


FOR SALE
VALUE ADD / MULTI-TENANT
CAMDEN OFFICE/INDUSTRIAL PARK

730-750
CAMDEN AVENUE

CAMPBELL, CA 95008

PC INC PRIME COMMERCIAL
INCORPORATED

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730-750 CAMDEN AVENUE

CAMPBELL, CA 95008



740-750 CAMDEN AVE
CAMPBELL, CA

730

740

750

Camden Office/Industrial Park is a ±25,052 square foot multi-tenant complex situated on ±1.50 acres. The property has an excellent location in central Campbell just off busy Winchester Boulevard within minutes of Highways 17 and 85 which link various communities within Silicon Valley. Although the property has enjoyed a high level of occupancy over the years, its location, size, and proximity to the Valley Transportation Agency Winchester Light Rail Station may dictate redevelopment to a higher density use in the future.

While the location is ideal and may hold the potential for alternative high-density development in the future, the immediate value of this acquisition lies in its opportunity to increase potential cash flow. Most of all current tenants are paying well below market rent with many of the leases expiring in the next 2 to 3 years. Though most tenants were granted renewal options, most all of the leases specify rent be at fair market. The Campbell light industrial market has been losing inventory over the past decade due to the rezoning of properties to residential uses especially in those areas with proximity to the Valley Transit rail corridor. Thus, demand for smaller light industrial space is great. The eventual rollover of leases provides the investor the opportunity to restructure leases and substantially increase the NOI in the immediate future.

INVESTMENT HIGHLIGHTS

- Rarely Available for Sale – 14 unit light industrial/office complex
- 90.1% Current Occupancy
- Below Market Rents Offer Upside Potential
- Well Maintained Improvements
- Abundant Parking and Yard Space
- Low Building to Land Ratio of 31.2%
- Excellent Location Near Highway 17 and Winchester Boulevard

OFFERING PRICE \$8,495,000

PRICE / SF \$339.10

CAPITALIZATION RATE 4.48%

RENTABLE AREA 25,052

LAND AREA 1.50 Acres

PARCEL NUMBER 412-01-020

YEAR BUILT 1978

PARKING 60 vehicles

OWNERSHIP Fee Simple

PROPERTY Overview



730-750 CAMDEN AVE
CAMPBELL, CA

LOCATION

730-750 Camden Avenue, Campbell, California

SITE

The property is located near the northeast corner of Camden Avenue and Winchester Boulevard

APN 412-01-020

LAND AREA

Irregular shaped parcel at grade with approximately 1.5 acres.

ZONING

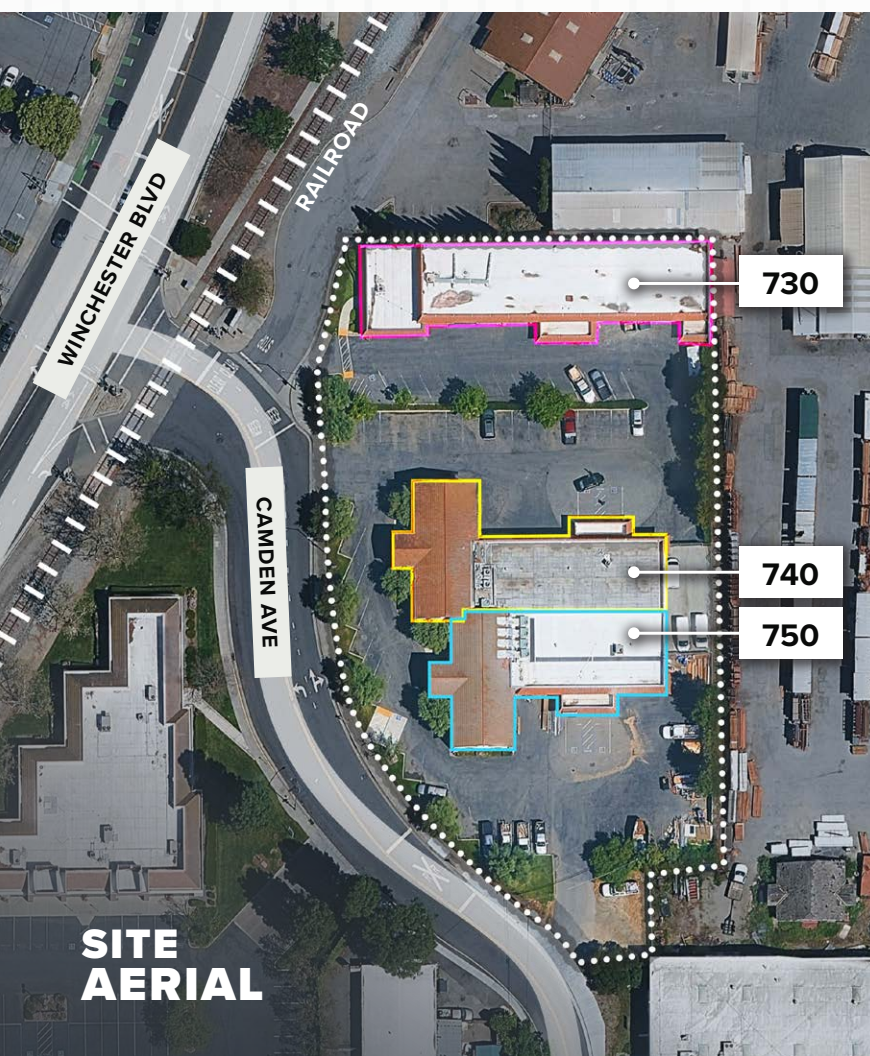
Per the city of Campbell, the site is zoned PD (Planned Development) with a General Plan designation of Commercial/Light Industrial.

BUILDING AREA

There are three buildings situated on the property. 730 Camden Avenue is single story and is approximately 8,094 rentable square feet and divided into four light industrial spaces each with a 10' x 12' truck door. A large portion of this building is occupied by Slaughterbeck Floors with a showroom and warehouse. 740 Camden Avenue is approximately 7,505 rentable square feet of which about half of the area is built out with professional office space of which a portion is located on the second floor at the front of the building. 750 Camden Avenue is approximately 7,960 square feet and like 740 Camden Avenue, it has second floor office space. The improvements were constructed in 1978 with concrete slab foundation, concrete block wall, and a flat tar and gravel roof. The industrial units have small offices, restrooms, and grade level truck doors. The office portion of 740 and 750 Camden Avenue are built out with private offices, restrooms, drop ceiling, recessed fluorescent lights, and roof mounted HVAC.

PARKING

Asphalt Paved, striped for 60 vehicles, and lighted. To the rear of 740 and 750, there is fenced yard space which is leased to a couple of tenants. The front of the property is nicely landscaped with mature trees and ground cover.



**SITE
AERIAL**

PHOTO Gallery

730-750 CAMDEN AVE
CAMPBELL, CA



AERIAL VIEW



740 - OFFICE EXTERIOR



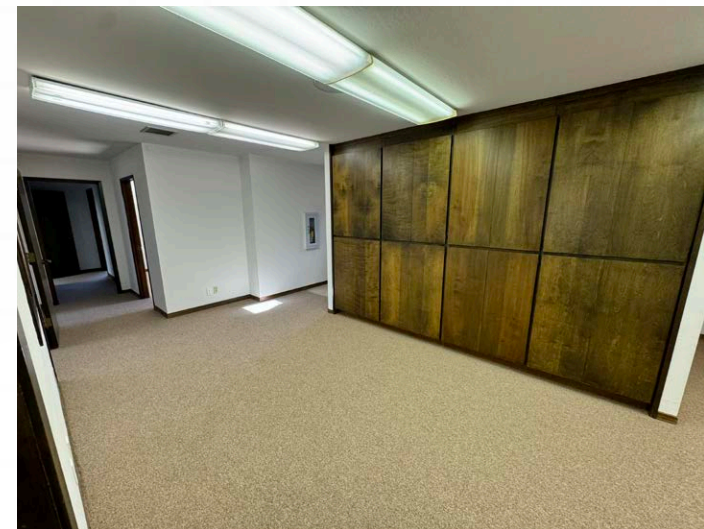
740-D & E



750-C - INDUSTRIAL/WAREHOUSE



750-A - OFFICE



740-B - OFFICE

FINANCIALS Overview

730-750 CAMDEN AVE
CAMPBELL, CA

SALE PRICE:	\$8,495,000
PRICE PER SF:	\$339.10
CAPITALIZATION RATE:	4.48%

FINANCIAL OVERVIEW

Scheduled Base Rent	\$476,596.08
Expense Reimbursements	\$85,660.14
Vacancy (3.0%)	\$16,867.69
Effective Gross Income	\$545,388.53
Less Operating Expenses	\$165,081.22
Net Operating Income	\$380,307.31

OPERATING EXPENSES

Property Taxes (1.2106%)	\$102,840.47
Direct Assessments	\$4,312.26
Insurance	\$20,962.10
CAM	\$36,966.39
Total	\$165,081.22

NOTES

- ^[1] Taxes are 1.2106% of list price.
- ^[2] Expenses reflect 2026 budget prepared by the property manager.
- ^[3] Vacant rent for the office suite is \$1.50 gross.
- ^[4] According to the leases, tenants are required to reimburse Landlord for their prorata share of CAM and base year increases for property taxes and insurance. Currently only Spaghetti Networks (740-A) and Awake DBT (750-B) are reimbursing for CAM
- ^[5] No management fee is being collected.

ASSUMPTIONS

- ^[1] Base year taxes are set at \$58,458.98 at time of listing for all tenants. Following the sale, tenants are required to reimburse any increase in base year taxes, which will be calculated as follows:

\$107,152.73 (Reassessed on list price) - **\$58,458.98** (current taxes) = **\$48,693.75**

- ^[2] Following the sale, tenants are required to reimburse for CAM which is based on 2026 estimate.

FINANCIALS

Rent Roll

730-750 CAMDEN AVE
CAMPBELL, CA

SUITE	TENANT	SQUARE FEET	% GLA	LEASE COMMENCEMENT	LEASE EXPIRATION	MONTHLY RENT	RENT/SF	SERVICE	ESCALATION	SECURITY DEPOSIT	OPTIONS
730 Camden Avenue											
Suites A, B & C <i>Showroom/Warehouse</i>	Slaughterbeck Floors	4,682	18.7%	7/1/2026	6/30/2029	\$7,826.77	\$1.68	Gross	3% annual	\$7,826.77	None
Suite D	J.T. Masters Construction	1,740	7.0%	8/1/2025	7/31/2028	\$3,053.77	\$1.76	Gross	3% annual	\$1,971.42	One 3-year at FMV
Suite E	Brett Hassett	1,672	6.7%	3/1/2026	2/28/2029	\$2,634.59	\$1.58	Gross	3% annual	\$2,634.59	One 3-year at FMV
740 Camden Avenue											
Suite A <i>First Floor Office</i>	Spaghetti Networks	2,300	9.2%	12/1/2024	1/31/2029	\$3,450.00	\$1.50	Gross	3% annual	\$4,012.44	None
Suite B <i>Second Floor Office</i>	Vacant	2,480	9.9%			\$3,720.00	\$1.50				
Suite C	Slaughterbeck Floors	1,200	4.8%	7/1/2026	6/30/2029	\$1,800.00	\$1.50	Gross	3% annual	\$1,800.00	One 3-year at FMV
Suite D & E	Professional Clean	3,018	12.1%	9/1/2024	8/31/2027	\$5,231.88	\$1.68	Gross	3% annual	\$5,231.88	One 3-year at FMV
750 Camden Avenue											
Suite A <i>First Floor Office</i>	C2 Earth, Inc.	2,200	8.8%	1/1/2022	12/31/2026	\$4,038.47	\$1.84	Gross	3% annual	\$4,159.62	One 5-year at FRV
Suite B <i>Second Floor Office</i>	Awake DBT	2,200	8.8%	3/5/2025	5/4/2030	\$1,800.00	\$1.50	Gross	3% annual	\$1,800.00	None
Suite C	Cal's Garage Doors	1,780	71%	5/1/2023	4/30/2028	\$2,845.95	\$1.60	Gross	3% annual	\$1,302.00	One 5-year at FMV
Suite D	Fish Builders, Inc.	1,780	71%	7/1/2025	6/30/2028	\$3,314.91	\$1.87	Gross	3% annual	\$3,516.78	One 3- year at FMV
TOTAL		25,052	100%			\$39,716.34				\$34,255.50	

CAMPBELL, CA

Location

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 \$1,800,000 (January 2026).

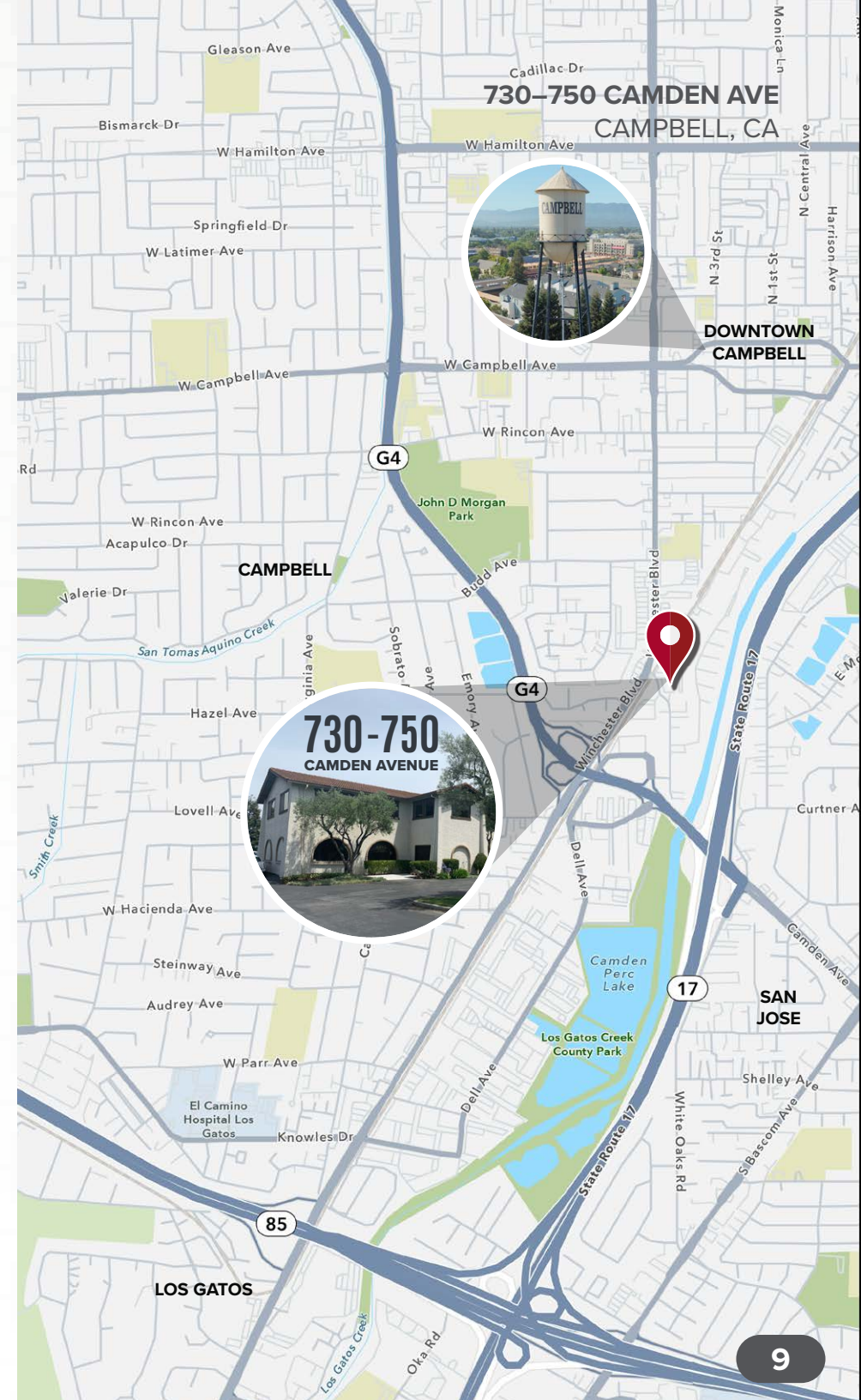
CAMPBELL TOP EMPLOYERS

8x8 Inc	670
West Valley Construction	411
ZRG Partners LLC	411
Barracuda Networks Inc	315
Imperative Care Inc	300
Golsys, Inc.	300

DEMOGRAPHICS

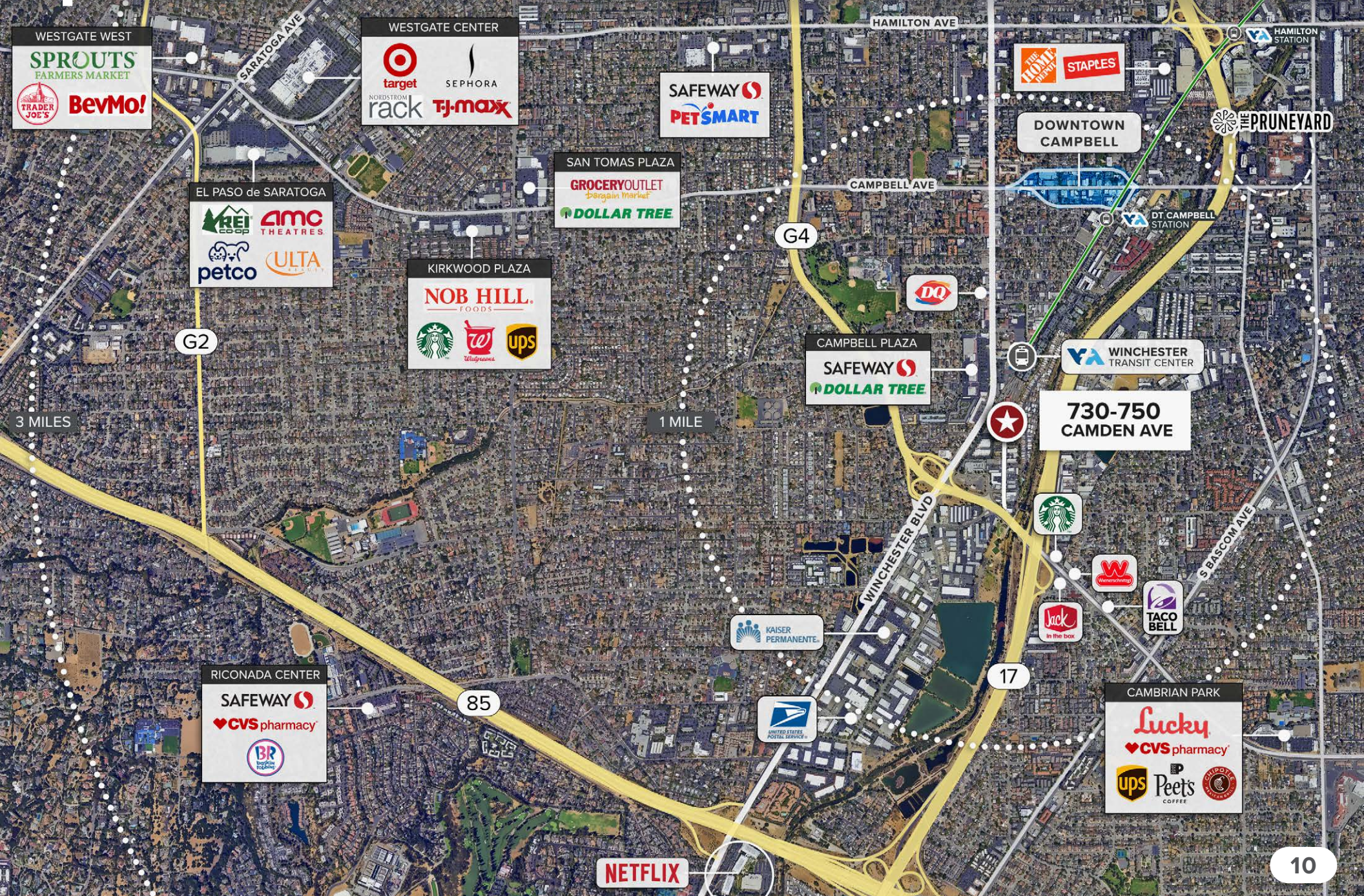
Estimated Population 2020	43,959
Percent Change Since 2010	0.78%
Median Age	40.2
Total Households	17,608
Average People per Household	2.47
Average Household Income	\$206,906
Median Household Income	\$147,128

Source: esri 2026; census.gov; City of Campbell ACFR 2025



CAMPBELL, CA Aerial Map

740-750 CAMDEN AVE
CAMPBELL, CA



WESTGATE WEST
SPROUTS FARMERS MARKET
TRADER JOE'S
BevMo!

WESTGATE CENTER
target
SEPHORA
NORDSTROM rack
TJ-maxx

SAFeway
PETSMART

THE HOME DEPOT
STAPLES

EL PASO de SARATOGA
REI CO-OP
AMC THEATRES
petco
ULTA BEAUTY

SAN TOMAS PLAZA
GROCERYOUTLET Bargain Market
DOLLAR TREE

KIRKWOOD PLAZA
NOB HILL FOODS
Starbucks
Walgreens
ups

CAMPBELL PLAZA
SAFeway
DOLLAR TREE

VTA WINCHESTER TRANSIT CENTER

730-750 CAMDEN AVE

RICONADA CENTER
SAFeway
CVS pharmacy
BR

KAISER PERMANENTE

UNITED STATES POSTAL SERVICE

Starbucks

W (Wendy's)

Jack In the box

TACO BELL

CAMBRIAN PARK
Lucky
CVS pharmacy
ups
Peet's COFFEE
CAMPBELL COFFEE

NETFLIX

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