

ICONIC RETAIL / 2 BUILDINGS IN 1

ANCHOR RETAIL - ±70,623 SF

RETAIL/WAREHOUSE/SHOWROOM - ±43,847 SF



HIGHWAY 17
FREEWAY PYLON SIGNAGE

600 E. HAMILTON

CAMPBELL

NEWMARK

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HIGHLIGHTS



ANCHOR RETAIL

RETAIL/WAREHOUSE/SHOWROOM

SEE PAGE 12 FOR
NEW PROPOSED ENTRANCE



Anchor Retail:

Size: ±70,623 SF
Ceiling Heights: 14'2" - 15'8"
Column Spacing: 32' By 24'

Retail/Warehouse/Showroom:

Size: ±43,847 SF
Ceiling Heights: 32'3"
Column Spacing: 32' By 24'

(Ideal Location for Retail/Warehouse/Showroom/Fitness/Family Entertainment)



Existing Power:
2500 Amps @277/480V, 3 Phase Power



Loading Docks:

4 Bays Plus Roll-up used by Previous Tenant
6 Additional Bays now used for Sports Tenant



Customer Service/Pick-up: 4 Bays



Total Parking Spaces: 357

On Grade: 223
Below Retail: 134



2-Panel Pylon Signage on Highway 17
+ Monument Signage on Hamilton

 **THE PRUNEYARD**
SHOPPING AND OFFICE CENTER

600 E. HAMILTON

**RETAIL/WAREHOUSE/
SHOWROOM**

Public Storage



Staples

17

**HIGHWAY 17
FREEWAY PYLON
SIGNAGE**

ANCHOR RETAIL

SALMAR AVE

E. HAMILTON AVE

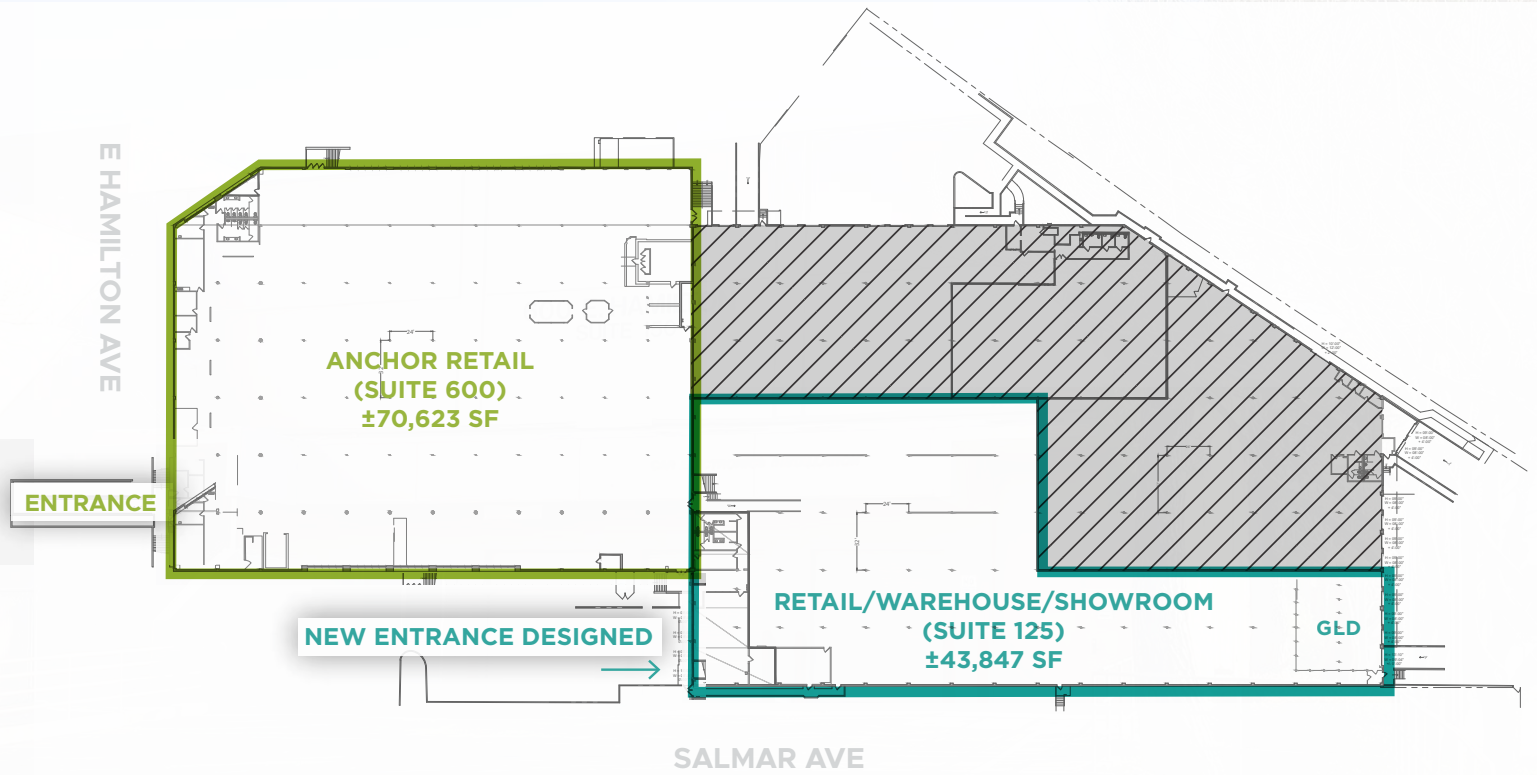
LOCATION/AREA OVERVIEW

600 E. HAMILTON



COMPETITION MAP

FLOORPLAN

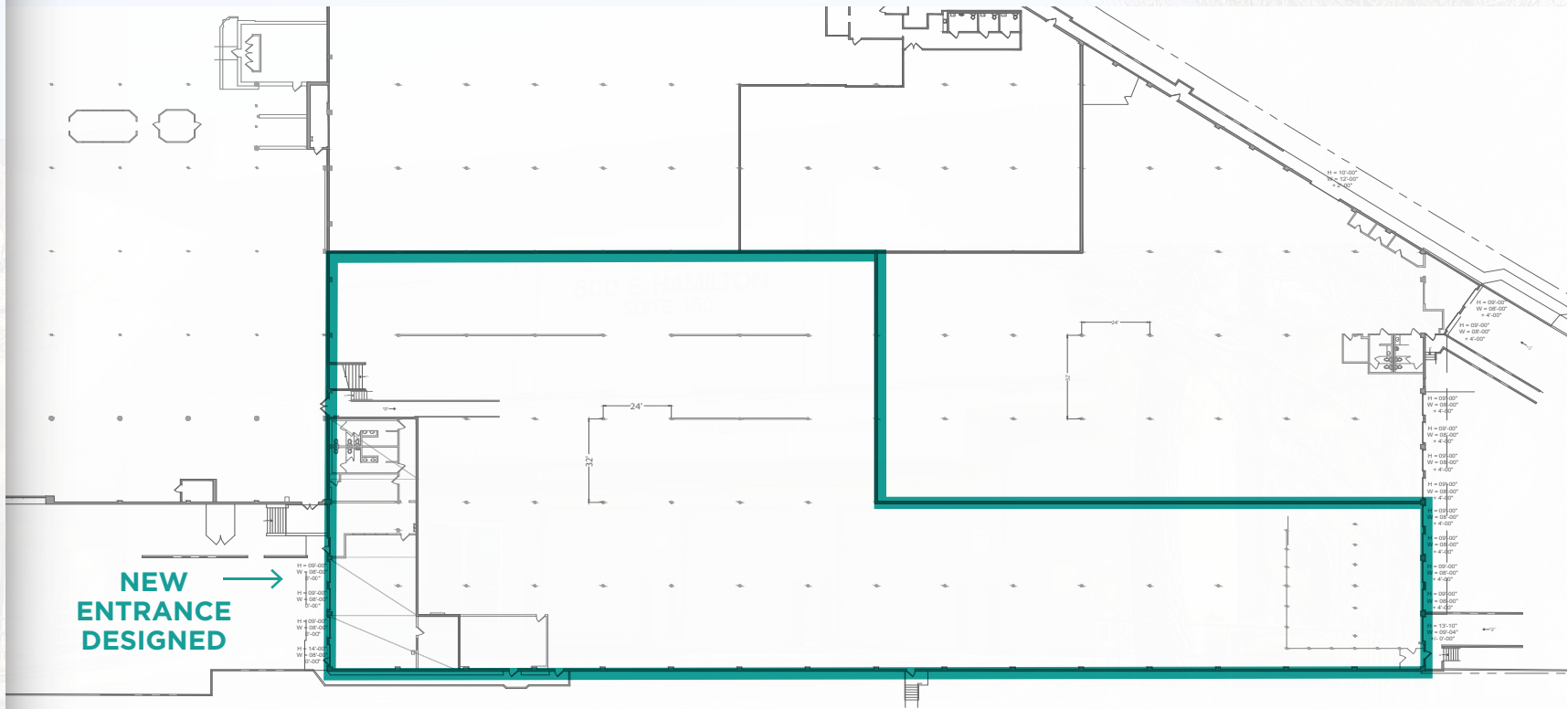


— ANCHOR RETAIL
±70,623 SF

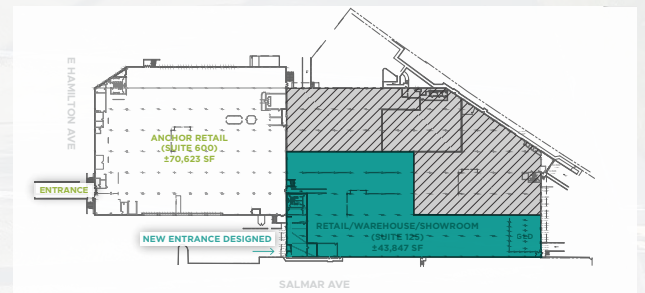
— RETAIL/WAREHOUSE/
SHOWROOM
±43,847 SF

▨ LEASED
SUITE 100 / SUITE 175
LED 2022

FLOORPLAN

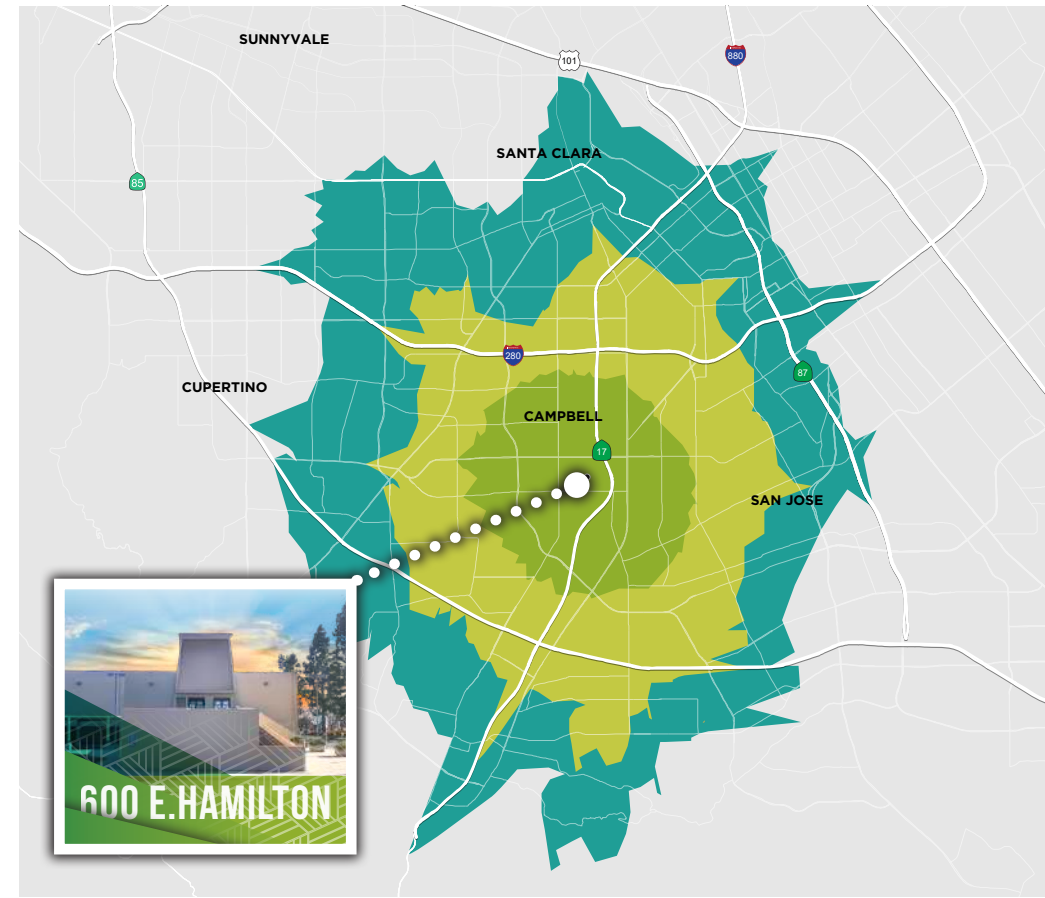


RETAIL/WAREHOUSE/SHOWROOM
±43,847 SF



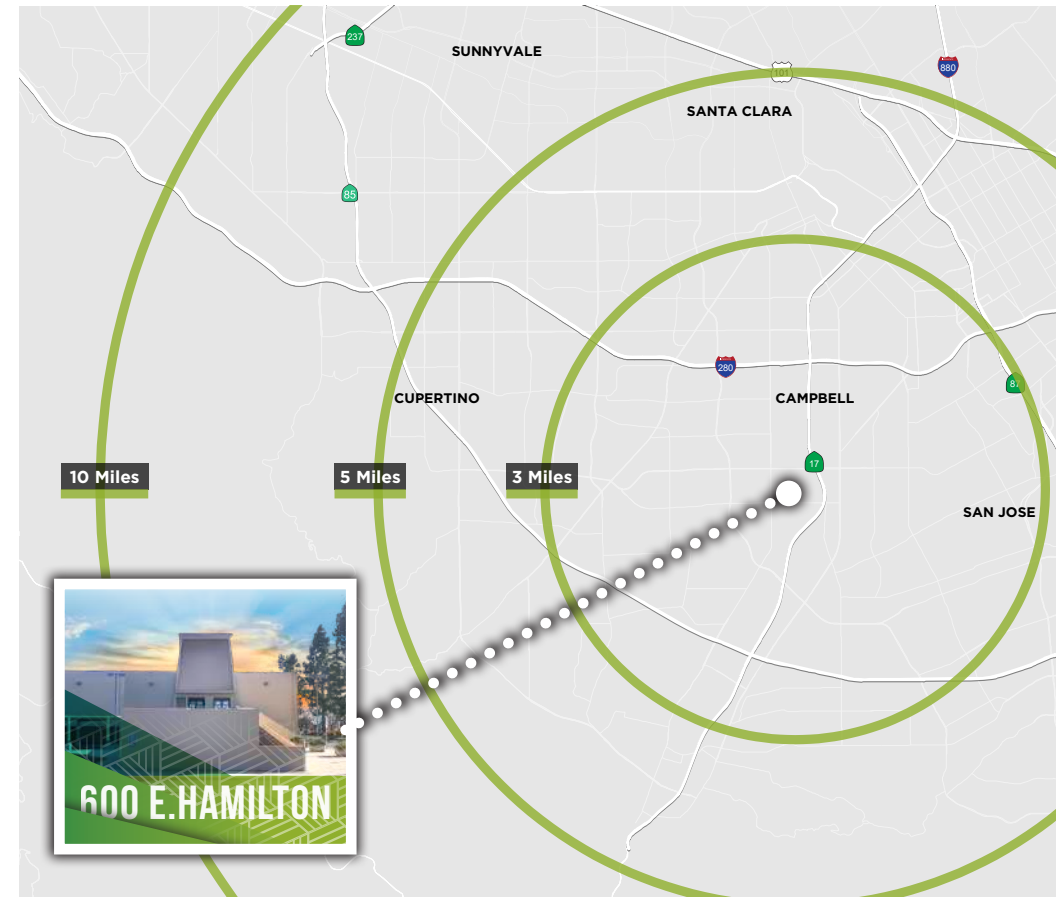
600 E. HAMILTON

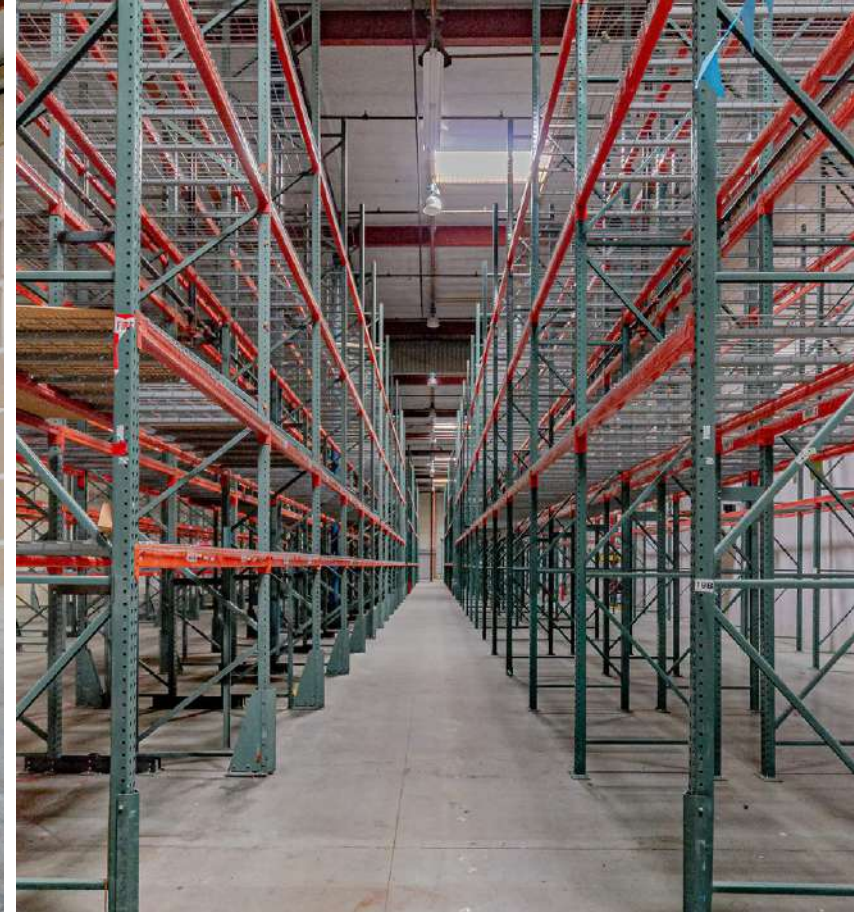
DEMOGRAPHICS (2019)	5 Min	10 Min	15 Min
2020 Total Population (estimated)	76,684	313,617	667,689
2025 Projected Population	76,375	312,019	664,107
Total Daytime Population	71,183	242,220	541,575
Median Age Total Population	36.7	37.8	38.4
Total Households	31,500	124,292	256,563
Total Occupied Housing Units	31,500	124,292	256,563
Total Owner Occupied Housing Units	13,040	61,766	134,999
Total Renter Occupied Housing Units	18,460	62,527	121,563
Average Household Income	\$159,220	\$178,367	\$191,436
Median Household Income	\$120,137	\$137,886	\$148,902
Per Capita Income	\$65,478	\$70,812	\$73,703
Population 25 yrs or Over	55,894	224,807	479,042
Population 25 yrs + Some College	41,475	178,439	385,983
White Collar Occupations	28,645	119,575	252,915
Blue Collar Occupations	12,148	40,402	77,931
Average Household Size	2.4	2.5	2.6



5 MIN 10 MIN 15 MIN

DEMOGRAPHICS (2019)	3 Mile	5 Miles	10 Miles
2020 Total Population (estimated)	240,128	582,228	1.57 M
2025 Projected Population	238,426	578,888	1.56 M
Total Daytime Population	174,104	433,115	1.27 M
Median Age Total Population	37.9	37.5	37.4
Total Households	95,473	222,695	541,849
Total Occupied Housing Units	95,473	222,695	541,849
Total Owner Occupied Housing Units	47,687	112,940	297,303
Total Renter Occupied Housing Units	47,786	109,755	244,546
Average Household Income	\$175,439	\$173,439	\$182,658
Median Household Income	\$135,197	\$135,828	\$141,988
Per Capita Income	\$69,809	\$66,546	\$63,023
Population 25 yrs or Over	173,937	413,111	1.11 M
Population 25 yrs + Some College	134,931	320,272	821,476
White Collar Occupations	91,058	215,155	554,691
Blue Collar Occupations	33,577	215,155	554,691
Average Household Size	2.5	2.6	2.9





GALLERY

600 E. HAMILTON



600 E. HAMILTON

HIGHWAY 17 FREEWAY PYLON SIGNAGE

GALLERY



GALLERY

EXISTING



PROPOSED NEW ENTRANCE



600 E. HAMILTON

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