



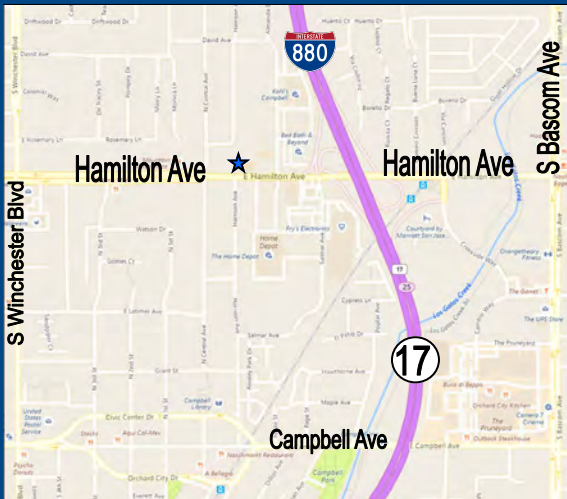
**415-417
E. HAMILTON AVE.
CAMPBELL,
CALIFORNIA
95008**

**PRIME RETAIL/OFFICE SPACE
on Hamilton Ave.**



PROPERTY INFORMATION:

- 415 E. Hamilton: 3,348± SF (Carpeteria, Mo. to Mo.)
- 417 E. Hamilton: 2,831± SF
- Units Can Be Combined for 6,179± SF
- Retail or Professional Office Space
- Prime Campbell Location
- High Visibility on Hamilton Avenue
- Traffic Count: 57,000 Cars Per Day
- Great Signage
- Co-Tenant TD Ameritrade
- \$2.95 PSF, plus NNN (\$0.57)



ESTIMATED DEMOGRAPHICS:

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
POPULATION:	33,685	243,137	585,206
AVG. HH INCOME:	\$89,752	\$111,899	\$119,064

**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

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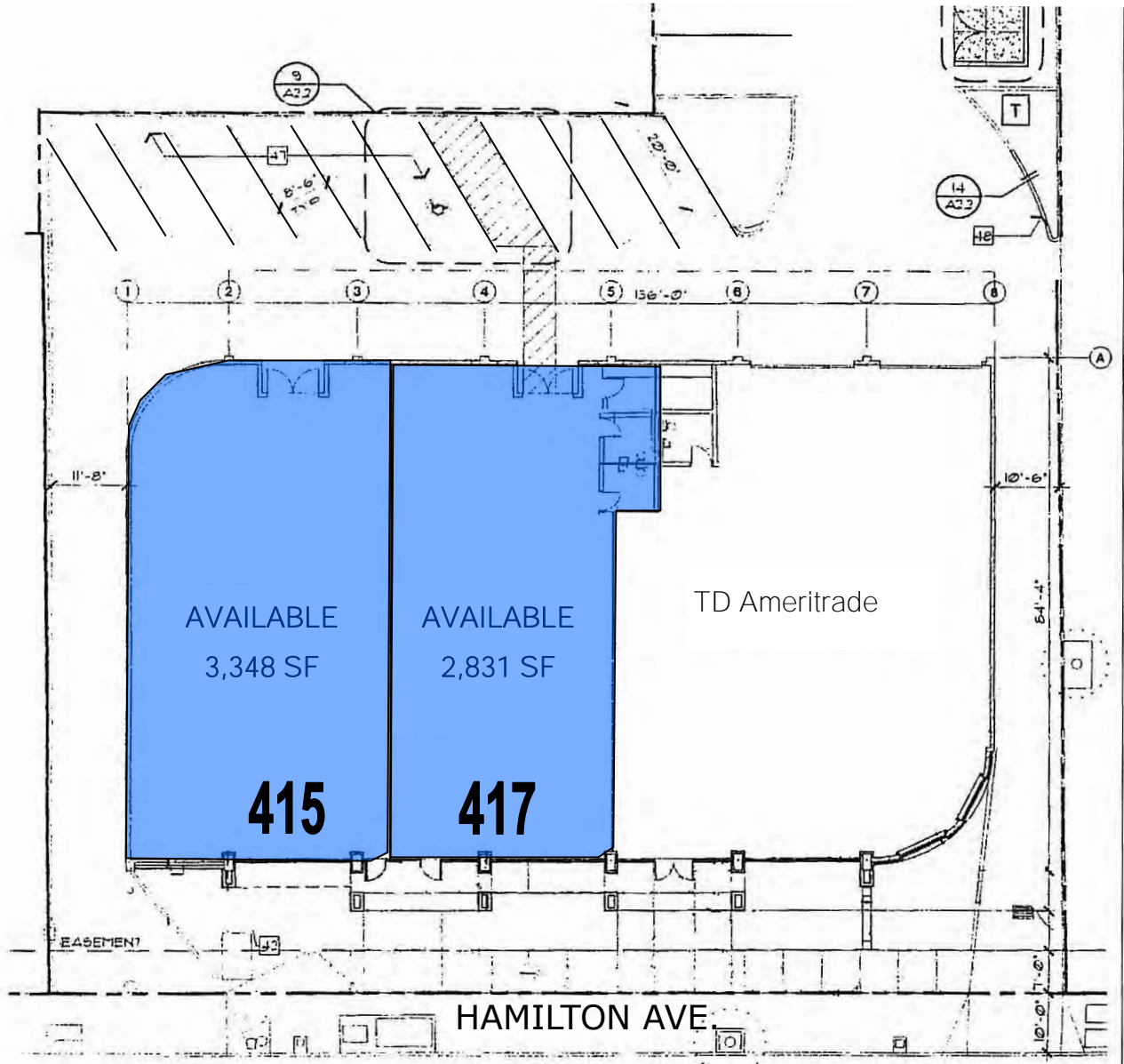


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HAMILTON AVENUE



417 E. Hamilton

2,831 SF

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Not To Scale

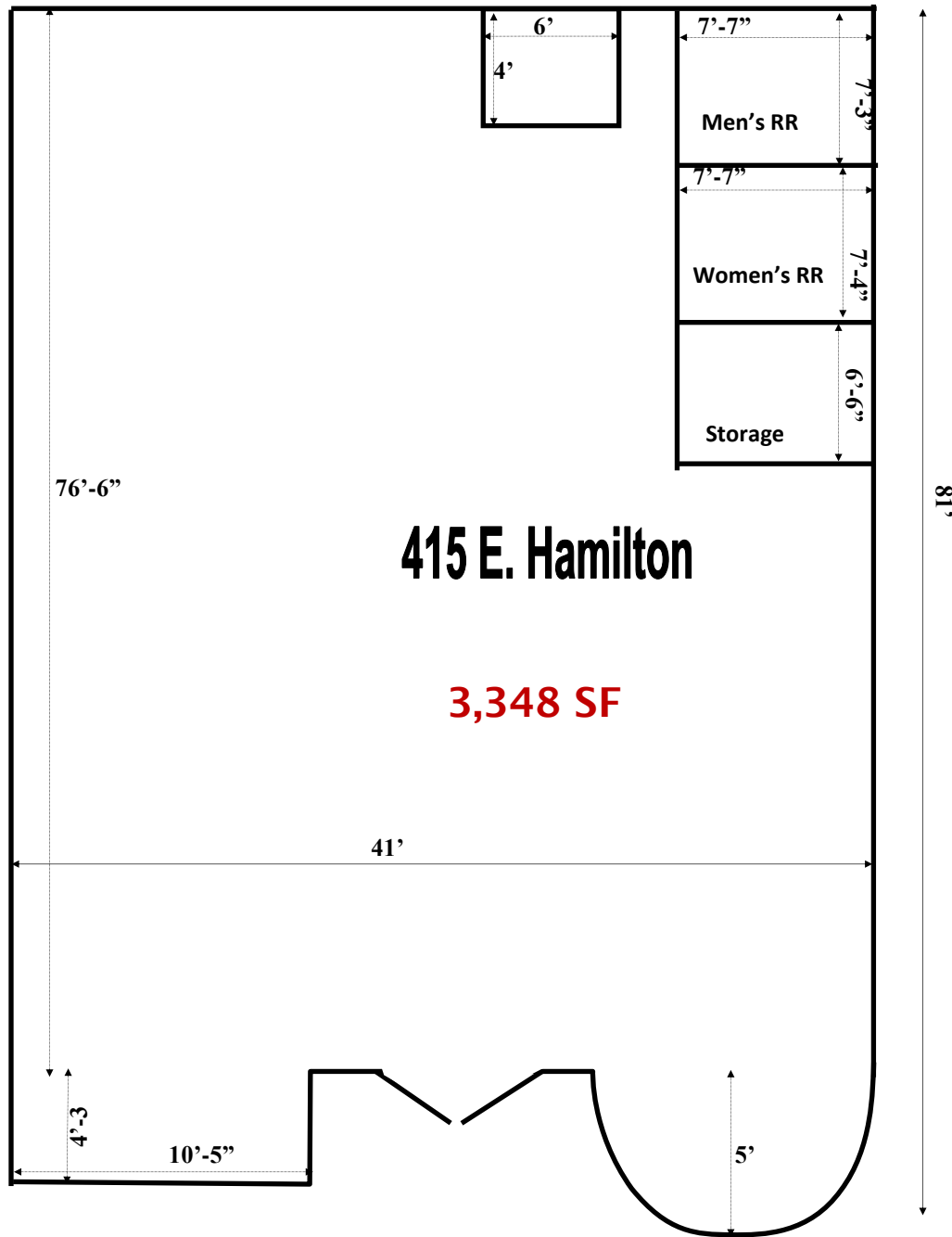
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HAMILTON AVENUE



BACK PARKING LOT

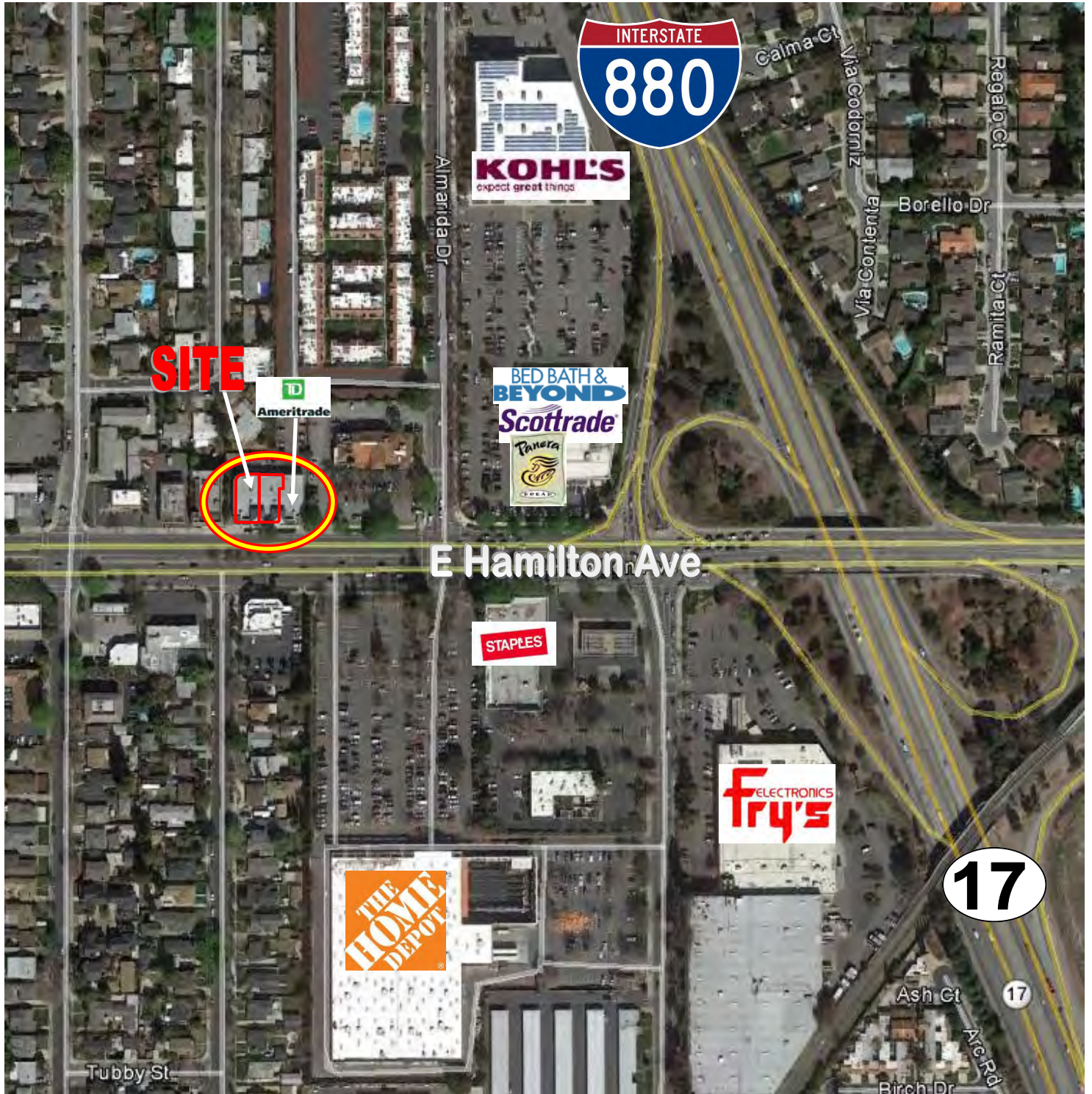
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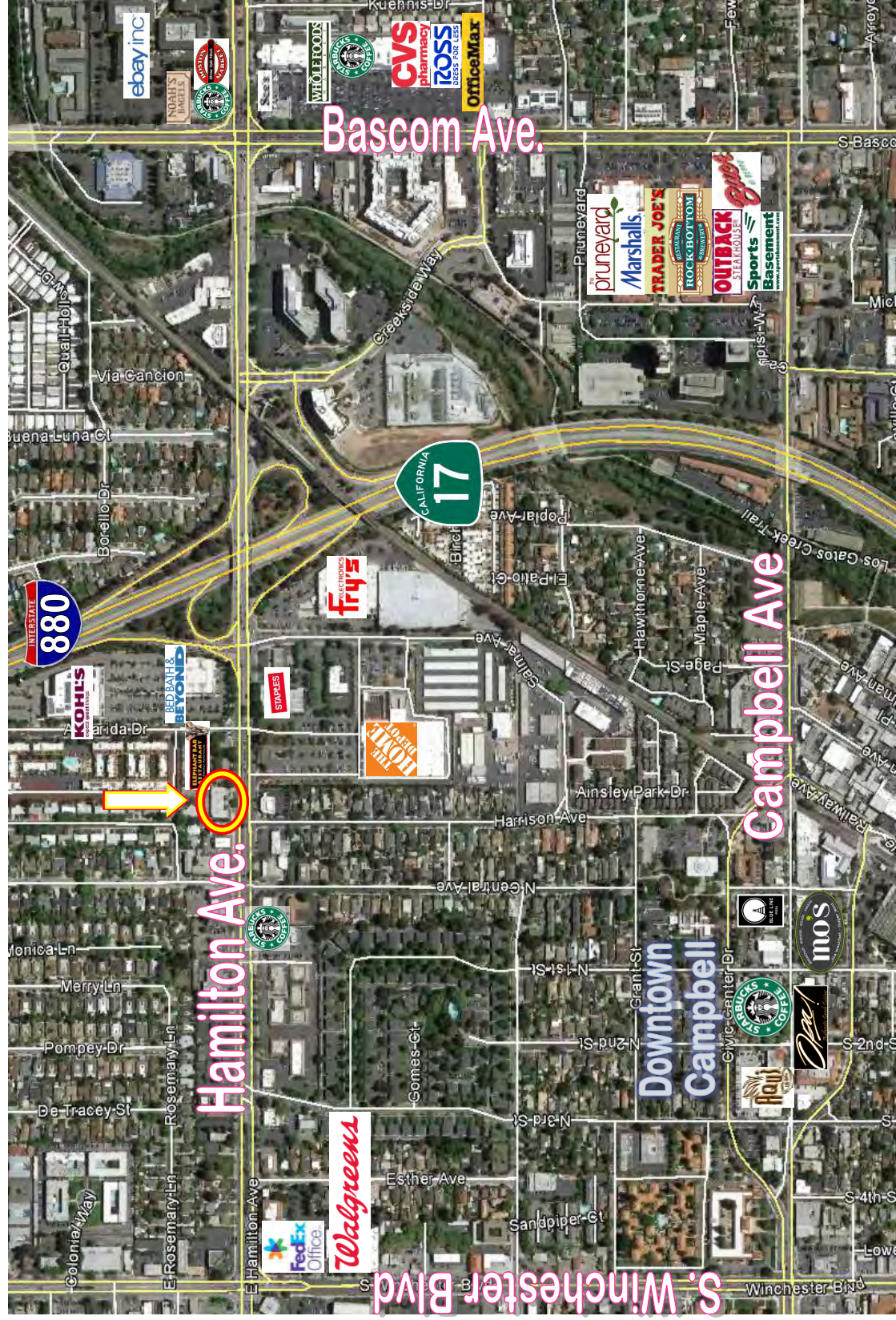


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