

HIGH-DENSITY REDEVELOPMENT SITE

2470 S. WINCHESTER BLVD - CAMPBELL, CA



An aerial photograph showing a large commercial building with a red roof and a large parking lot filled with cars. The property is situated next to a multi-lane road. In the background, there is a dense residential neighborhood with many houses and trees. The sky is clear and blue.

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ROBBIE MATUSICH

REALTOR

robbierealtor@gmail.com

Office: 408.531.5542 | License CA 01449407

JOSHUA JOHNSON

FIRST VICE PRESIDENT INVESTMENTS

joshua.johnson@marcusmillichap.com

Office: 650.391.1784 | License CA 01930127

KIRK TRAMMELL

EXECUTIVE MANAGING DIRECTOR INVESTMENTS

kirk.trammell@marcusmillichap.com

Office: 650.391.1809 | License CA 01038657

EXECUTIVE SUMMARY

HIGH-DENSITY REDEVELOPMENT SITE
CAMPBELL, CA

ADDRESS	2470 S. Winchester Boulevard Campbell, CA 95008
PRICE	\$2,975,000
GROSS BUILDING AREA	6,986 SF
USABLE BUILDING AREA	6,195 SF
SITE SIZE	27,187 SF / 0.62 Acres
FRONTAGE	295 Ft on Winchester Boulevard
APN	412-02-001
ZONING	TO-MU, Transit-Oriented Mixed-Use
GENERAL PLAN	Transit-Oriented Mixed-Use
SB 79 SITE	Yes
HOUSING OPPORTUNITY SITE	Yes



HIGHLIGHTS

- » Site is less than one-quarter mile to a VTA light rail station and can be redeveloped with up to 100 units per acre under SB 79
- » Incredible covered land investment opportunity priced well below entitled land cost
- » Property has been identified by the city in their Housing Element as a Housing Opportunity Site
- » Currently 100% leased to five tenants with most on short-term leases
- » Located directly across from a grocery-anchored shopping center; less than one mile to restaurants and shops in Downtown Campbell
- » Excellent access to major employment centers by VTA light rail or State Highway 17



CINELUX
THEATRES



SAFeway

SOUTH WINCHESTER BOULEVARD





HIGH-DENSITY REDEVELOPMENT SITE

2470 S. Winchester Boulevard is an approximately 0.62-acre site currently improved with a multi-tenant office building. The site has the potential to be redeveloped at a density of 100 dwelling units per acre due to its proximity to the VTA light rail Winchester Station.



SB 79 REGULATIONS

The property is located less than one-quarter mile from a VTA light rail stop, making it eligible for redevelopment under Senate Bill 79. The property is designated as a Tier 2 site and can be developed with a mixed-use project up to 65 feet in height with a density of 100 dwelling units per acre; it must have a minimum 3.0 residential floor area ratio.



COVERED LAND INVESTMENT

The site is priced well below current entitled land values in the area (contact agent for details). Currently, the building is 100% leased to five tenants. All of the tenants have leases or options that expire within the next five years. This provides an incredible opportunity to acquire a cash flowing asset below land value while pursuing development approvals.



HOUSING OPPORTUNITY SITE

The City of Campbell identified the property as a Housing Opportunity Site in its Housing Element update in 2023. This makes redevelopment of the site important to the city being able to meet their housing production requirements. Campbell received an allocation of 2,977 housing units in the latest Regional Housing Needs Allocation.



CONVENIENTLY LOCATED NEAR RETAIL AMENITIES

The subject property is located directly across from a shopping center anchored by Safeway and Dollar Tree. Additionally, the site is less than one mile from dozens of shops and restaurants in Downtown Campbell, and is a short drive from the Pruneyard, Santana Row, and Westfield Valley Fair.

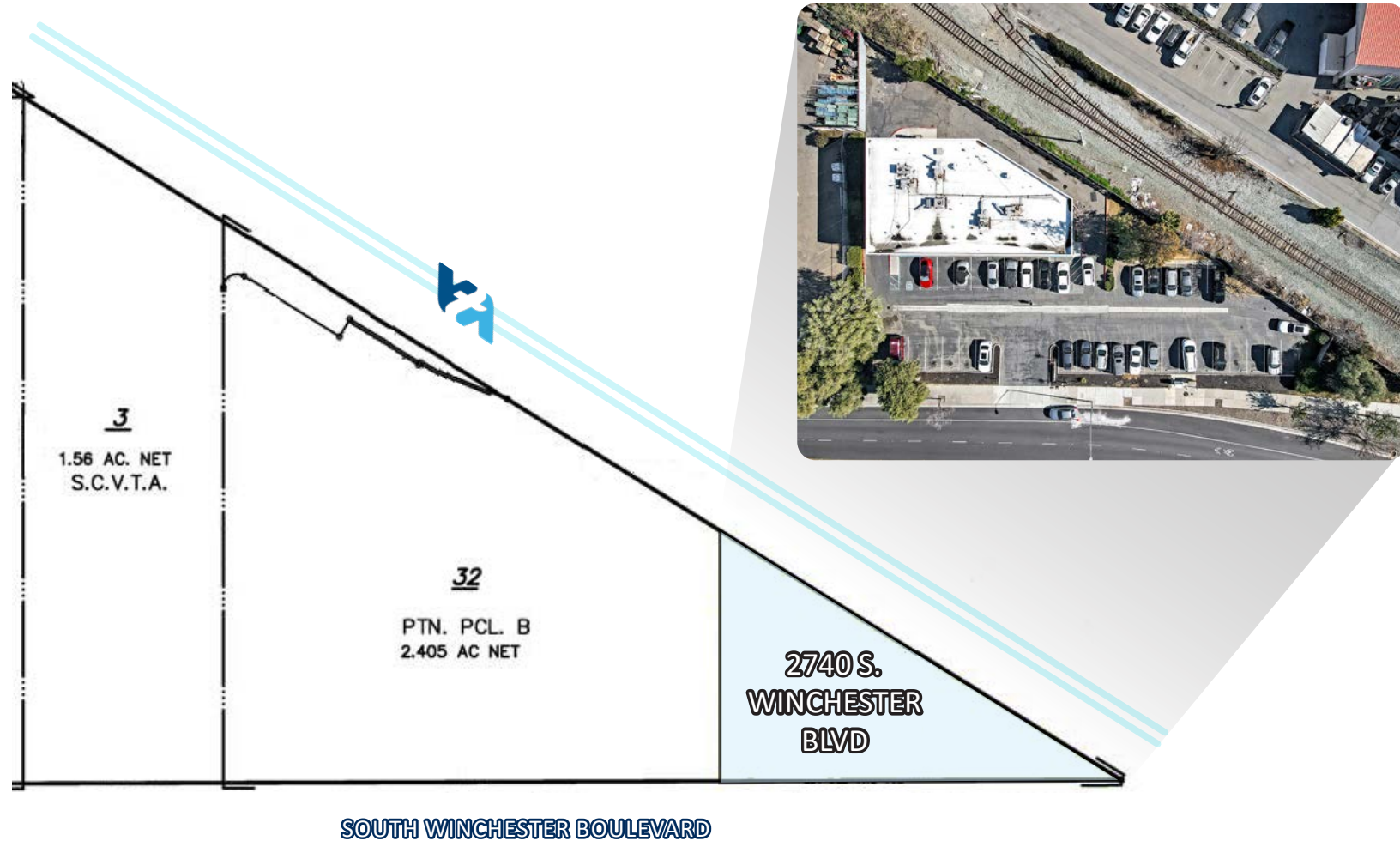


EXCELLENT ACCESS AND VISIBILITY

2470 S. Winchester Boulevard is less than one-quarter mile from the Winchester Station on the VTA light rail Green Line. Additionally, it is one-half mile from the interchange of State Highway 17 and San Tomas Expressway. The property is a short commute to major employers in central San Jose and the surrounding communities of Campbell, Los Gatos, Santa Clara, and Cupertino.

PARCEL MAP

HIGH-DENSITY REDEVELOPMENT SITE
CAMPBELL, CA



LOCAL AERIAL

HIGH-DENSITY REDEVELOPMENT SITE
CAMPBELL, CA



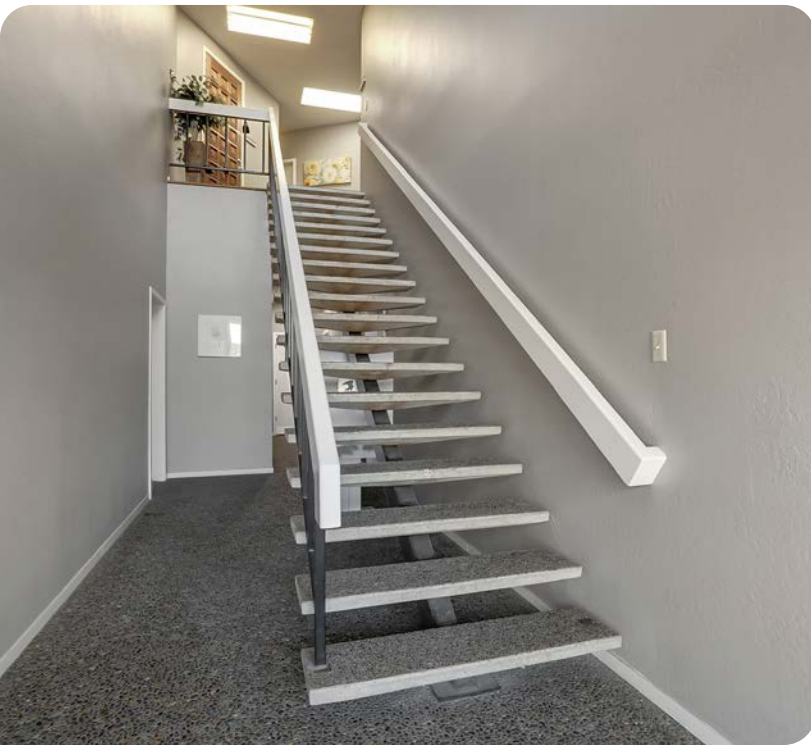
INTERIOR PHOTOS

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CAMPBELL, CA



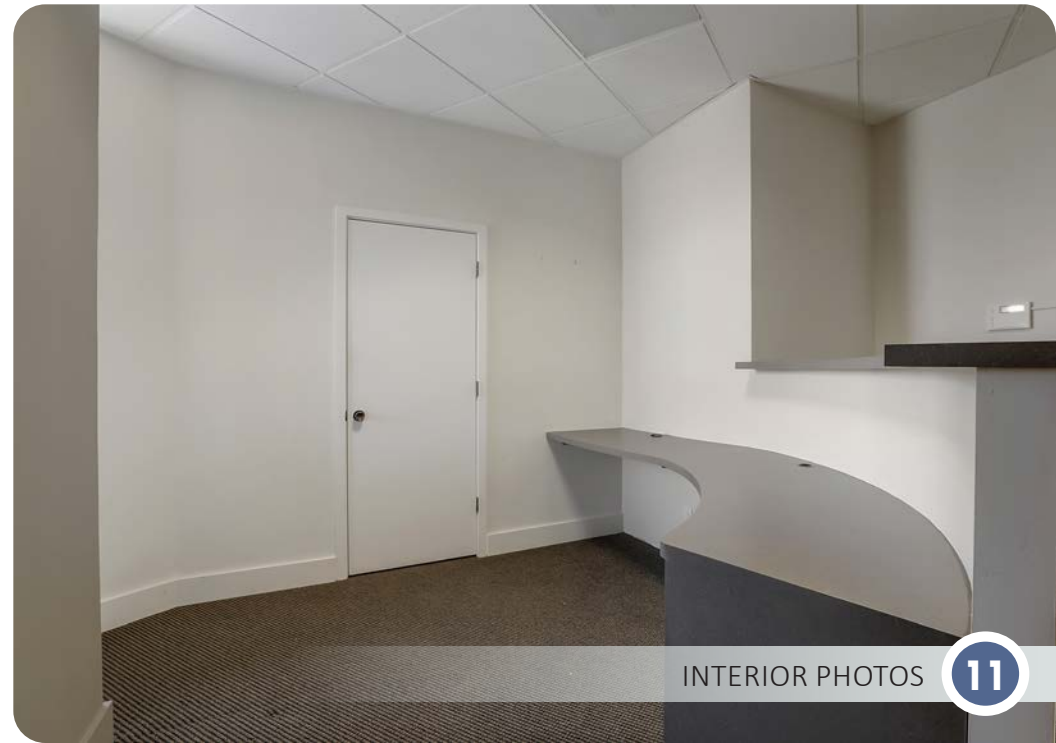
INTERIOR PHOTOS

HIGH-DENSITY REDEVELOPMENT SITE
CAMPBELL, CA



INTERIOR PHOTOS

HIGH-DENSITY REDEVELOPMENT SITE
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RENT ROLL

HIGH-DENSITY REDEVELOPMENT SITE
CAMPBELL, CA

SUITE	TENANT	SUITE SIZE	% OF TOTAL	LEASE END	OPTIONS	LEASE TYPE	MONTHLY RENT	RENT PSF	INCREASES
A	Tatsuya Kawai	1,000	16.1%	12/31/2029	None	Mod. Gross	\$2,540.00	\$2.54	3.00%
B	Dickerson & Dickerson	975	15.7%	2/15/2028	None	Mod. Gross	\$1,900.00	\$1.95	5.00%
C	Westprime Systems, Inc.	1,135	18.3%	5/31/2028	One @ 2 Yrs	Mod. Gross	\$2,000.00	\$1.76	3.00%
D	Pakio	1,950	31.5%	8/31/2027	None	Mod. Gross	\$3,725.00	\$1.91	---
E	Los Gatos Alarm	1,135	18.3%	12/31/2028	One @ 3 Yrs	Mod. Gross	\$3,461.75	\$3.05	\$0.10 PSF
TOTAL		6,195	100%				\$13,626.75	\$2.20	





SOUTH WINCHESTER BOULEVARD



GENERAL PLAN & ZONING

HIGH-DENSITY REDEVELOPMENT SITE
CAMPBELL, CA

SB 79 “ABUNDANT AND AFFORDABLE HOMES NEAR TRANSIT ACT”

Senate Bill (SB) 79, the “Abundant and Affordable Homes Near Transit Act” went into effect on July 1, 2026. The legislation establishes statewide minimum development standards for housing located near qualifying transit stops and significantly expands allowable housing capacity in those areas. The subject property is within one-quarter mile of the Winchester Station on VTA Light Rail and qualifies as a Tier 2 transit stop. Under SB 79, the development potential for the site is as follows:

Maximum Height: 65 Feet

Maximum Density: 100 Dwelling Units per Acre

Minimum Residential FAR: 3.0

GENERAL PLAN – TRANSIT-ORIENTED MIXED-USE

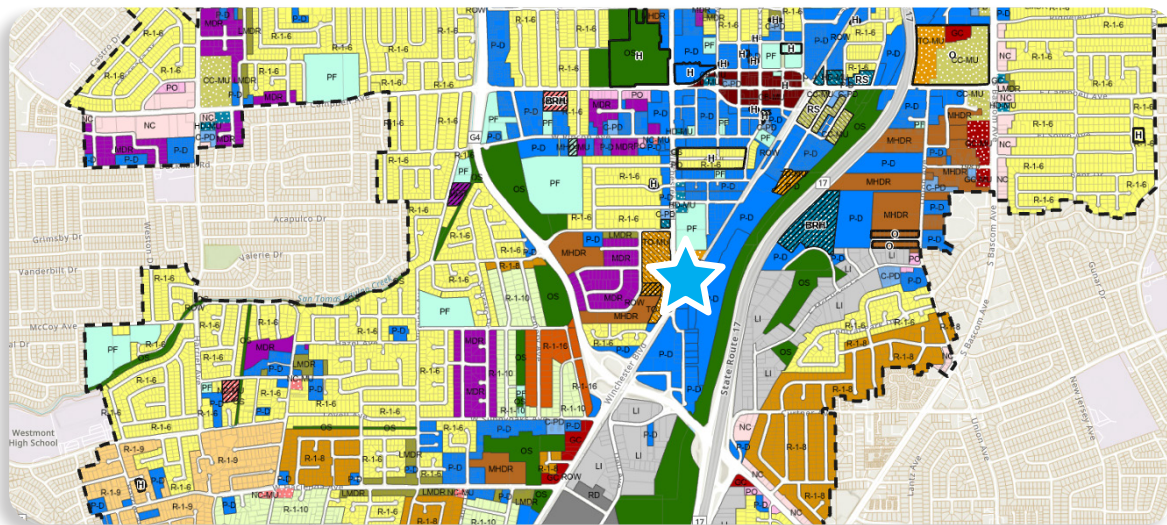
This designation generally consists of very high density commercial, residential, and mixed-use development within walking distance of high quality transit service such as light rail. Mixed-use residential projects are strongly encouraged within this designation but are not required. The allowable density in this land use designation is 57 to 75 dwelling units per acre, with an allowable floor area ratio of 1.0. However, additional density is allowed under SB 79.

ZONING – TRANSIT-ORIENTED MIXED-USE

The TO-MU designation generally consists of very high density commercial, residential, and mixed-use development within walking distance of high-quality transit service such as light rail. Mixed-use residential projects are strongly encouraged within this designation but are not required.

PERMITTED USES

Permitted uses include the same uses allowed in the High Density Residential and General Commercial designations. Apartments, accessory dwelling units, supportive housing, transitional housing, general merchandise retail stores, shopping centers, banks and financial centers, personal services, hotels and motels, full service restaurants, and professional offices are all allowed in the TO-MU zone.



Known as The Orchard City, the City of Campbell is located in central Santa Clara County. The city was incorporated in 1952 and was a center for processing and shipping fruit from surrounding orchards prior to the evolution of the region into what is now Silicon Valley. After the orchards were developed and the canneries closed, Campbell transformed into a bedroom community, with most residents working in nearby cities throughout Silicon Valley.

Campbell is known for its downtown pedestrian retail district, which has retained much of its character over the years. Downtown Campbell is full of restaurants, shops, service businesses, and small residential developments. There are several live music venues, bars, and entertainment venues downtown that also contribute to a vibrant night life.

Like the rest of Silicon Valley, many of the major employers in Campbell are technology companies. Barracuda Networks, 8x8 Inc., QoISys, Chargepoint, and (24)7 AI, Inc. are among the top tech employers. The economy is diversified, with major employers in the healthcare (Care Indeed and Imperative Care), construction (West Valley Construction), and business services (ZRG Partners) sectors. Additionally, the city is a short commute to major employment centers in San Jose, Cupertino, and Santa Clara.

The city offers residents a high quality of life, with good schools, an extensive network of parks and trails, high-quality community and recreation facility, and many community events each year. Campbell is a relatively small municipality and the city has retained a small-town feel in spite of being part of a major metropolitan area. Residents enjoy the sense of community from living in a smaller city, while also benefitting from the broader prosperity of Silicon Valley.



DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2030 Projection	23,400	204,396	492,187
2025 Estimate	23,080	201,200	485,338
Growth 2025 - 2030	1.39%	1.59%	1.41%
2010 Census	21,364	192,173	461,422
2020 Census	23,427	203,367	492,064
Growth 2010 - 2020	9.66%	5.83%	6.64%

INCOME - 2025 ESTIMATE	1 MILE	3 MILES	5 MILES
\$200,000 or More	36.54%	40.50%	40.83%
\$150,000 - \$199,999	13.42%	13.17%	13.16%
\$100,000 - \$149,999	14.39%	14.00%	13.95%
\$75,000 - \$99,999	7.14%	8.36%	8.17%
\$50,000 - \$74,999	9.20%	8.07%	8.05%
\$35,000 - \$49,999	5.37%	4.86%	4.77%
\$25,000 - \$34,999	3.12%	3.27%	3.29%
\$15,000 - \$24,999	5.12%	3.24%	3.09%
\$10,000 - \$14,999	2.85%	1.88%	1.87%
Under \$9,999	2.84%	2.65%	2.82%
Average Household Income	\$180,313	\$192,202	\$192,811
Median Household Income	\$152,963	\$168,756	\$169,458
Estimated Per Capita Income	\$73,505	\$72,926	\$73,077

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2030 Projections	9,636	77,935	188,055
2025 Estimate	9,531	76,949	185,842
Growth 2025 - 2030	1.10%	1.28%	1.19%
2010 Census	8,680	73,476	174,859
2020 Census	9,335	75,104	181,728
Growth 2010 - 2020	7.54%	2.21%	3.93%

HOUSING OCCUPANCY STATUS	1 MILE	3 MILES	5 MILES
2030 Owner Occupied (Est.)	44.08%	53.39%	52.33%
2030 Renter Occupied (Est.)	52.02%	42.17%	43.02%
2030 Vacant (Est.)	3.90%	4.44%	4.64%
2025 Owner Occupied	43.99%	53.30%	52.31%
2025 Renter Occupied	52.13%	42.29%	43.07%
2025 Vacant	3.89%	4.41%	4.62%
2020 Owner Occupied	43.47%	52.84%	52.07%
2020 Renter Occupied	52.72%	42.84%	43.38%
2020 Vacant	3.81%	4.32%	4.55%
2010 Owner Occupied	45.34%	54.91%	55.10%
2010 Renter Occupied	49.96%	41.19%	40.71%
2010 Vacant	4.70%	3.91%	4.19%

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