

2,319 SF • RETAIL

296
E. CAMPBELL AVE

DOWNTOWN CAMPBELL

 **Warm Elements**
INDOOR HEARTH | OUTDOOR HEAT

296

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Highlights

ADDRESS: 296 East Campbell Avenue
Campbell, CA 95008

TYPE: Retail

SIZE: 2,319 SF

PRICE: \$2.75 / SF + NNN 0.58

- Excellent Location in the Heart of Downtown Campbell
- Highly desirable location along East Campbell Avenue
- Close proximity to public parking lots
- Neighboring Willard Hicks Restaurant
- Back outdoor service yard
- Strong demographics
- High walking score of 93
- Delivered in **As-Is Condition**



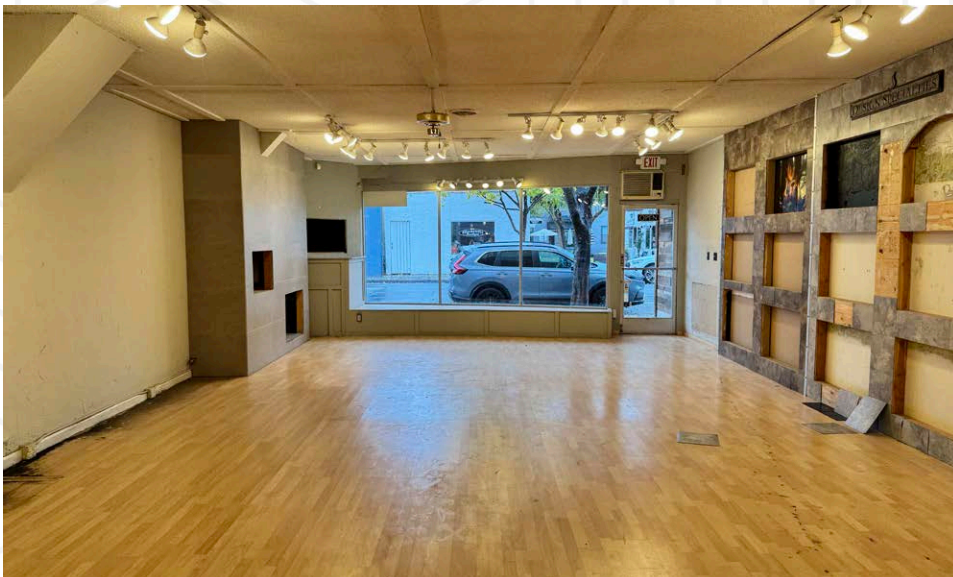
Interior Photos

- Delivered in **As-Is Condition**

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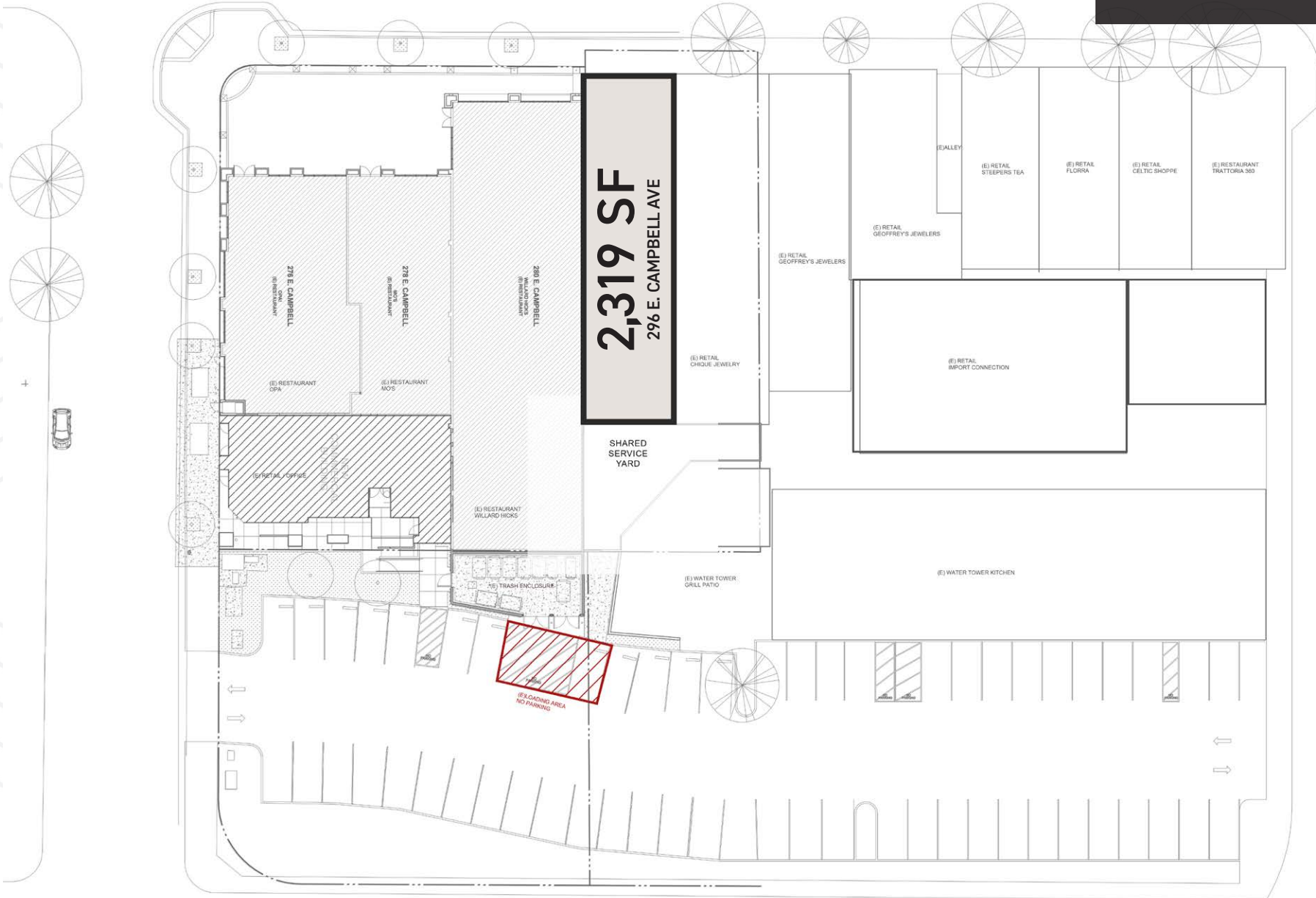
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Site Plan

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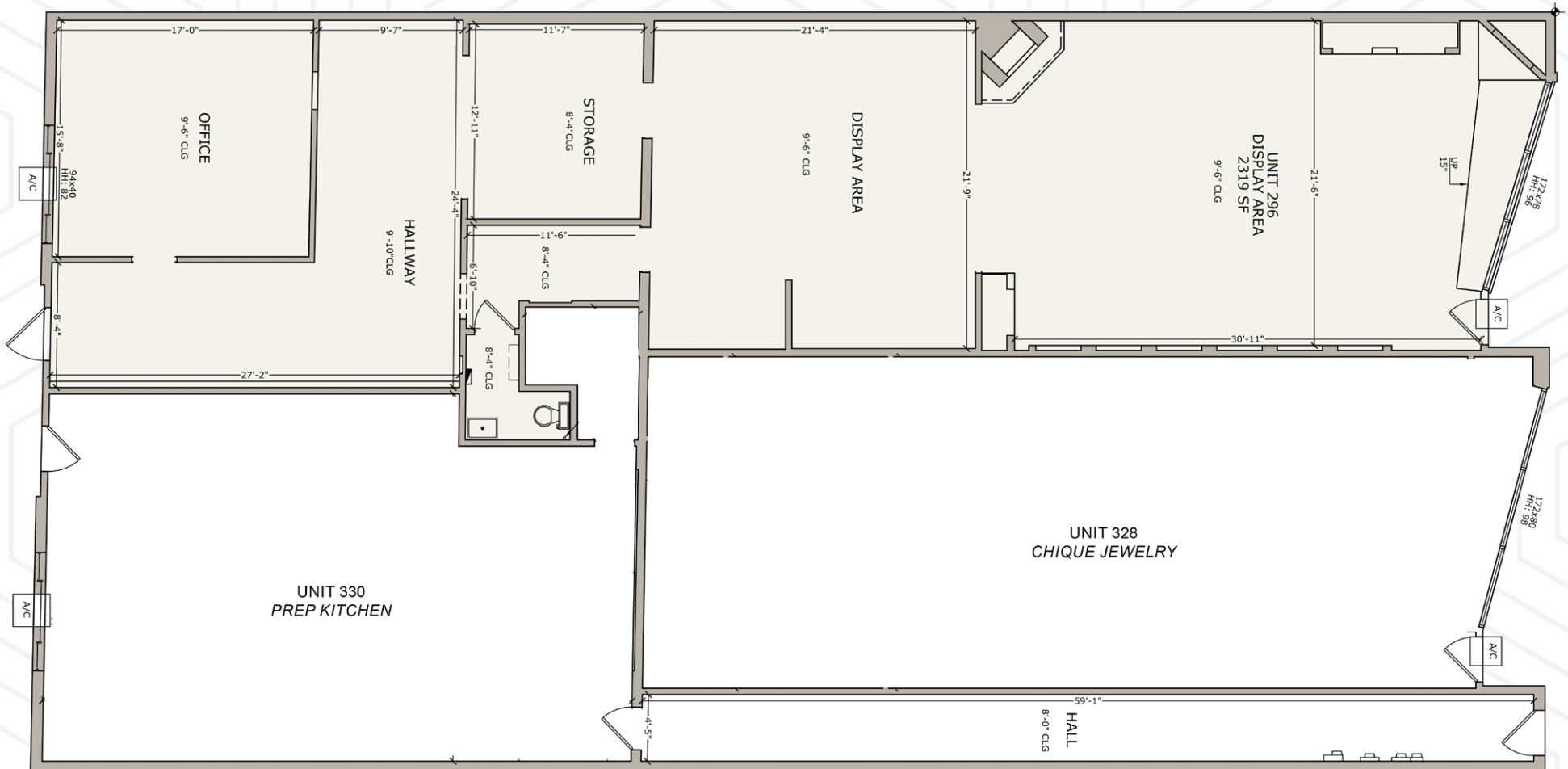


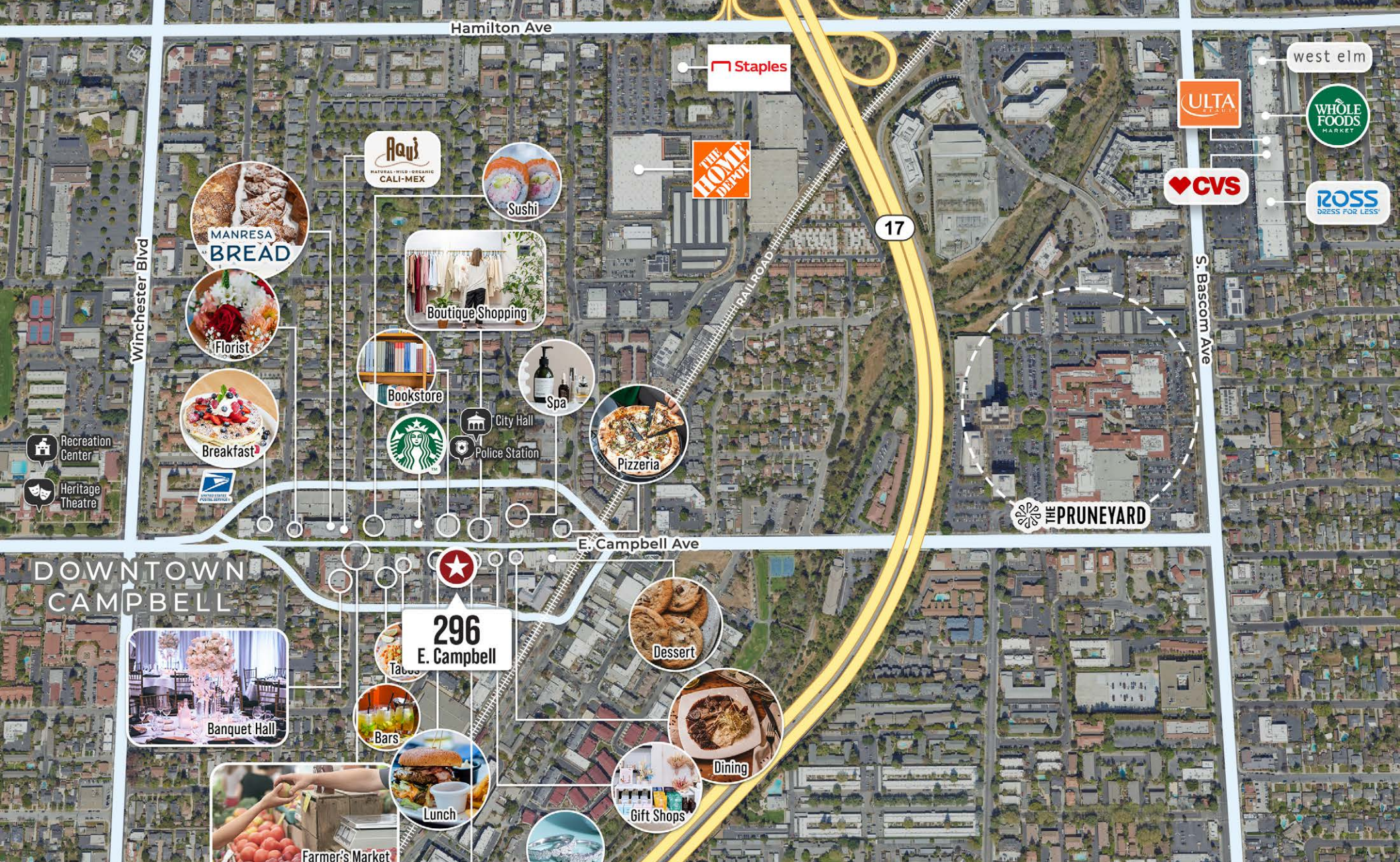
Floor Plan

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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	25,906	231,328	561,401
Avg. HH Income	\$166,251	\$203,151	\$209,097
Daytime Population	31,792	231,327	576,330

TRAFFIC COUNTS (CARS PER DAY)

Campbell Ave	6,809 ADT
Civic Center Drive	10,561 ADT
Orchard City Drive	8,934 ADT



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