the South Bay.

The downtown district is very walkable, but also easily accessible by car, with numerous free parking lots and garages throughout the area. The Campbell VTA Light Rail station is located approximately one block south of 378 East Campbell Avenue and City Hall with its Main Library is just one block to the north. Other points of interest in the area include the Los Gatos Creek Trail and park, and The Pruneyard Shopping Center just a short walk to the east.

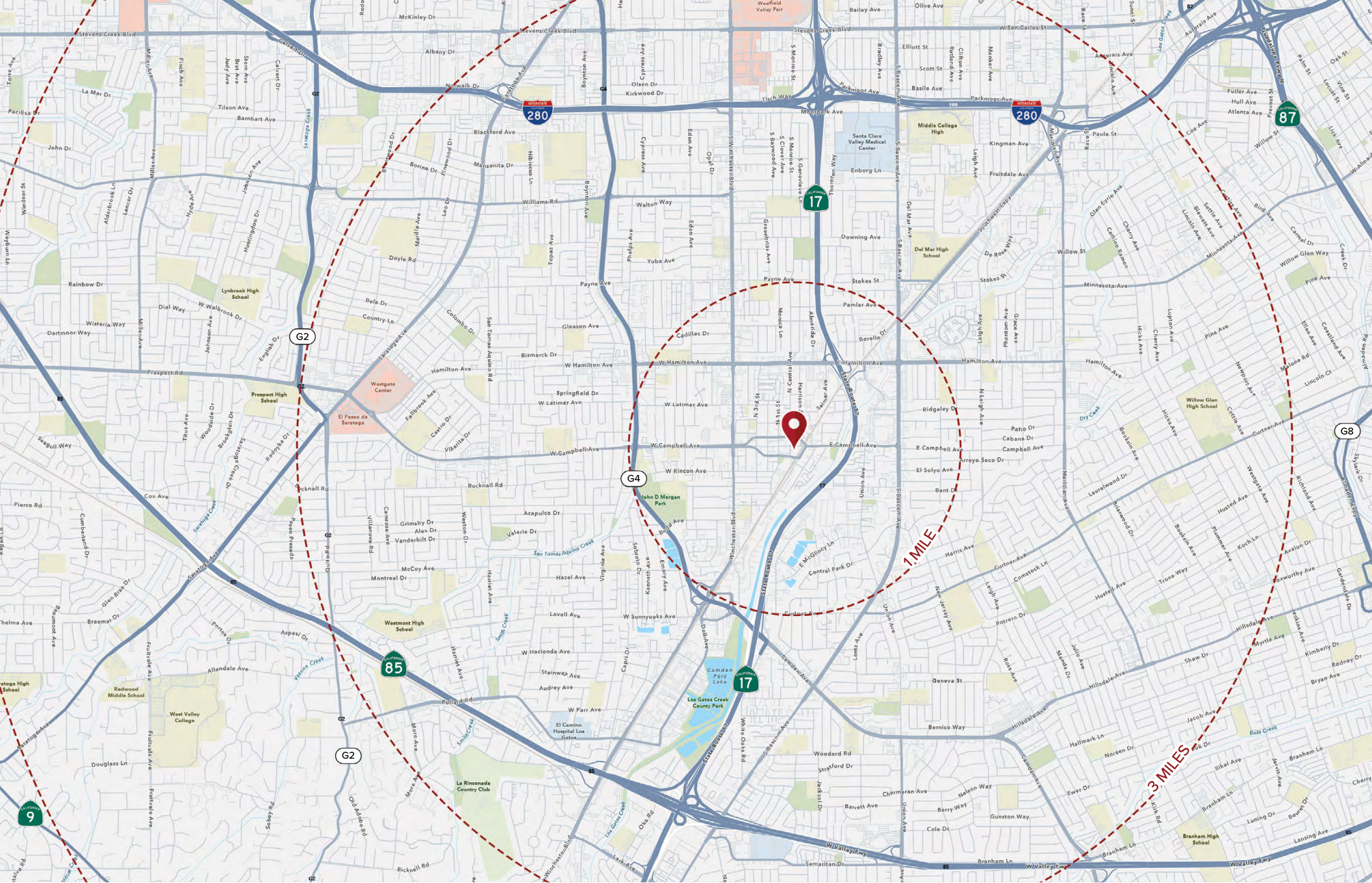
Photos courtesy of CoStar and Downtown Campbell Business Association





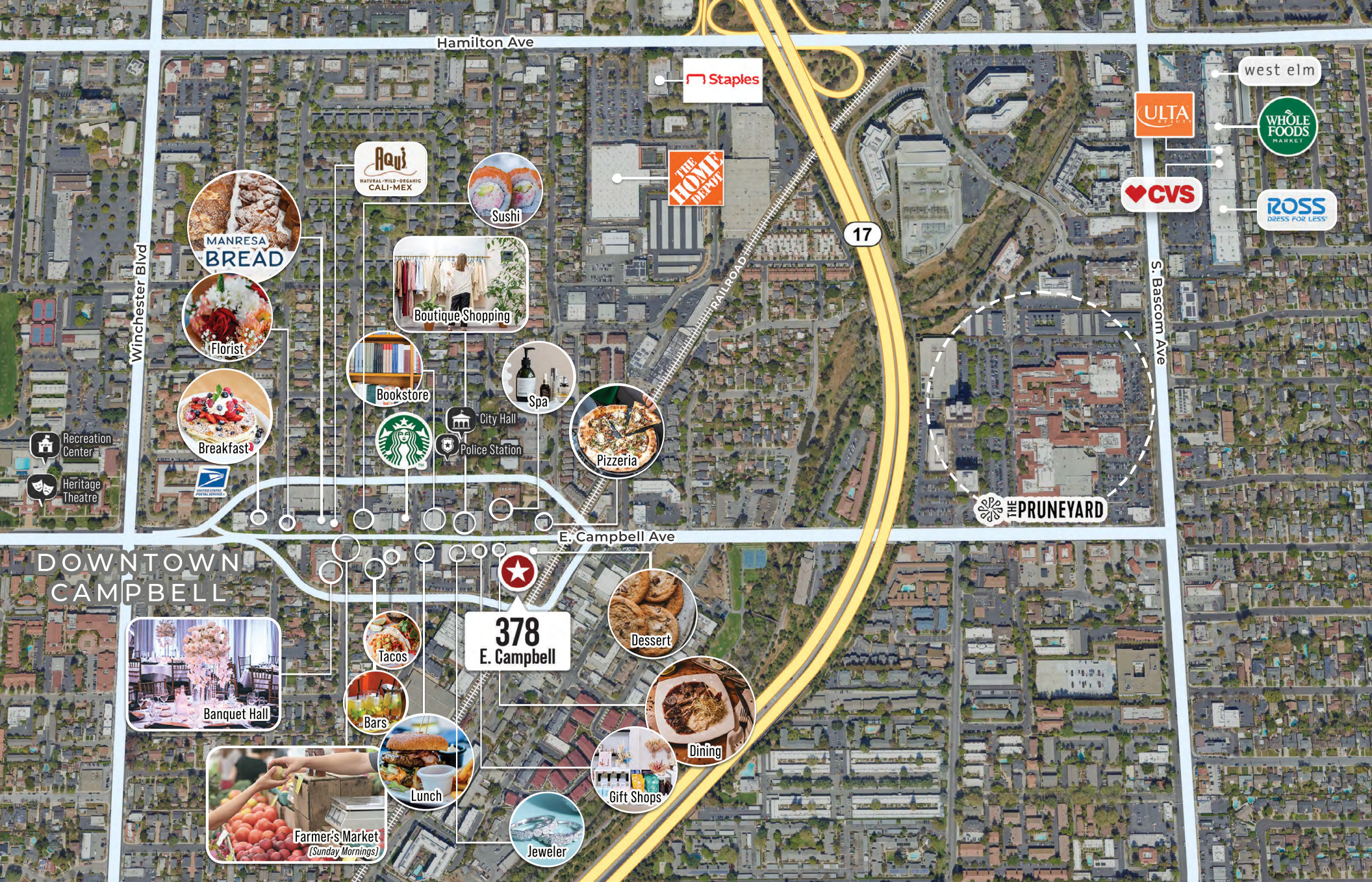
Downtown Campbell Map

378 East Campbell Avenue is located near the southeast corner of East Campbell Avenue and South Central Avenue.
APN 412-07-036



Area Map

Area Map



DOWNTOWN CAMPBELL

Hamilton Ave

Winchester Blvd

S. Bascom Ave

17

E. Campbell Ave

378 E. Campbell

MANRESA BREAD

Florist

Breakfast

Aaji NATURAL WILD-ORGANIC CALI-MEX

Sushi

Boutique Shopping

Bookstore

Starbucks

City Hall

Police Station

Pizzeria

Spa

THE PRUNEYARD

west elm

ULTA

WHOLE FOODS MARKET

CVS

ROSS DRESS FOR LESS

Recreation Center

Heritage Theatre

Banquet Hall

Tacos

Bars

Lunch

Farmer's Market (Sunday Mornings)

Dessert

Dining

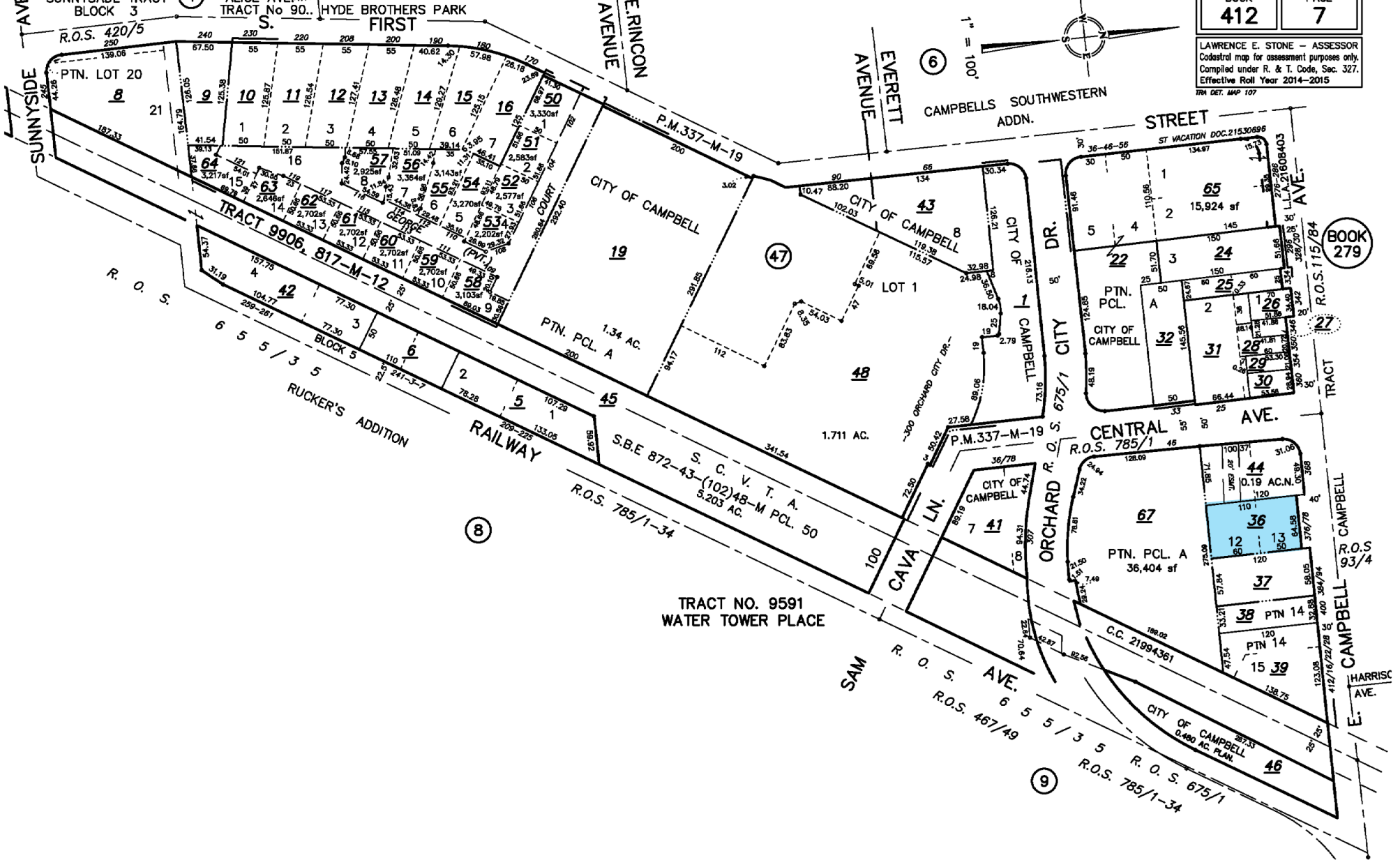
Gift Shops

Jeweler

Aerial Map

Aerial Map

LAWRENCE E. STONE — ASSESSOR
Cadastral map for assessment purposes only.
Compiled under R. & T. Code, Sec. 327.
Effective Roll Year 2014-2015
RMA DET. MAP 107



BOOK 279

Plat Map

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