

OFFICE BUILDING FOR SALE

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Campbell, CA 95008



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# Property Information

# Property Summary



## Offering Summary

Sale Price:	\$3,550,000
Lot Size:	13,016 SF
Building Size:	6,003 SF

## Demographics

	0.3 Miles	0.5 Miles	1 Mile
Total Households	927	2,506	11,782
Total Population	2,045	6,102	29,030
Average HH Income	\$179,308	\$166,068	\$166,520

# Property Description



## Property Description

Rare opportunity to acquire a professionally maintained, turnkey office building located in the heart of Campbell's thriving commercial corridor. Offering excellent visibility and curb appeal, this attractive two-story office property is ideal for owner-users, investors, or professional firms seeking a strategic foothold in Silicon Valley.

The building encompasses approximately 6,003 square feet on a 0.3-acre lot and features modern interior improvements, abundant natural light, energy efficient lighting, two kitchenettes, and four restrooms. Recent updates include a repaved parking lot with 23 dedicated spaces, enhanced landscaping, and additional storage.

Zoned GC - General Commercial. This prime location is just minutes from Highway 17, Downtown Campbell, a wide variety of restaurants, Whole Foods, eBay headquarters, Pruneyard Shopping Center and City of Campbell Offices. With a Walk Score of 82 and Bike Score of 88, the property is highly accessible by foot, bike, or public transit. This is an exceptional investment in one of Silicon Valley's most dynamic submarkets, offering flexibility, functionality, and long-term growth potential.

## Location Description

Located just minutes from Highway 17 and conveniently near Downtown Campbell, Whole Foods, eBay, and the Pruneyard Shopping Center, this site provides easy access to a wide range of retail, dining, and transit options.

## Parking Description

23 Surface parking spaces - Covered and uncovered  
Additional street parking

## Utilities Description

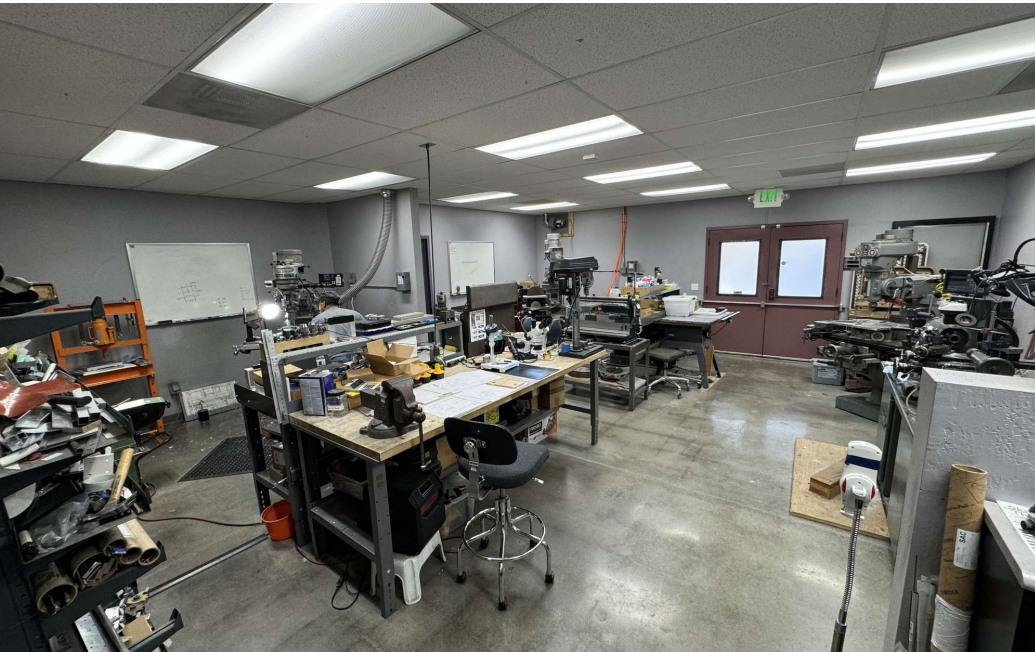
Single phase 220V and 110V  
Energy-efficient LED Lighting  
West Valley Collection and Recycling

# Complete Highlights

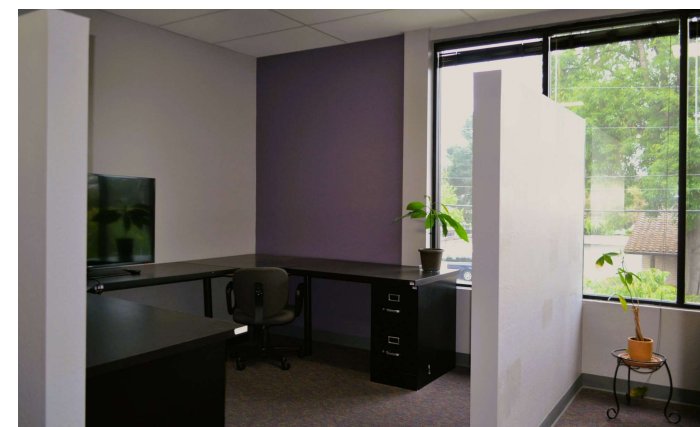
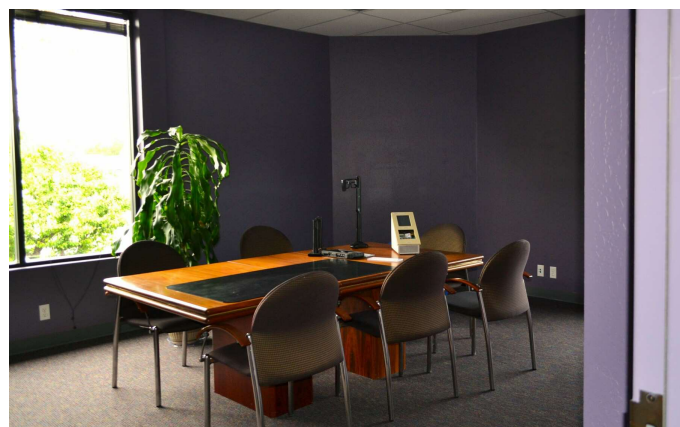


## Property Highlights

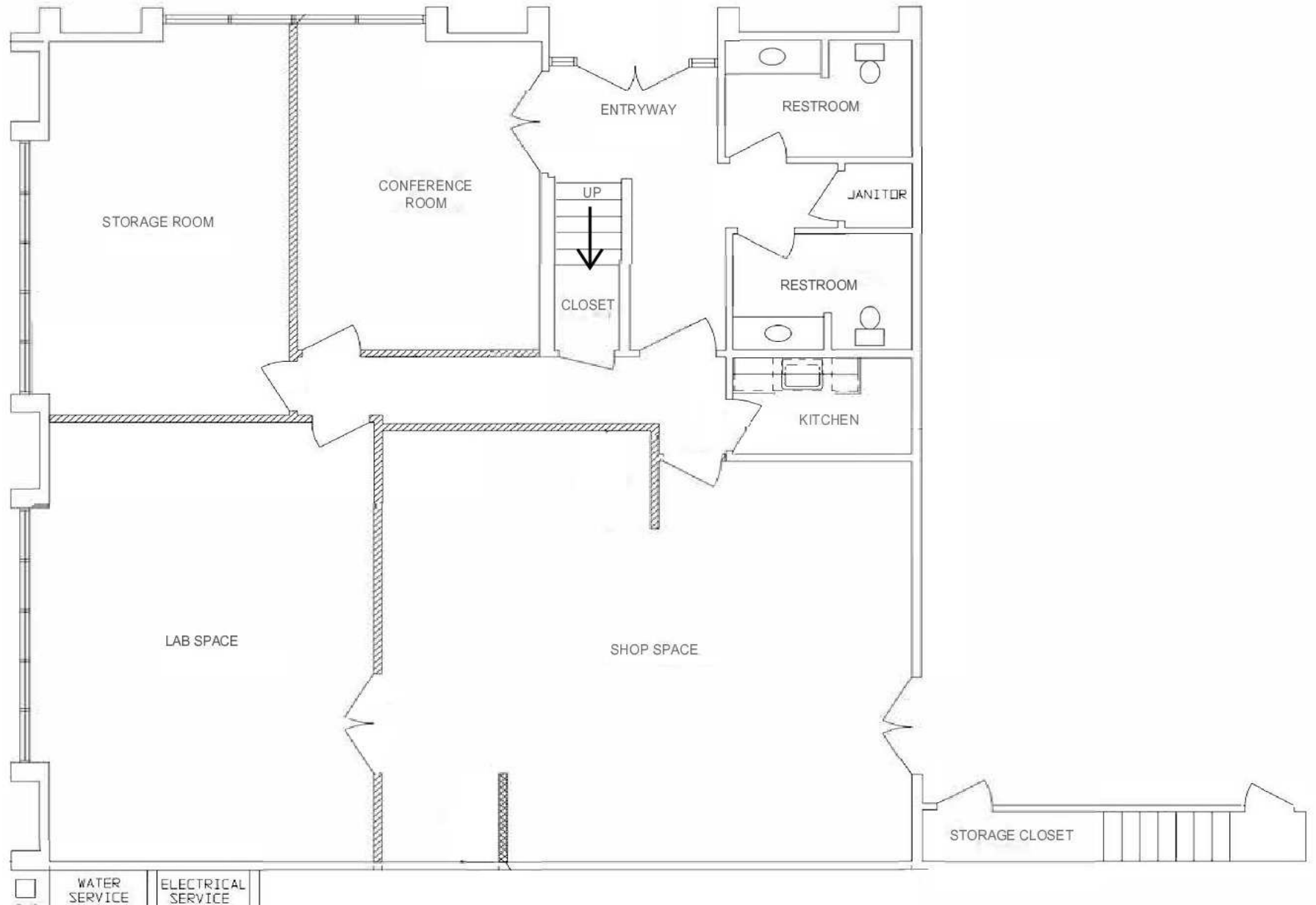
- Turnkey, freestanding Office Building. Excellent investment opportunity for owner-user or investors.
- Prime location with easy access to highways 17 & 280, light rail, and major tech employers.
- Convenient, close proximity to vibrant downtown Campbell and The Pruneyard shopping center.
- Flexible interior layout with two conference rooms, private offices, large collaborative cubicles, lab space and shop area.
- Versatile space with potential for multi-tenant occupancy or light industrial use.
- Ample parking for 23 vehicles in addition to street parking.
- Well-manicured landscaping.



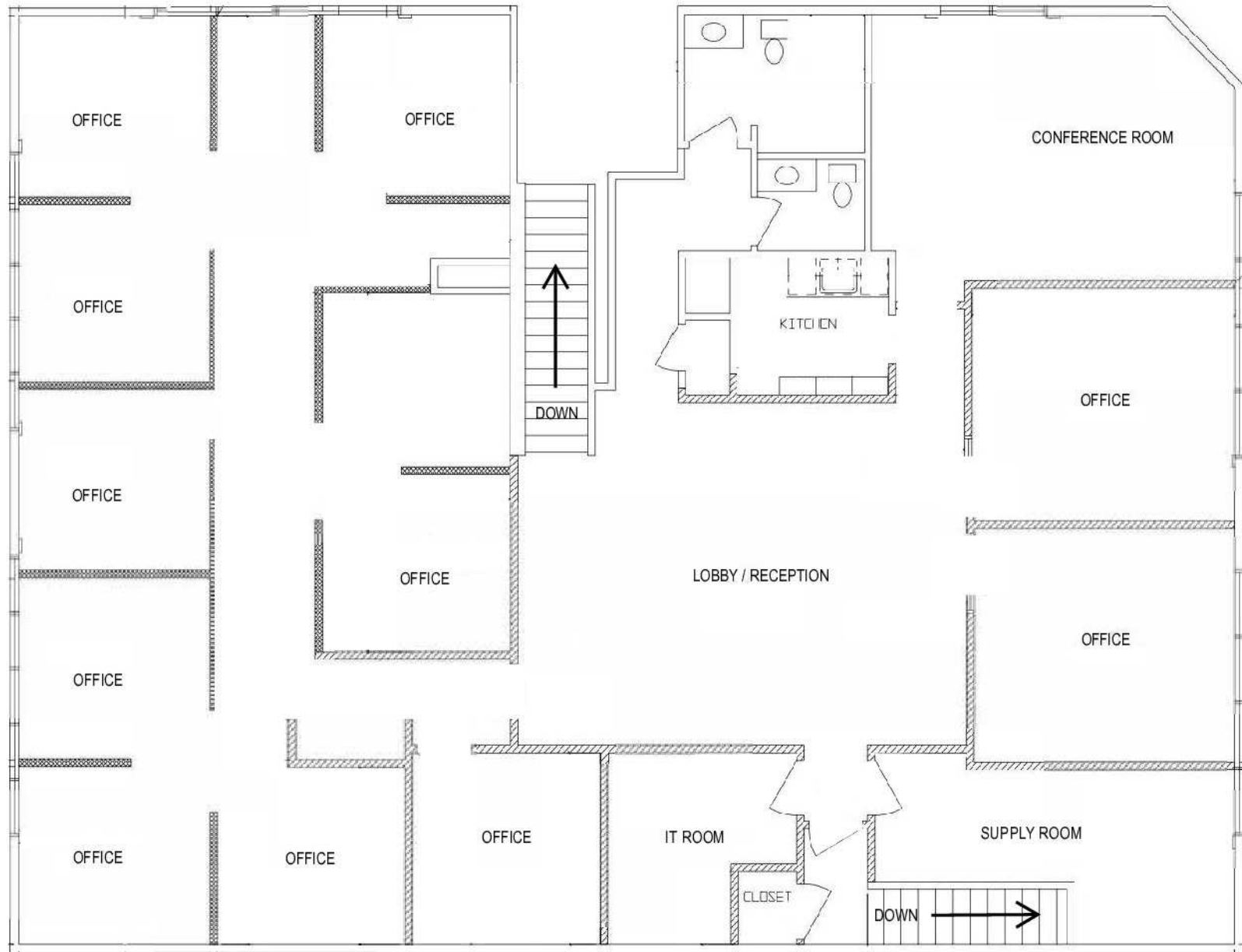
# Photos



# Floorplan - 1st Floor

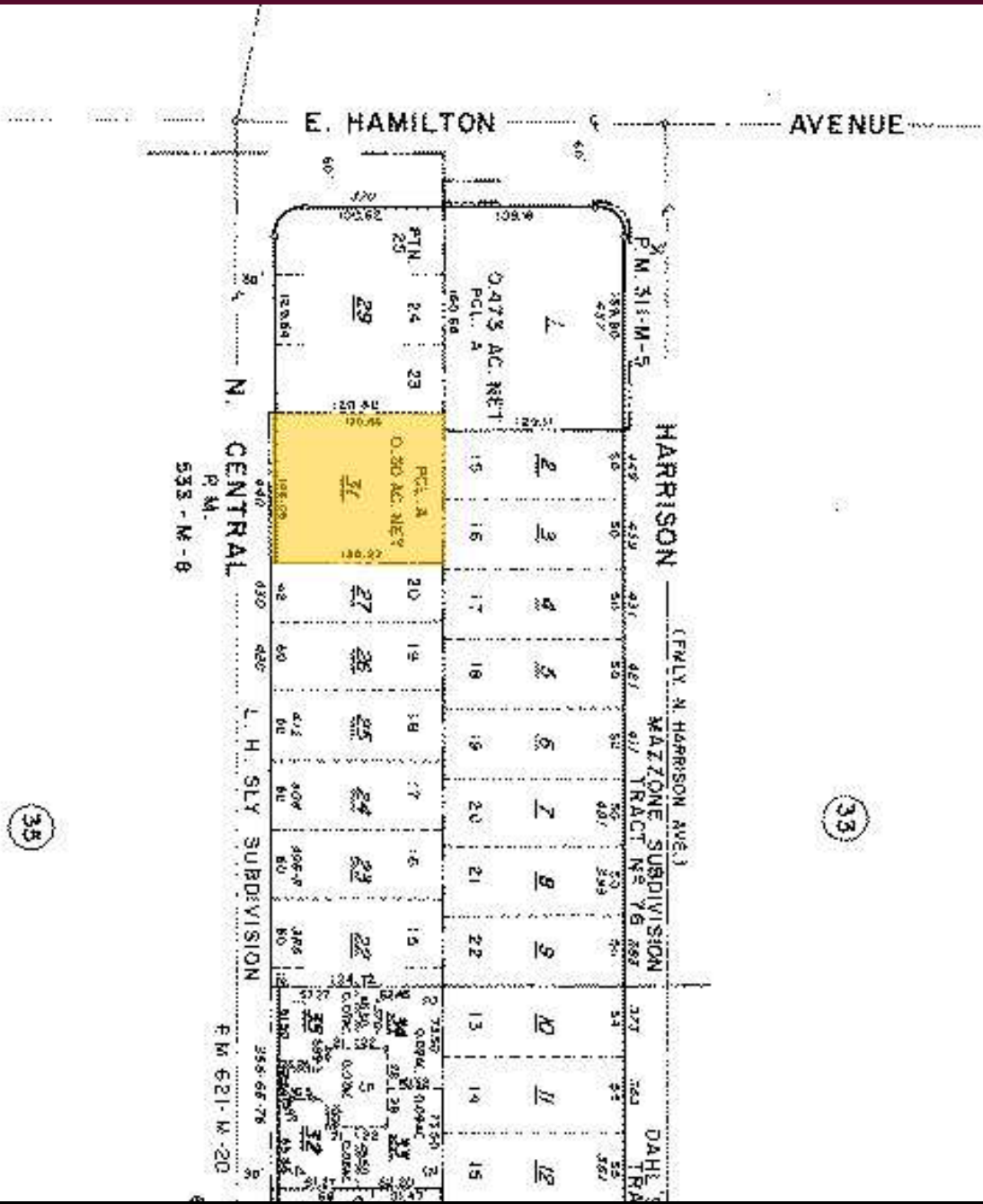


# Floorplans - 2nd Floor



# Site Plans

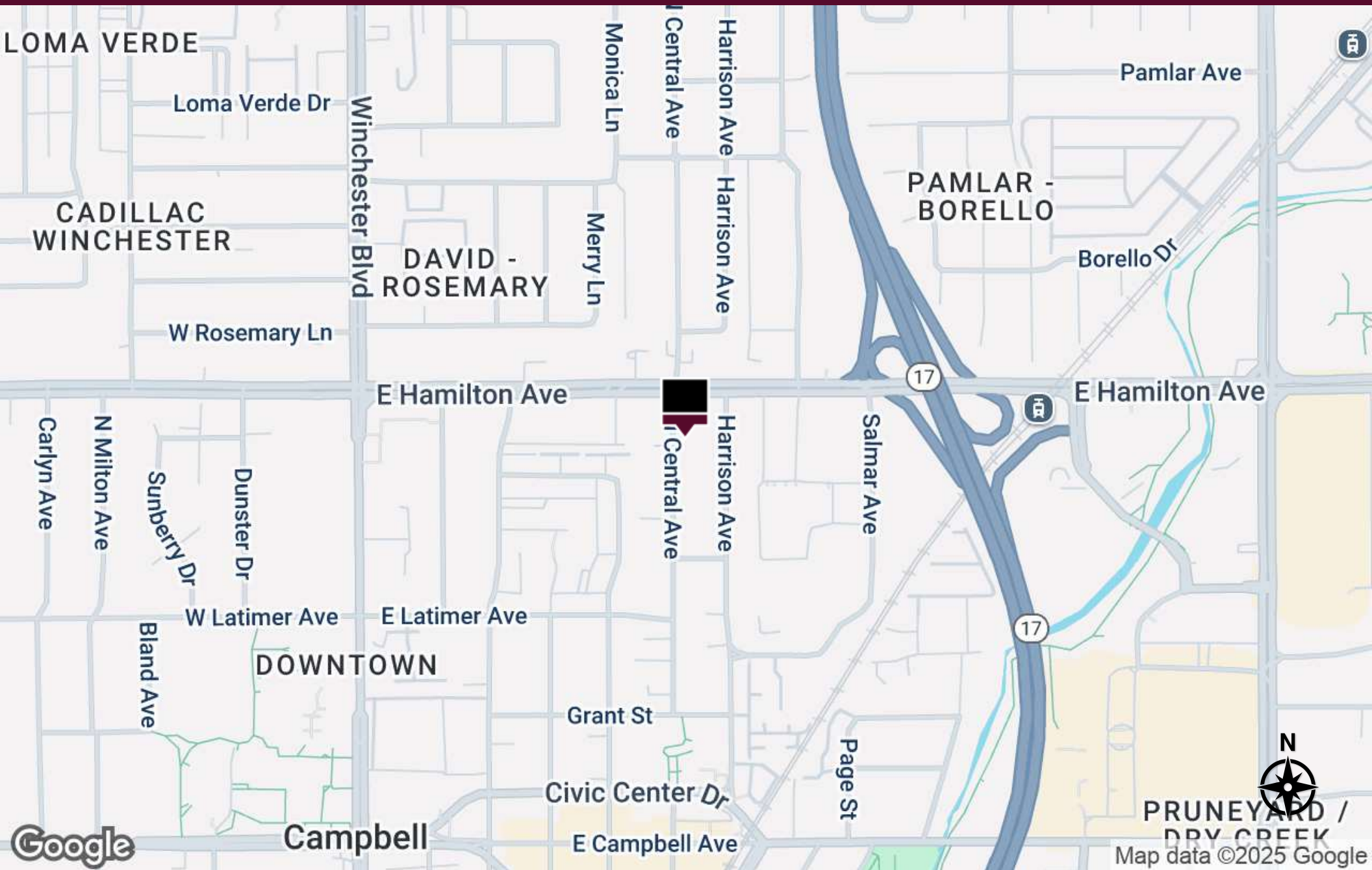
OFFICE OF COUNTY ASSESSOR SANTA CLARA COUNTY





# Location Information

# Location Map



# Retailer Map

