

2470 S Winchester Blvd

Campbell, CA 95008



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Marcus & Millichap

OFFICES THROUGHOUT THE U.S. AND CANADA
marcusmillichap.com

EXCLUSIVELY LISTED BY

Joshua Johnson

First Vice President Investments
Office: Palo Alto
Direct: 650.391.1784
Joshua.Johnson@marcusmillichap.com
License: CA #01930127

David Cutler

First Vice President Investments
Office: Palo Alto
Direct: 650.391.1753
David.Cutler@marcusmillichap.com
License: CA #01514751

Kirk Trammell

Executive Managing Director Investments
Office: Palo Alto
Direct: 650.391.1809
Kirk.Trammell@marcusmillichap.com
License: CA #01038657

Marcus & Millichap

OFFERING SUMMARY



Listing Price
\$3,900,000



Occupancy
0%



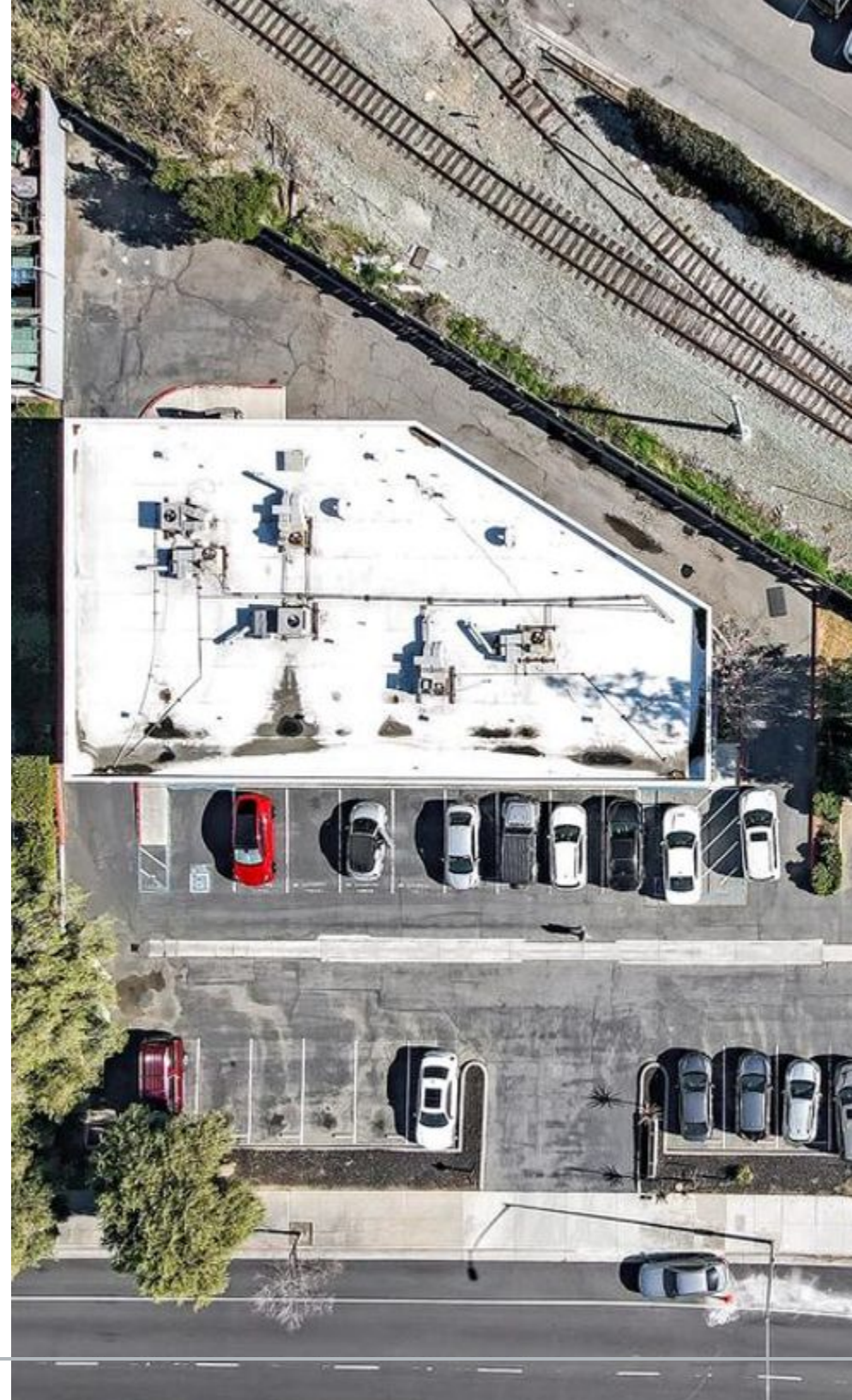
Price/SF
\$557.14

FINANCIAL

Listing Price	\$3,900,000
Price PSF	\$557.14

OPERATIONAL

Gross Building Area	+/-7,000 SF
Usable Building Area	+/-6,220 SF
Lot Size	+/-0.62 Acres (+/-27,187 SF)
Year Built	1980
Parking Spaces	39
Parking Ratio	5.57 / 1,000 SF
Traffic Counts	27,000 VPD
Zoning	P-D, Planned Development
General Plan Land Use (Draft)	Residential/Commercial/Professional Office



2470 S WINCHESTER BLVD

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INVESTMENT OVERVIEW

Marcus & Millichap and R. G. Matusich Realtors, Inc. have been selected to exclusively market for sale 2470 S. Winchester Boulevard in Campbell, CA. The subject property is a two-story multi-tenant office building that was originally constructed in 1980 and contains approximately 7,000 gross square feet and 6,220 usable square feet. The improvements are situated on a 0.62-acre triangular parcel located just south of the Winchester Station for VTA light rail. There are 39 parking spaces on site for a ratio of 5.57 per 1,000 square feet.

Currently, the building is configured with three suites downstairs and two suites upstairs. The downstairs spaces have direct exterior access through individual storefronts. The upstairs suites are accessed through a common area lobby and stairway. Tenant spaces have standard office build-out with open office space, private offices, and break rooms. There is one common area restroom downstairs, with two common area restrooms upstairs. Overall, the interior finishes have been well-maintained and are in good condition.

2470 S. Winchester Boulevard can be operated with its current suite configuration or easily adapted for a single-user. The property will be delivered vacant at closing. This makes the building attractive to both value-add investors and owner-occupants. Additionally, the draft general plan for the City of Campbell designates this site as Residential/Commercial/Professional Office, which is equivalent to Planned Development zoning. The draft general plan permits development with mixed-use densities between 21-45 units per acre are allowed, up to 1.25 floor area ratio. The property has also been identified as a Housing Opportunity Site by the City of Campbell, which would permit redevelopment at a density of 75 units per acre.

INVESTMENT HIGHLIGHTS

- Two-story multi-tenant office building totaling approximately 7,000 gross square feet
- Owner-user or value-add opportunity; building is vacant
- Potential for redevelopment at a density up to 75 units per acre
- Excellent parking ratio of 5.57 / 1,000 SF with 39 on-site parking spaces
- Less than five minutes' walking distance to the Winchester Station for VTA light rail
- Good access from Highway 17 and San Tomas Expressway
- Close to numerous restaurants, shops, and other retailers in downtown Campbell and The Pruneyard
- Highly visible site with traffic counts near 27,000 vehicles per day

SAFEWAY



DOLLAR TREE



BANK OF THE WEST

CINELUX
THEATRES

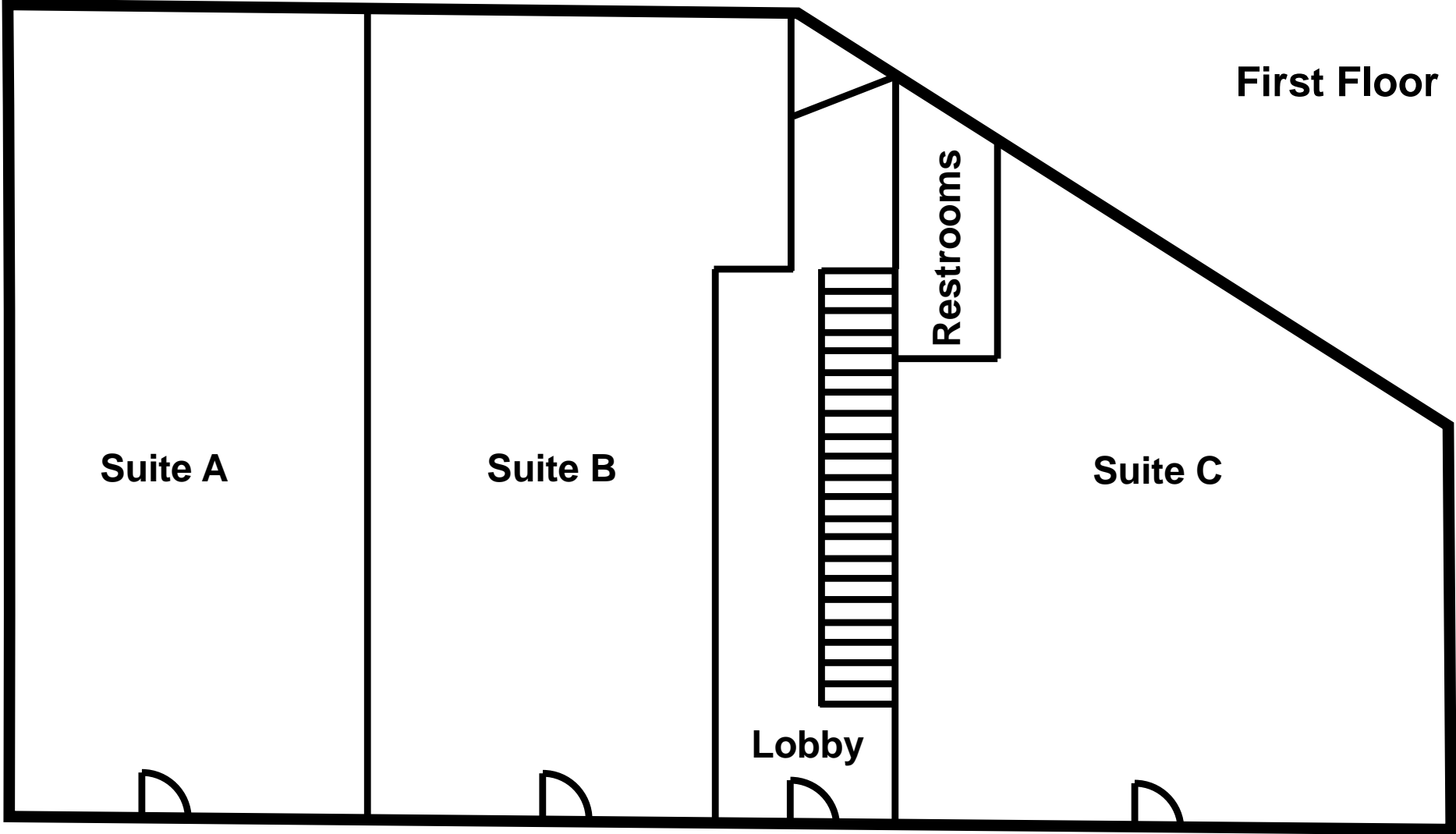
Winchester VTA

San Tomas Expressway

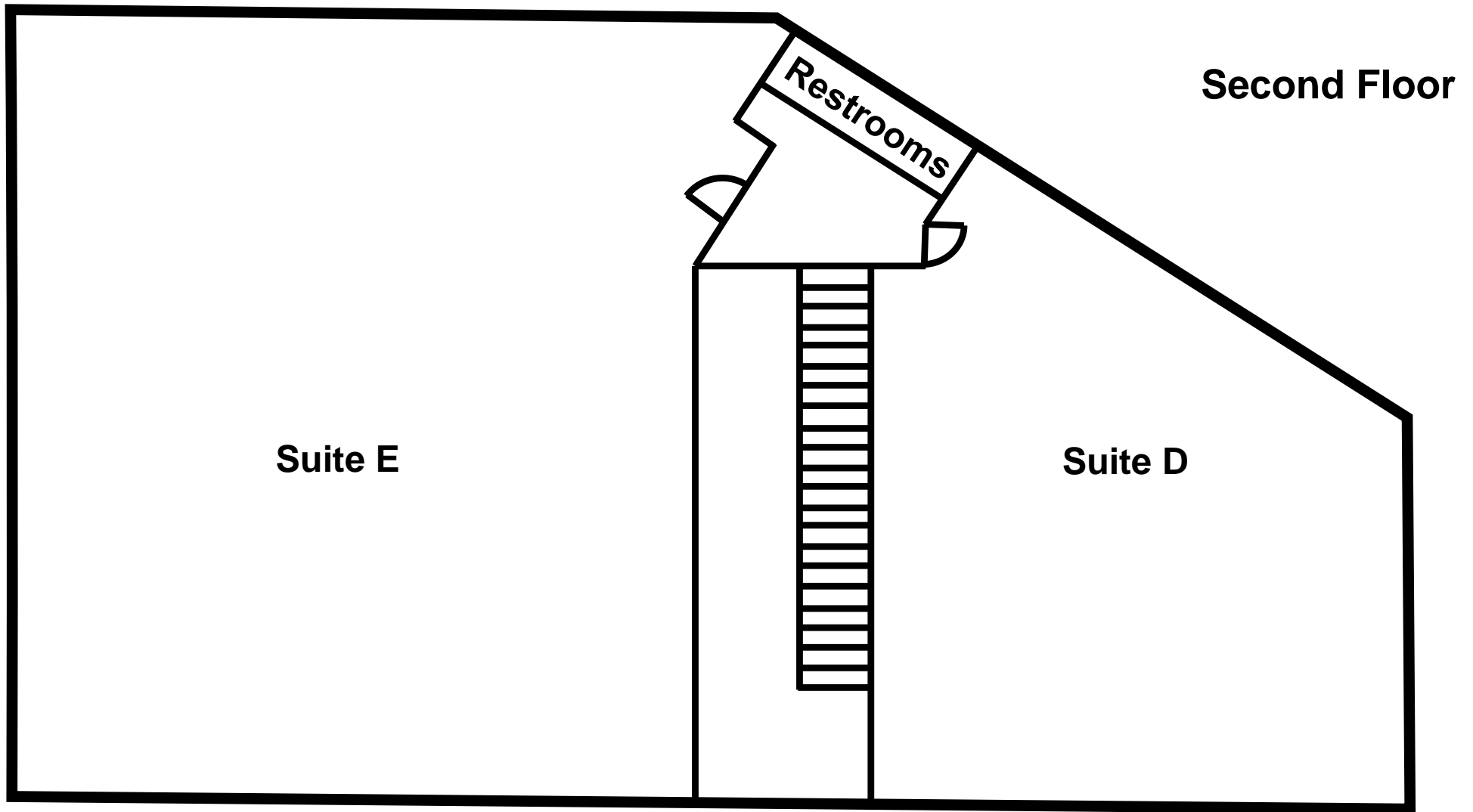
Winchester Boulevard

Highway 17





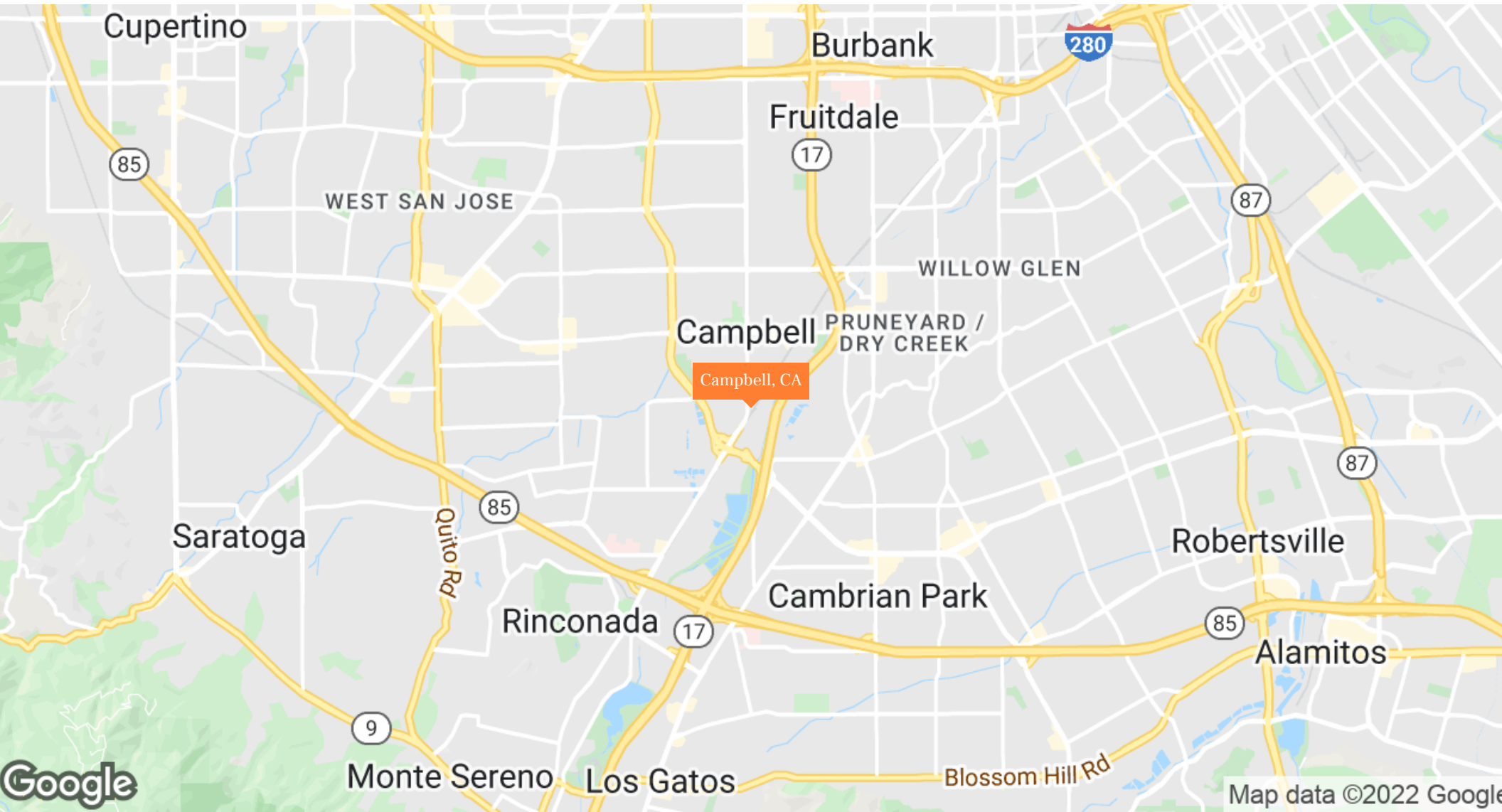
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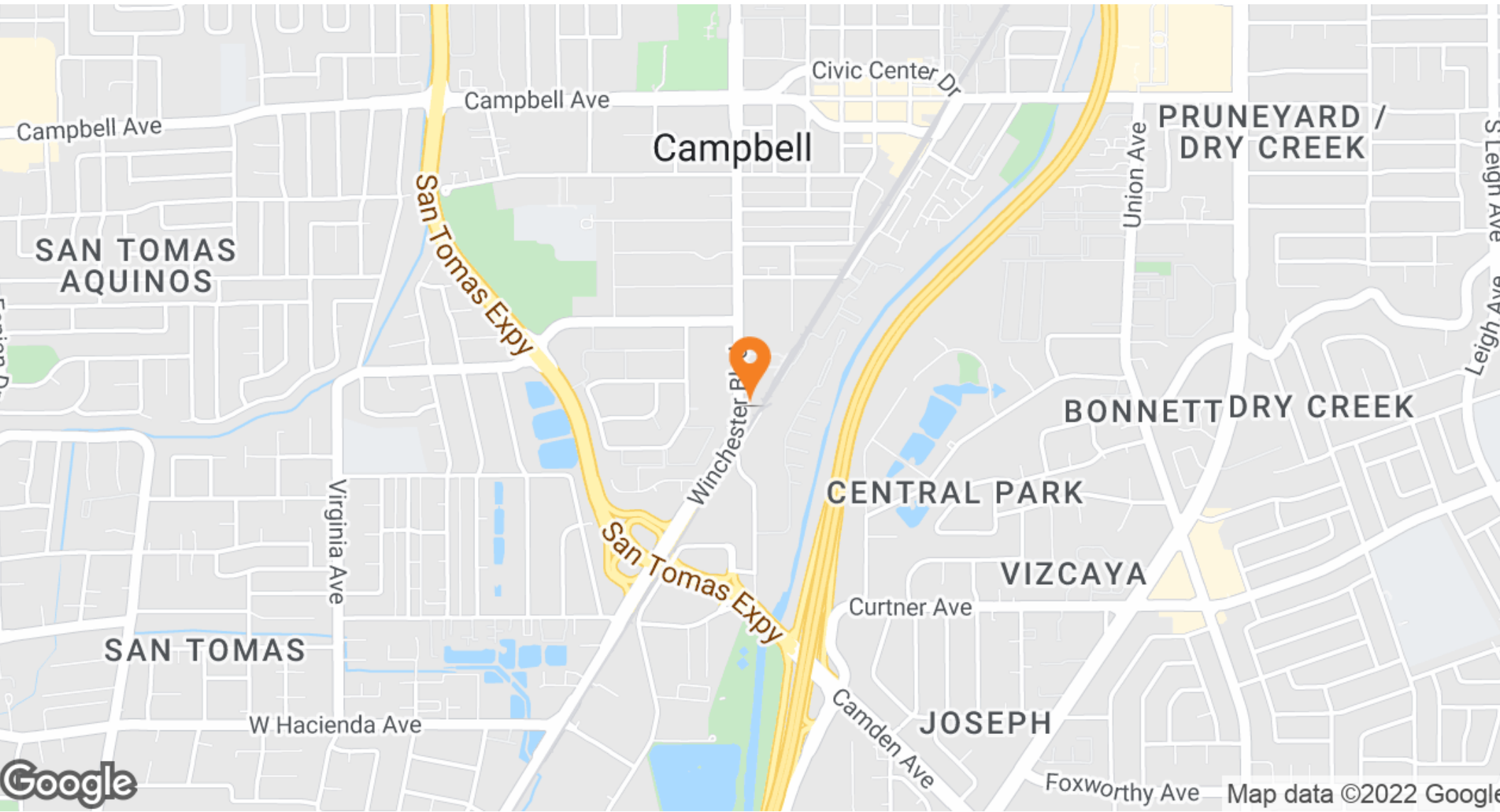
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2470 S Winchester Blvd // REGIONAL MAP



LOCAL MAP // 2470 S Winchester Blvd





DEMOGRAPHICS // 2470 S Winchester Blvd

POPULATION	1 Mile	3 Miles	5 Miles
2026 Projection			
Total Population	25,725	215,605	530,579
2021 Estimate			
Total Population	24,883	211,103	514,000
2010 Census			
Total Population	23,281	203,293	486,157
2000 Census			
Total Population	22,259	197,747	466,758
Daytime Population			
2021 Estimate	29,927	200,549	513,382
HOUSEHOLDS			
	1 Mile	3 Miles	5 Miles
2026 Projection			
Total Households	11,486	84,658	204,396
2021 Estimate			
Total Households	11,080	82,696	197,503
Average (Mean) Household Size	2.3	2.5	2.6
2010 Census			
Total Households	10,173	78,078	182,680
2000 Census			
Total Households	9,813	76,251	175,895
HOUSEHOLDS BY INCOME			
	1 Mile	3 Miles	5 Miles
2021 Estimate			
\$200,000 or More	24.6%	29.6%	30.8%
\$150,000-\$199,999	13.0%	15.0%	15.0%
\$100,000-\$149,999	17.8%	16.6%	16.4%
\$75,000-\$99,999	10.6%	9.3%	8.8%
\$50,000-\$74,999	11.9%	10.1%	9.7%
\$35,000-\$49,999	6.5%	6.2%	6.0%
\$25,000-\$34,999	4.9%	4.4%	4.2%
\$15,000-\$24,999	3.9%	3.7%	3.8%
Under \$15,000	6.8%	5.1%	5.3%
Average Household Income	\$166,730	\$184,507	\$189,298
Median Household Income	\$113,920	\$132,560	\$136,844
Per Capita Income	\$74,316	\$72,447	\$72,972

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2021 Estimate Total Population	24,883	211,103	514,000
Under 20	19.4%	22.8%	23.1%
20 to 34 Years	25.4%	21.0%	21.0%
35 to 49 Years	23.0%	21.5%	21.3%
50 to 59 Years	13.7%	14.2%	14.0%
60 to 64 Years	5.3%	5.7%	5.6%
65 to 69 Years	3.9%	4.3%	4.3%
70 to 74 Years	3.0%	3.4%	3.4%
Age 75+	6.3%	7.3%	7.2%
Median Age	37.9	39.3	39.1
Population by Gender			
2021 Estimate Total Population	24,883	211,103	514,000
Male Population	49.4%	49.8%	49.9%
Female Population	50.6%	50.2%	50.1%
Travel Time to Work			
Average Travel Time to Work in Minutes	30.0	29.0	30.0



POPULATION

In 2021, the population in your selected geography is 514,000. The population has changed by 10.1 percent since 2000. It is estimated that the population in your area will be 530,579 five years from now, which represents a change of 3.2 percent from the current year. The current population is 49.9 percent male and 50.1 percent female. The median age of the population in your area is 39.1, compared with the U.S. average, which is 38.4. The population density in your area is 6,539 people per square mile.



EMPLOYMENT

In 2021, 274,389 people in your selected area were employed. The 2000 Census revealed that 76.7 percent of employees are in white-collar occupations in this geography, and 23.3 percent are in blue-collar occupations. In 2021, unemployment in this area was 5.0 percent. In 2000, the average time traveled to work was 23.7 minutes.



HOUSEHOLDS

There are currently 197,503 households in your selected geography. The number of households has changed by 12.3 percent since 2000. It is estimated that the number of households in your area will be 204,396 five years from now, which represents a change of 3.5 percent from the current year. The average household size in your area is 2.6 people.



HOUSING

The median housing value in your area was \$942,897 in 2021, compared with the U.S. median of \$227,827. In 2000, there were 100,911 owner-occupied housing units and 74,983 renter-occupied housing units in your area. The median rent at the time was \$1,072.



INCOME

In 2021, the median household income for your selected geography is \$136,844, compared with the U.S. average, which is currently \$65,694. The median household income for your area has changed by 90.3 percent since 2000. It is estimated that the median household income in your area will be \$155,133 five years from now, which represents a change of 13.4 percent from the current year.

The current year per capita income in your area is \$72,972, compared with the U.S. average, which is \$36,445. The current year's average household income in your area is \$189,298, compared with the U.S. average, which is \$94,822.



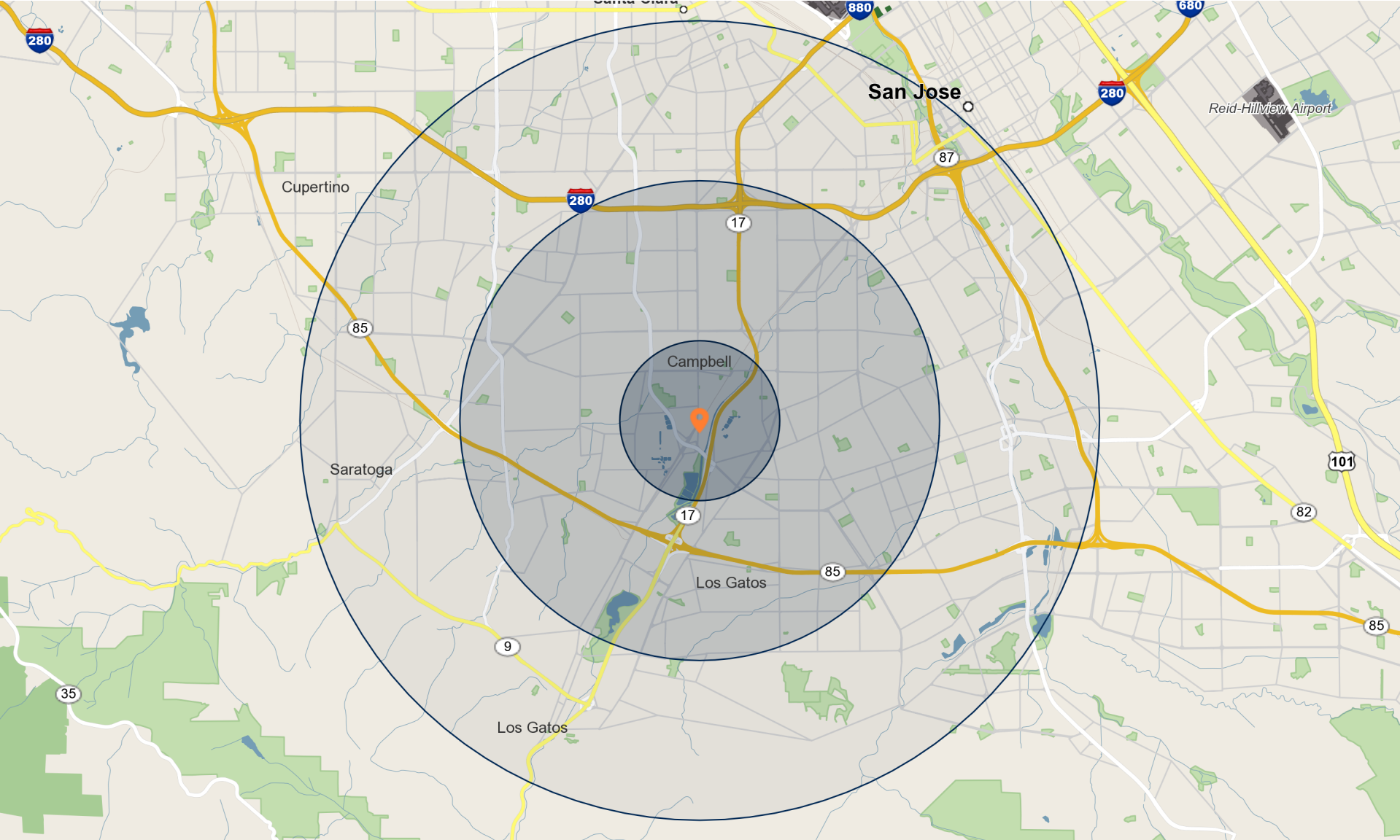
EDUCATION

The selected area in 2021 had a higher level of educational attainment when compared with the U.S. averages. 24.7 percent of the selected area's residents had earned a graduate degree compared with the national average of only 12.0 percent, and 30.4 percent completed a bachelor's degree, compared with the national average of 19.5 percent.

The number of area residents with an associate degree was lower than the nation's at 6.9 percent vs. 8.3 percent, respectively.

The area had fewer high-school graduates, 13.5 percent vs. 27.2 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 16.5 percent in the selected area compared with the 20.5 percent in the U.S.

DEMOGRAPHICS // 2470 S Winchester Blvd



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Joshua Johnson

First Vice President Investments
Office: Palo Alto
Direct: 650.391.1784
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License: CA #01930127

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