



OFFERING MEMORANDUM

1136 E HAMILTON AVE

OFFICE OPPORTUNITY IN CAMPBELL, CA

Marcus & Millichap

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.



PROPERTY SUMMARY

\$1,798,000

Parcel APN	288-11-037
Building Size	±2,548 SF
Lot Size	±6,250 SF (0.14 Acres)
Land Use	Commercial (Office Building)
Year Built	1978

INVESTMENT HIGHLIGHTS

- Excellent Owner-User Opportunity
- Multiple Uses Allowed
- Major Thoroughfare with high traffic counts
- Directly Across the Street from E-Bay campus
- Direct proximity to Pruneyard Shopping Center
- Easy Access on Highway-17
- High Barrier to Entry Market
- New Roof installed in 2019



AERIAL PHOTOS



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AERIAL PHOTOS



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PROPERTY PHOTOS



PROPERTY PHOTOS



AERIAL MAP



1136 E HAMILTON AVE

E HAMILTON AVENUE

AERIAL MAP



1136 E HAMILTON AVE

MARKET OVERVIEW

FACTS & FIGURES AT A GLANCE

Total Population with 5 Mile Radius:	610,139
Median Age:	35.2
Per Capita Income:	\$62,692
Proportion of Adults 25 and Older with Bachelor's Degree or Higher:	51.0%
Number of Households:	224,167
Average Household Income:	\$169,411
Median Household Income:	\$123,198



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Marcus & Millichap

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