

Two 2nd Story 1,000± SF Office Suites Available For Lease

Located Near Hwy 17 & Camden Ave



1350 Dell Ave, Campbell, CA



Meacham/Oppenheimer, Inc.
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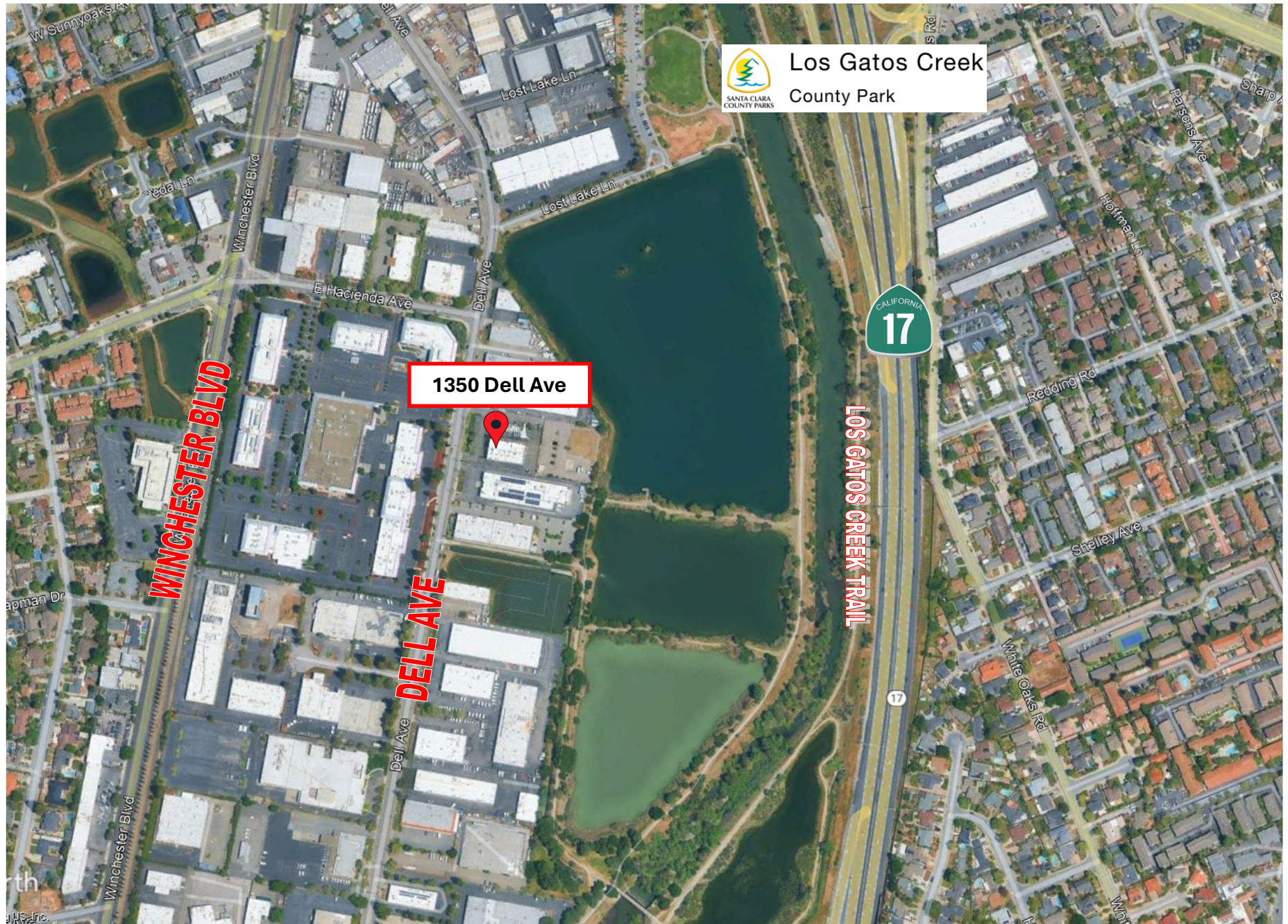


Available Suite 203: 1,000± SF

- Asking rent is \$2.50 PSF Modified Gross
- Five private offices
- Full Kitchenette
- Recently renovated with new flooring & paint

Available Suite 206: 1,000± SF

- Asking rent is \$2.50 PSF Modified Gross
- Two private offices
- New LED lights & roof tiles installed
- Recently renovated with new flooring & paint







SUITE 206: 1,000± SF



SUITE 203: 1,000± SF



SIGN PLACEMENT & COURTYARD SPACE



DEMOGRAPHICS



2026 SUMMARY	1-MILE	3-MILE	5-MILE
Population	21,635	189,101	450,461
Households	8,365	70,270	167,981
Average Household Size	2.56	2.66	2.65
Owner Occupied Housing Units	3,964	40,318	93,581
Renter Occupied Housing Units	4,401	29,952	74,400
Median Age	40.1	41.8	41.5
Median Household Income	\$164,976	\$173,382	\$171,159
Average Household Income	\$225,867	\$246,031	\$243,792

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