

FOR LEASE

475 VANDELL WAY

CAMPBELL, CALIFORNIA

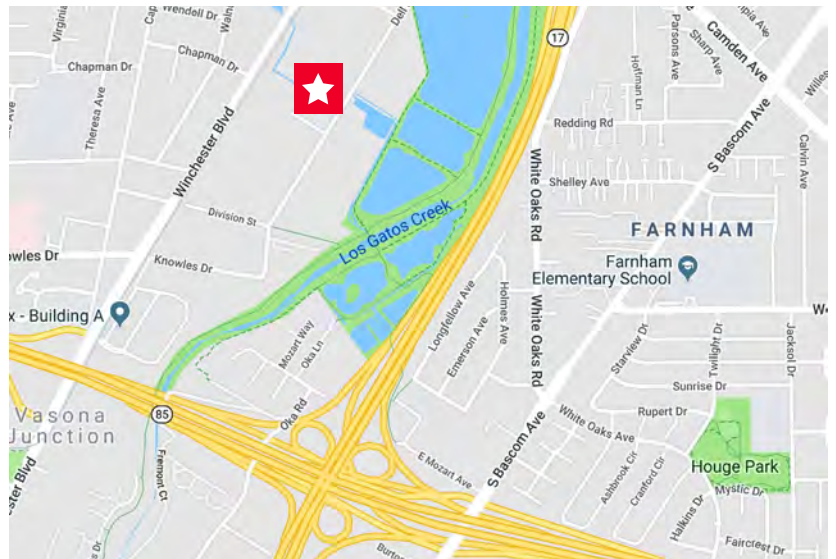


Rare Campbell Office/R&D Unit

±7,225 SF FOR LEASE

Property Highlights

- Premier West Valley Location
- Near Los Gatos Creek Park
- Close Proximity to Light Rail
- Flexible Loading Capability - (2 Grade Level Doors)
- 2/1,000 Parking Ratio
- Walking Distance to Amenities
- Excellent Access to Highways 17 & 85



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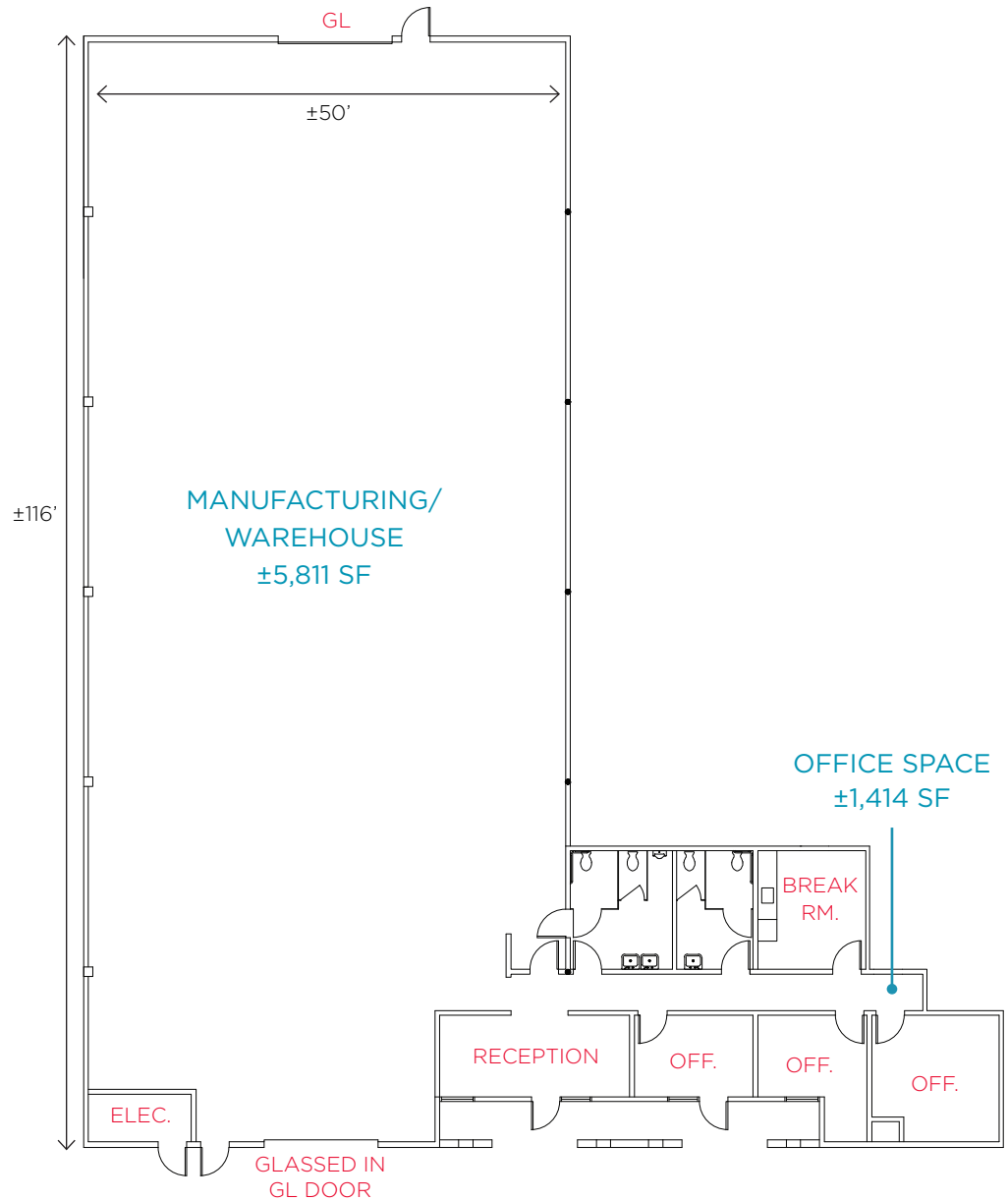
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Current Floor Plan

- ±7,225 SF Available
 - ±5,811 SF Manufacturing/Warehouse
 - ±1,414 SF Office Space
- (2) 12' Wide Grade Level Doors
- Flexible Office Layout



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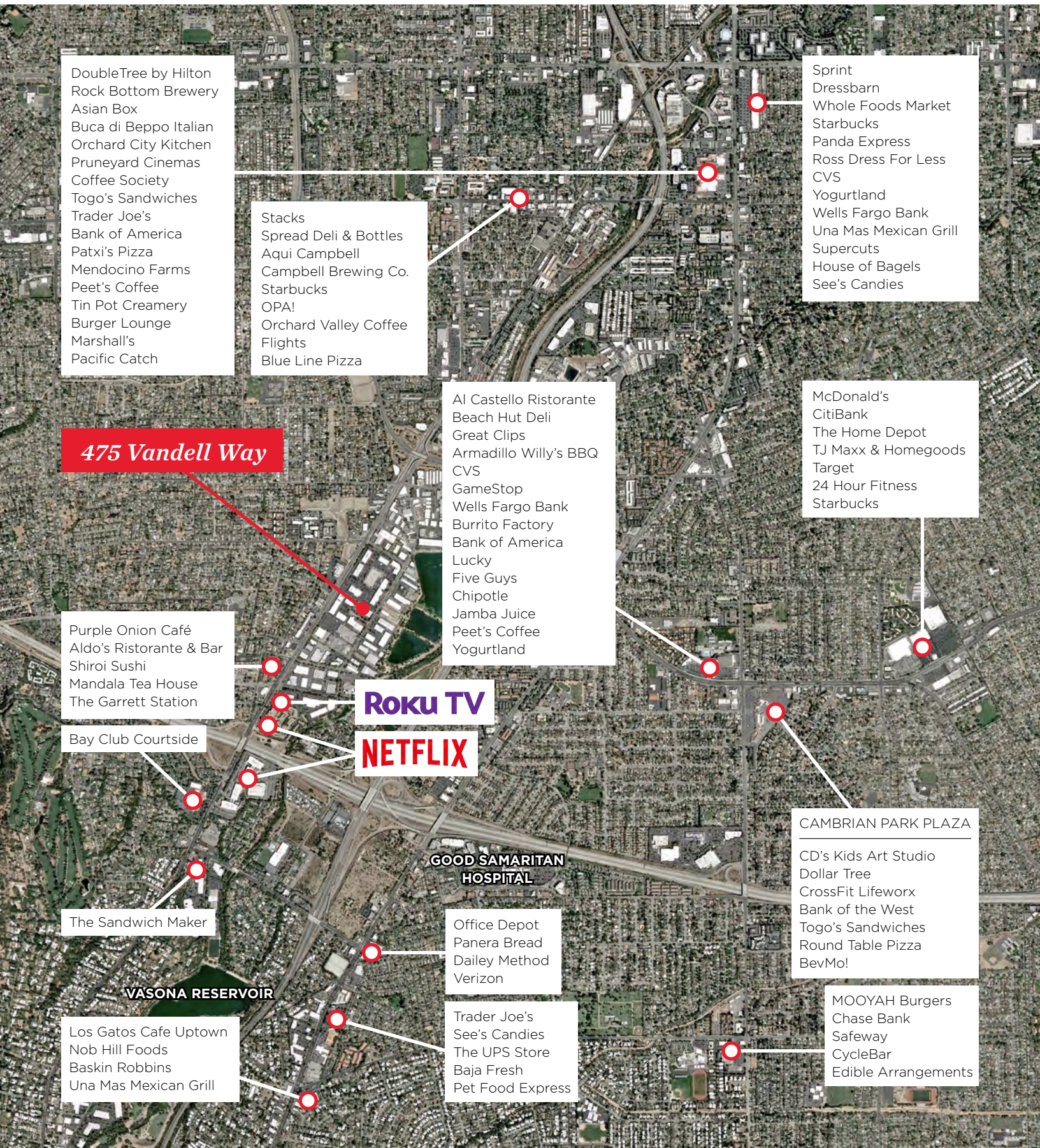
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- DoubleTree by Hilton
- Rock Bottom Brewery
- Asian Box
- Buca di Beppo Italian
- Orchard City Kitchen
- Pruneyard Cinemas
- Coffee Society
- Togo's Sandwiches
- Trader Joe's
- Bank of America
- Patxi's Pizza
- Mendocino Farms
- Peet's Coffee
- Tin Pot Creamery
- Burger Lounge
- Marshall's
- Pacific Catch

- Stacks
- Spread Deli & Bottles
- Aqui Campbell
- Campbell Brewing Co.
- Starbucks
- OPA!
- Orchard Valley Coffee
- Flights
- Blue Line Pizza

- Sprint
- Dressbarn
- Whole Foods Market
- Starbucks
- Panda Express
- Ross Dress For Less
- CVS
- Yogurtland
- Wells Fargo Bank
- Una Mas Mexican Grill
- Supercuts
- House of Bagels
- See's Candies

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- Al Castello Ristorante
- Beach Hut Deli
- Great Clips
- Armadillo Willy's BBQ
- CVS
- GameStop
- Wells Fargo Bank
- Burrito Factory
- Bank of America
- Lucky
- Five Guys
- Chipotle
- Jamba Juice
- Peet's Coffee
- Yogurtland

- McDonald's
- CitiBank
- The Home Depot
- TJ Maxx & Homegoods
- Target
- 24 Hour Fitness
- Starbucks

- Purple Onion Café
- Aldo's Ristorante & Bar
- Shiroi Sushi
- Mandala Tea House
- The Garrett Station

Roku TV
NETFLIX

- Bay Club Courtside

- The Sandwich Maker

GOOD SAMARITAN HOSPITAL

- Office Depot
- Panera Bread
- Dailey Method
- Verizon

CAMBRIAN PARK PLAZA

- CD's Kids Art Studio
- Dollar Tree
- CrossFit Lifeworx
- Bank of the West
- Togo's Sandwiches
- Round Table Pizza
- BevMo!

VASONA RESERVOIR

- Los Gatos Cafe Uptown
- Nob Hill Foods
- Baskin Robbins
- Una Mas Mexican Grill

- Trader Joe's
- See's Candies
- The UPS Store
- Baja Fresh
- Pet Food Express

- MOOYAH Burgers
- Chase Bank
- Safeway
- CycleBar
- Edible Arrangements