

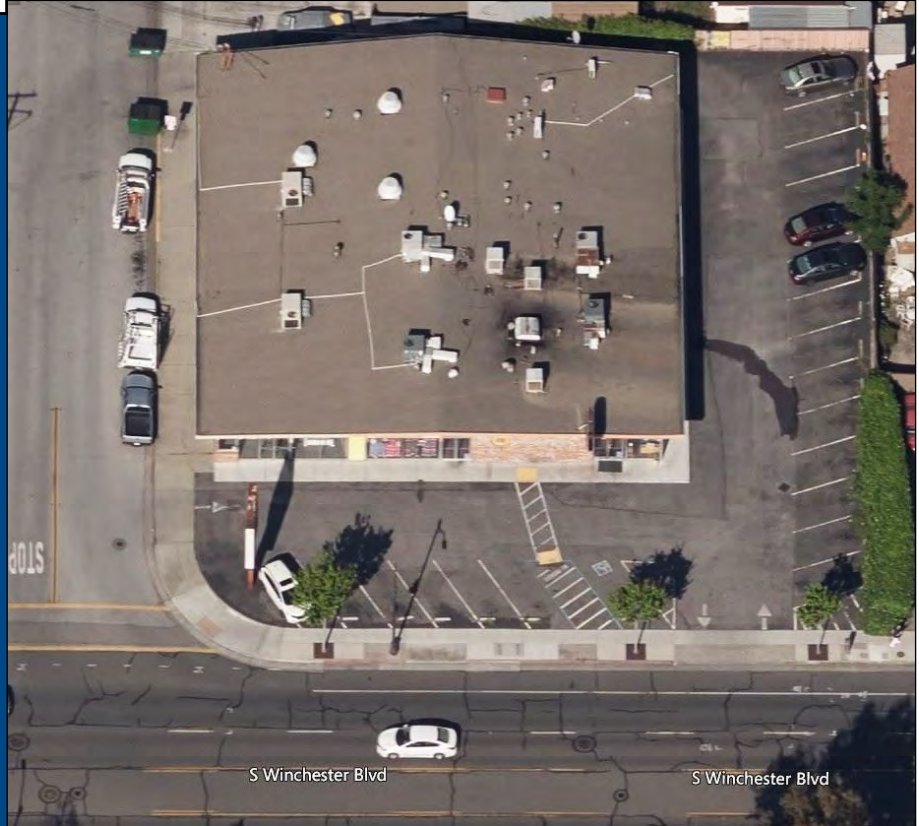


2165-2175 S. Winchester Blvd.
Campbell,
California

Corner Parcel Development Site
On S. Winchester Blvd.

**FOR
SALE**

Less than
\$185.00 Per SF



PROPERTY INFORMATION:

- 20,318± SF, Single Parcel (.47 Acres)
- Zoned Planned Development
- Part Of The SOCA—South of Campbell Ave. Plan For Re-Development
- Potential for Mixed-Use Development
- Current Building: 8,337± SF, Multi-Tenant
- Short-Term Leases
- \$3,750,000.00
- Contact Agent For Details

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

FOR MORE INFORMATION CONTACT:

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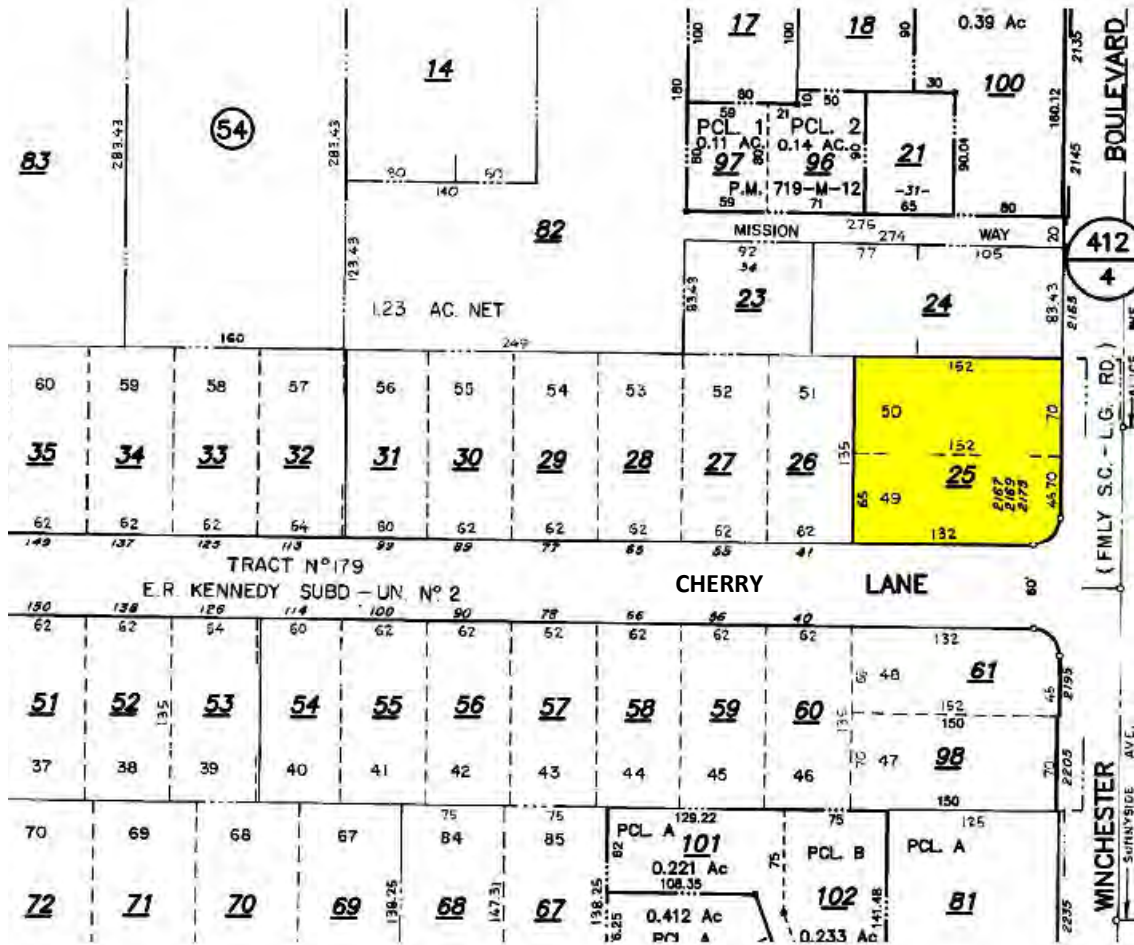
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ASSESSOR'S PARCEL MAP

2165-2175 South Winchester Blvd, Campbell, CA 95008
 APN 305-33-025

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Rent Roll (*as of July 1, 2020)

Unit	Tenant	SF	Rent/ SF	Base Rent	Lease	Lease Begin	Lease Exp.	Increases	Pro Ra-	Notes
2165	Borras on Location	413	\$3.68	\$1,521.00	Gross		Mo.-to-Mo.		4.95%	Tenant pays In-Unit utilities
2167	Tammy Lashes and Nails	584	\$2.47	\$1,444.00	NNN	8/1/2018	7/31/2021	8/1/2020 - \$1,487.00	7%	
2169	Casa Lupe	4,094	\$1.47*	\$6,027.00	Mod. Gross	7/14/2003	6/30/2023	*7/1/2020 - \$6,027.00 7/1/2021 - \$6,278.00 7/1/2022 - \$6,529.00	49.11%	Tenant pays In-Unit utilities and CAM for property
2175	C&Z Glass	3,246	\$1.38	\$4,472.00	Gross		Mo.-to-Mo.		38.93%	Tenant pays In-Unit utilities

8,337 SF

\$13,464.00 Monthly Rent \$1.61 Avg. Rent

\$161,568.00 Annual Rent

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