



**2559 S. BASCOM AVE.
CAMPBELL,
CALIFORNIA**

**FOR SALE OR LEASE
FREESTANDING BUILDING
OWNER/USER OPPORTUNITY**



PROPERTY INFORMATION:

- Building Size: 4,736± SF, Divisible
- Lot Size: 14,375 Square Feet
- Medical Uses Allowed
- Zoning: CP (Commercial Pedestrian)
- Freestanding Building
- Perfect For Owner/User
- Improvements in Excellent Condition
- T-1 Line to the Building
- Great Parking
- Monument Signage
- **ASKING PRICE: \$2,060,000.00**

FOR MORE INFORMATION CONTACT:

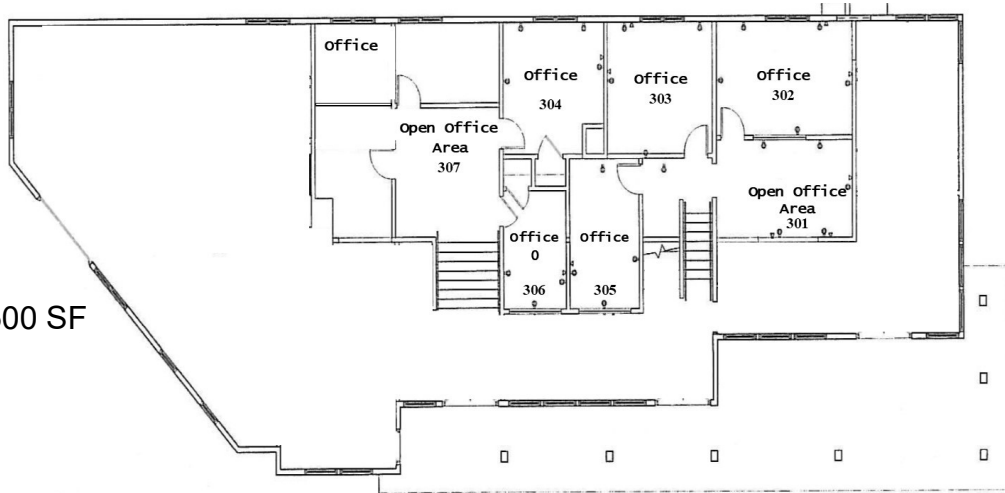


MEACHAM/OPPENHEIMER, INC.
CORFAC INTERNATIONAL
8 No. San Pedro St., Suite 300
San Jose, California 95110
Tel: 408.378.5900
Fax: 408.378.5903
www.moinc.net

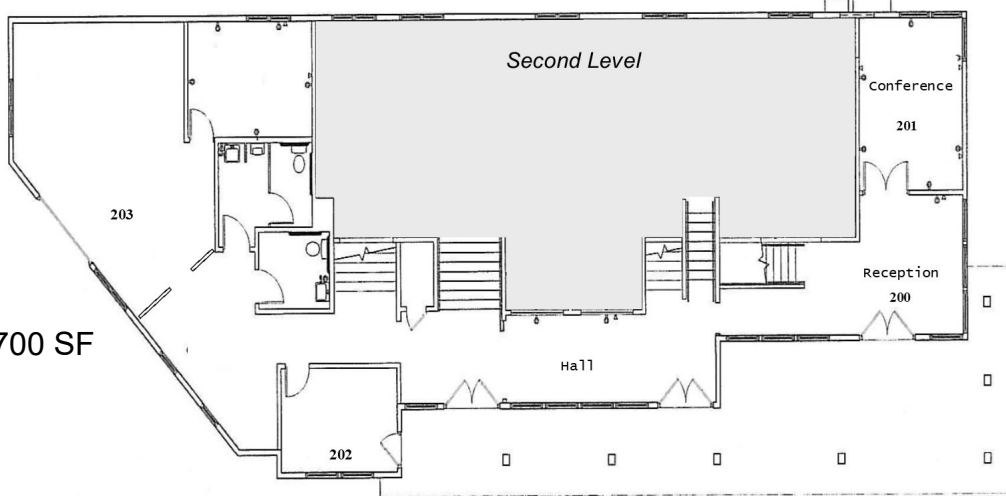
Josh Gispan
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(408) 477-2511 Direct

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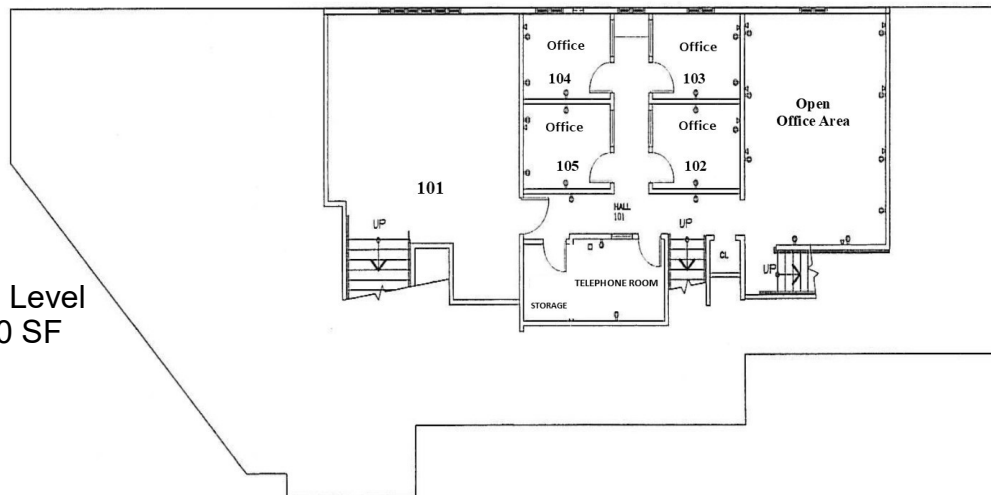
2nd Level
Approx. 1,500 SF



Main Level
Approx. 1,700 SF



Below-Grade Level
Approx. 1,500 SF



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APN 412-24-010

ICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA

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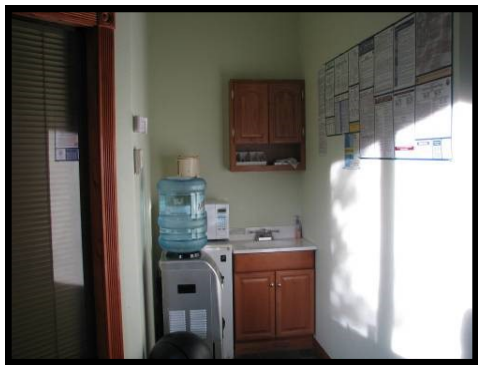


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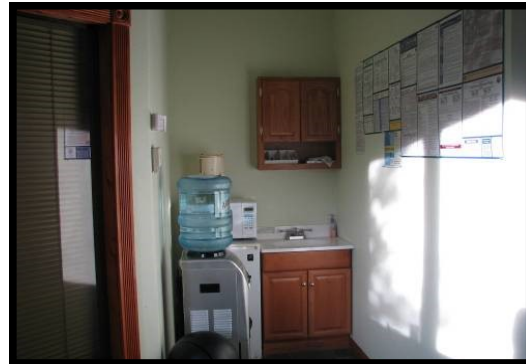
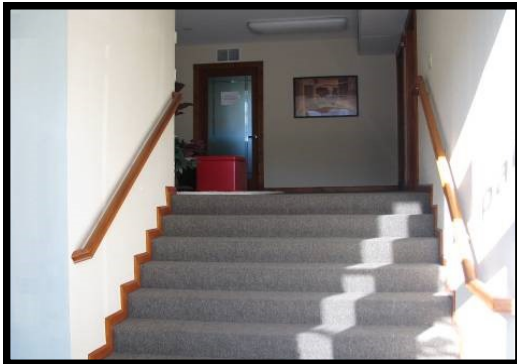
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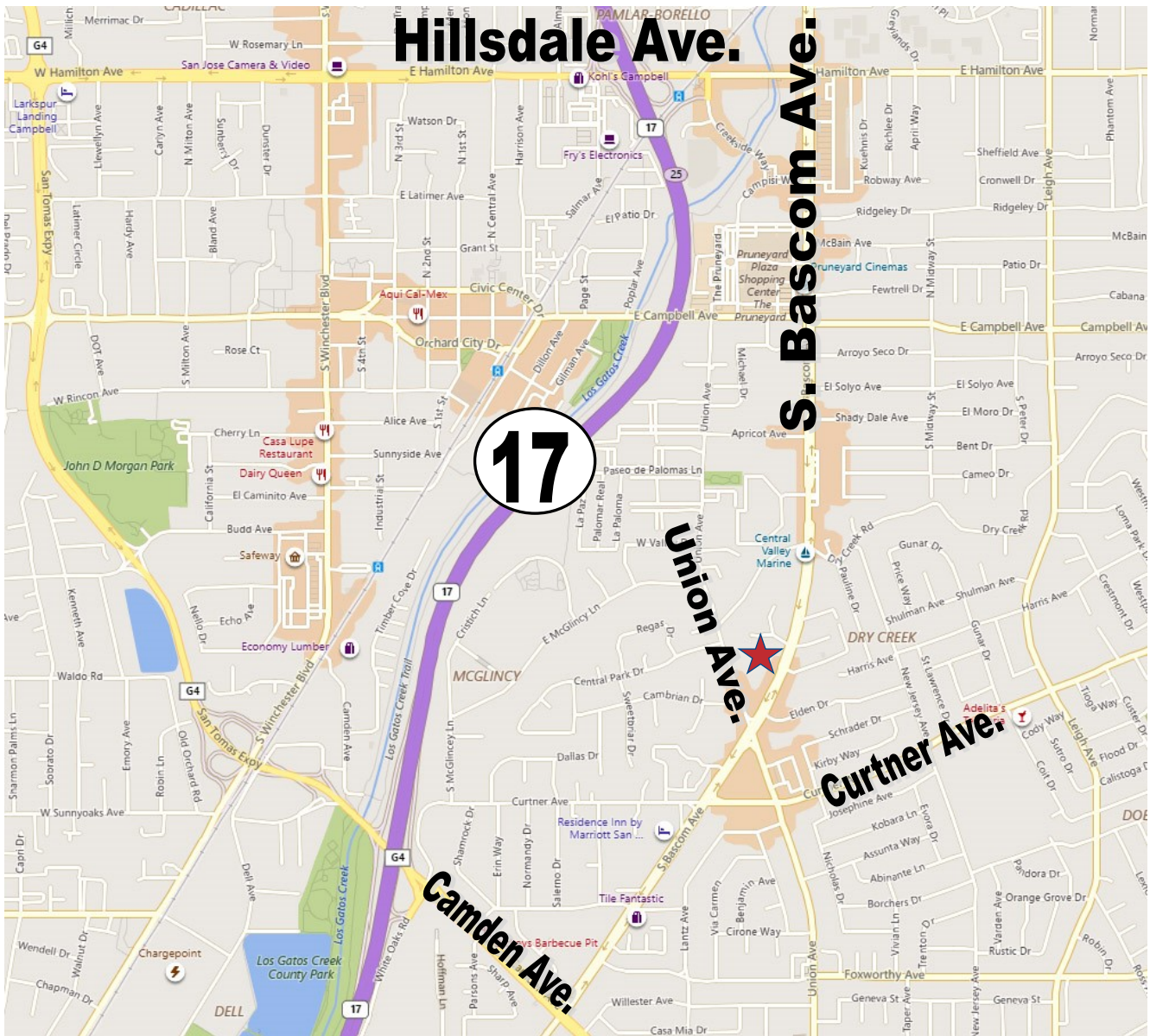
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ESTIMATED DEMOGRAPHICS:

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
POPULATION:	23,084	224,006	538,038
AVG. HH INCOME:	\$128,462	\$135,597	\$137,485

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