

2525

WINCHESTER BLVD

CAMPBELL, CA

±4,500 SF

Retail Showroom For Lease



PC INC PRIME COMMERCIAL
INCORPORATED

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PROPERTY OVERVIEW

ADDRESS: 2525 Winchester Boulevard
Campbell, CA 95008

SIZE: 4,500 SF

TYPE: Retail / Showroom

PRICING: \$2.00 / SF - *Modified Gross*

HIGHLIGHTS

- Retail end-cap - *Available April 2027*
- High elevated ceilings
- 11 parking stalls, including 1 ADA parking
- Located in Campbell near the Los Gatos border
- High street visibility
- Strong demographics
- Tenant responsible for own utilities (water, gas, and electricity)
- \$2.00/SF/Month - *Modified Gross*
 - *Plus* monthly CAMS (approx. \$520/month)
 - *Plus* proportionate share of the property taxes above a base year tax



AERIAL MARKET

WESTGATE WEST



SARATOGA AVE



HAMILTON AVE



DOWNTOWN CAMPBELL



G4

CAMPBELL AVE



2525 WINCHESTER

G2

1 MILE

WINCHESTER BLVD



17



RICONADA CENTER



85

NETFLIX



S BASCOM AVE

HAMILTON STATION

DT CAMPBELL STATION

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