

# PRIME SIGNALIZED CORNER OPPORTUNITY

2355 South Bascom Avenue

Campbell, CA 95008

S Bascom Ave & Dry Creek Rd



SALE PRICE

**\$5,500,000**



GROUND LEASE

**\$275,000 / YR NNN**



SITE AREA

**±27,800 SF | 0.64 AC**



CP ZONING



±51K COMBINED VPD



TWO-STREET FRONTAGE



SIGNALIZED CORNER

Flexible CP Commercial Pedestrian zoning supports a broad range of neighborhood-serving commercial uses. Fuel service and EV charging concepts may be possible, subject to City of San José review and approvals.



**Brian Bell**

CEO | Managing Broker | CA DRE # 02295724

415-942-1111 | [Brian@bellstreet.com](mailto:Brian@bellstreet.com)

  
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# THE OPPORTUNITY

Signalized corner site with flexible CP zoning, strong traffic counts, and multiple commercial use possibilities.

## OVERVIEW

2355 South Bascom Avenue presents a rare commercial land opportunity in a strong Campbell trade area.

The site offers approximately 27,800 square feet at the corner of South Bascom Avenue and Dry Creek Road, with excellent visibility, direct frontage along two roads, and approximately 51,000 combined vehicles per day at the intersection. The property is suited for owner-user development, ground lease, investment, or long-term land banking, subject to City approvals.



SALE PRICE

**\$5,500,000**



LEASE RATE

**\$275,000 / YR NNN**



SITE AREA

**±27,800 SF | 0.64 AC**



ZONING

**CP | Commercial Pedestrian**



TRAFFIC COUNTS

**±51,000 Combined VPD**



POSITIONING

**Signalized | Corner Frontage**



**CP | Commercial Pedestrian District**

City of San José CP zoning is intended to support pedestrian-oriented retail activity at a scale compatible with surrounding residential neighborhoods. For this site, the zoning supports a broad range of neighborhood-serving commercial concepts and provides flexible use potential for future redevelopment.



**Jurisdiction:** City of San José



**APN:** 412-25-008



**Potential Uses**

- Retail sales
- Restaurant / QSR
- Coffee / food service
- Grocery / convenience
- Fitness / personal services



**Additional Notes**

- Fuel service / gas station concepts may be possible subject to City approvals.
- EV charging concepts may also be possible subject to permits and approvals.
- Combined VPD reflects traffic on both bordering roads.

All uses and development concepts are subject to verification with the City of San José and any required permits and conditions.

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# SITE & SURROUNDINGS

Property photography highlighting the site layout, corner positioning, frontage, and surrounding context.



Aerial Overview



Street-Level View



Oblique Site View



Corner Context



## PHOTO HIGHLIGHTS



Signalized corner visibility



Two-street frontage



Existing building on site



Strong surrounding residential density



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# LOCATION ADVANTAGES

Visibility, access, and neighborhood context at South Bascom Avenue and Dry Creek Road.



CORNER STREET PERSPECTIVE



WIDE SCENIC AERIAL



BROAD AERIAL OBLIQUE



BROAD AERIAL CORNER



## Signalized Corner

Prime corner positioning at South Bascom Avenue and Dry Creek Road.



## Combined Traffic Counts

Approximately 23,000 VPD on South Bascom Avenue plus approximately 28,000 VPD on Dry Creek Road.



## Two-Street Frontage

Excellent visibility and exposure from two intersecting roadways.



## Flexible Positioning

Suitable for development, owner-user occupancy, or ground lease execution, subject to approvals.



## Affluent Trade Area

Strong surrounding household incomes and a dense established residential base.

### 1-MILE SNAPSHOT



22,812  
Population



8,879  
Households



\$204.6K  
Avg. HH Income



\$1.59M  
Avg. Home Value



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# AFFLUENT & ESTABLISHED TRADE AREA

2023 American Community Survey (ACS)  
demographic profile.

## DEMOGRAPHIC

0.25 MI

0.5 MI

1 MI

|                     |             |             |             |
|---------------------|-------------|-------------|-------------|
| Total Population    | 2,357       | 6,642       | 22,812      |
| Average Age         | 38.5        | 38.7        | 39.1        |
| Total Households    | 976         | 2,703       | 8,879       |
| Persons / Household | 2.4         | 2.5         | 2.6         |
| Average HH Income   | \$169,190   | \$185,954   | \$204,608   |
| Average Home Value  | \$1,286,302 | \$1,409,446 | \$1,587,706 |



## TRADE AREA TAKEAWAYS

-  Strong household incomes
-  Affluent surrounding neighborhoods
-  Established residential density
-  Attractive long-term commercial positioning

## 2355 SOUTH BASCOM AVENUE

Signalized corner land opportunity with CP zoning  
and ±51,000 combined VPD.

*Fuel service and EV charging concepts should be independently  
verified with the City of San José.*

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