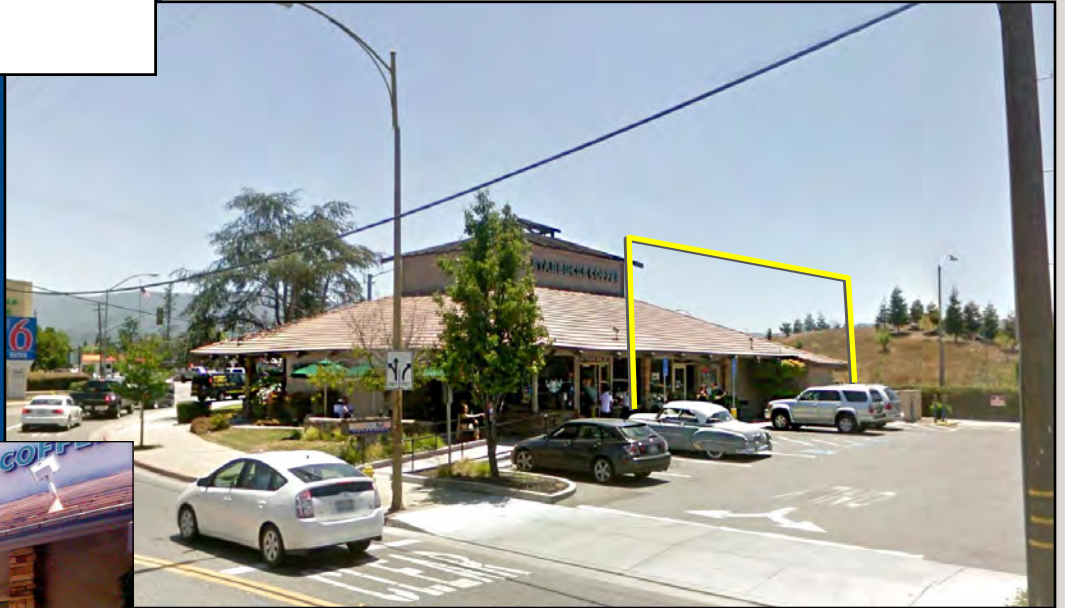




**1228 Camden Avenue
Campbell,
California**

**Highway Visible Location –Next to Starbucks
FOR LEASE**



PROPERTY INFORMATION:

- 2,441± SF, Including Mezzanine Space
- Next To Extremely Busy Starbucks
- Prime Retail/Office or Medical Opportunity
- Building Signage Available-Visible from Hwy
- Good Parking
- At the Junction of Camden Ave., Curtner Ave. and Hwy. 17/880
- Daily Traffic: 60,000+ ADT Camden, 153,000+ on Hwy 17
- \$4.50 PSF, plus NNN



ESTIMATED DEMOGRAPHICS:

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
POPULATION:	22,271	204,203	495,878
AVG. HH INCOME:	\$110,180	\$132,293	\$137,367

FOR MORE INFORMATION CONTACT:

David Taxin
Lic. #00983163

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(408) 477-2508

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

1228 Camden Avenue Campbell, California



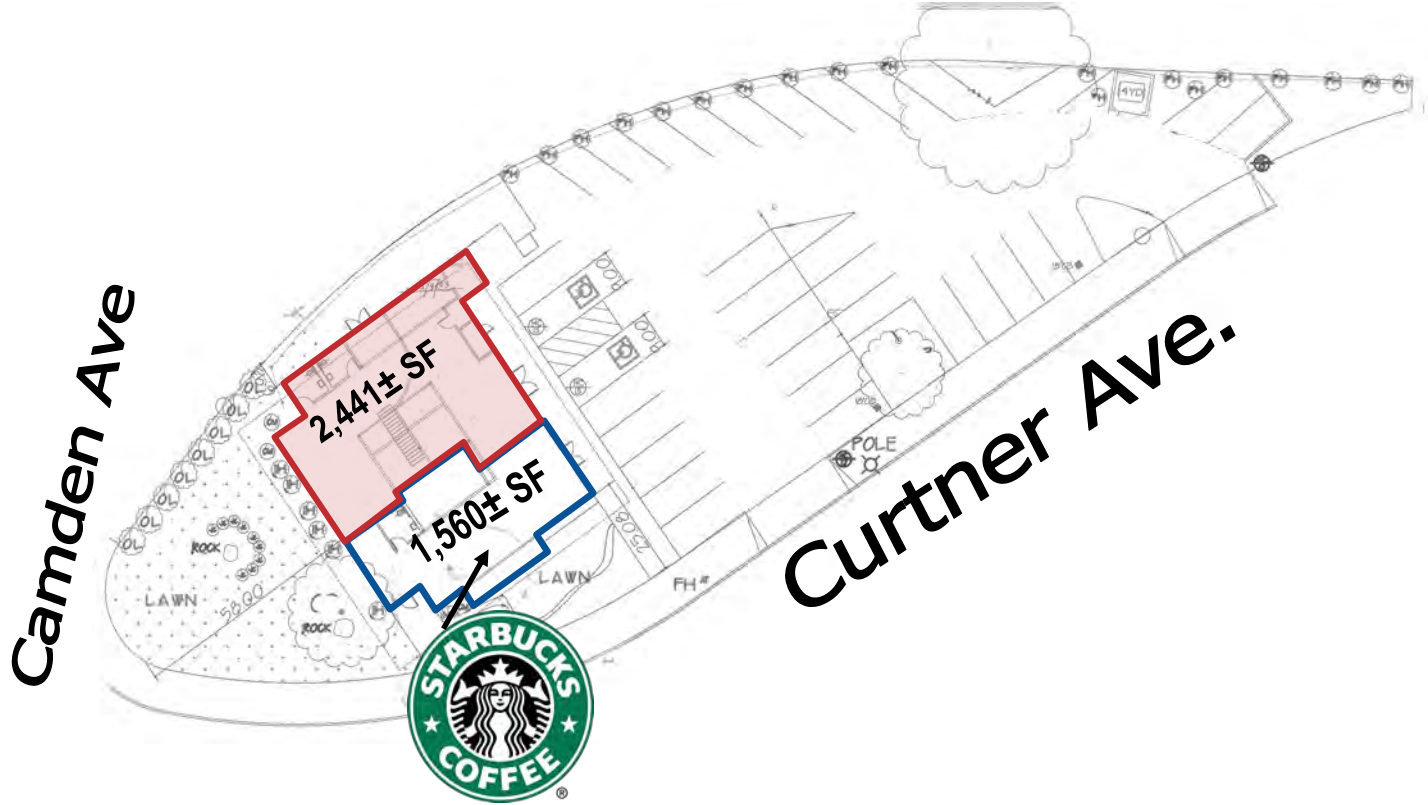
STREETVIEW FROM HIGHWAY 17

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Hwy 17 On-Ramp



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