

Professional Office Spaces Available
2,200 SF - 2,480 SF



FOR LEASE · OFFICE

740-750 Camden Avenue

Campbell, CA 95008



PRIME COMMERCIAL
INCORPORATED

Dixie Divine Lic. 00926251 & 01481181
(408) 313-8900
ddivine@primecommercialinc.com

Doug Ferrari Lic. 01032363
(408) 879-4002
dferrari@primecommercialinc.com

PROPERTY Information

740-750 CAMDEN AVE
CAMPBELL, CA



740



750

FEATURES

Professional Office Buildings with Multiple Office Spaces

- New Paint & Carpet
- Monument Signage
- Private Parking Lot
- Excellent Location Just Off Winchester Avenue

AVAILABILITY

- **740-B** (2nd Floor) — 2,480 SF

PRICING *LIMITED SPECIAL*

\$0.99 / SF MG in Year 1*

- *Pricing valid on term of at least 3 years, Rent resets to market rate of \$1.50 SF / gross in Year 2 with 5% annual increase.*

740-B
Gallery

**740 Camden Avenue
Suite B - 2,480 SF**

FEATURES

- New Paint & Carpet
- 2nd Floor Suite
- Reception Area
- (7) Private Offices
- Lower Storage Area with 2 Rooms
- Kitchen Area
- Built In Cabinets
- 2 Restrooms

**740-750 CAMDEN AVE
CAMPBELL, CA**



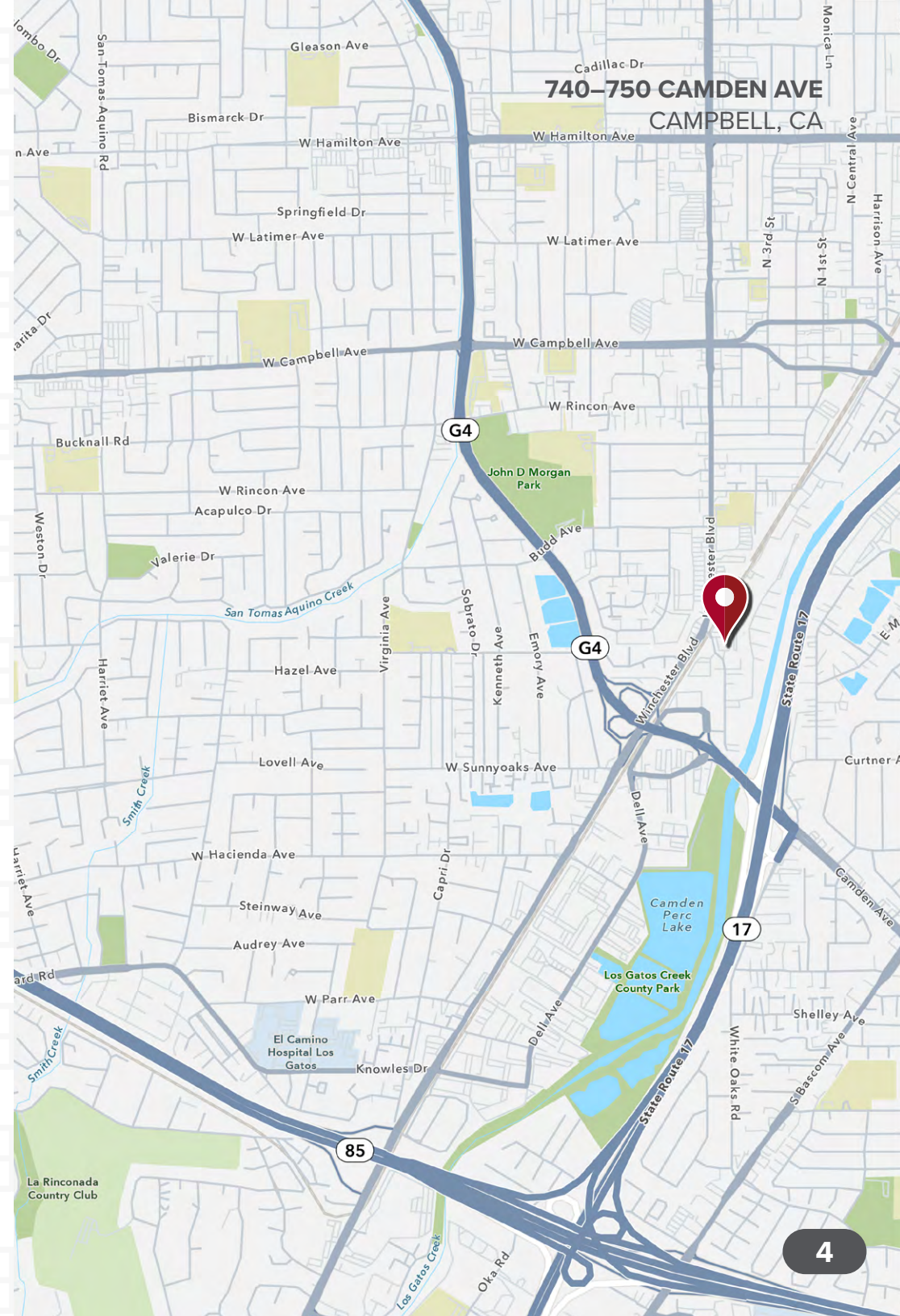
SURROUNDING AREA Reports

Demographics

BY DISTANCE	1 MILE	3 MILE	5 MILE
Avg Household Income	\$180,490	\$213,071	\$216,296
Total Population	24,930	208,579	504,699
Daytime Population	17,646	111,175	234,586

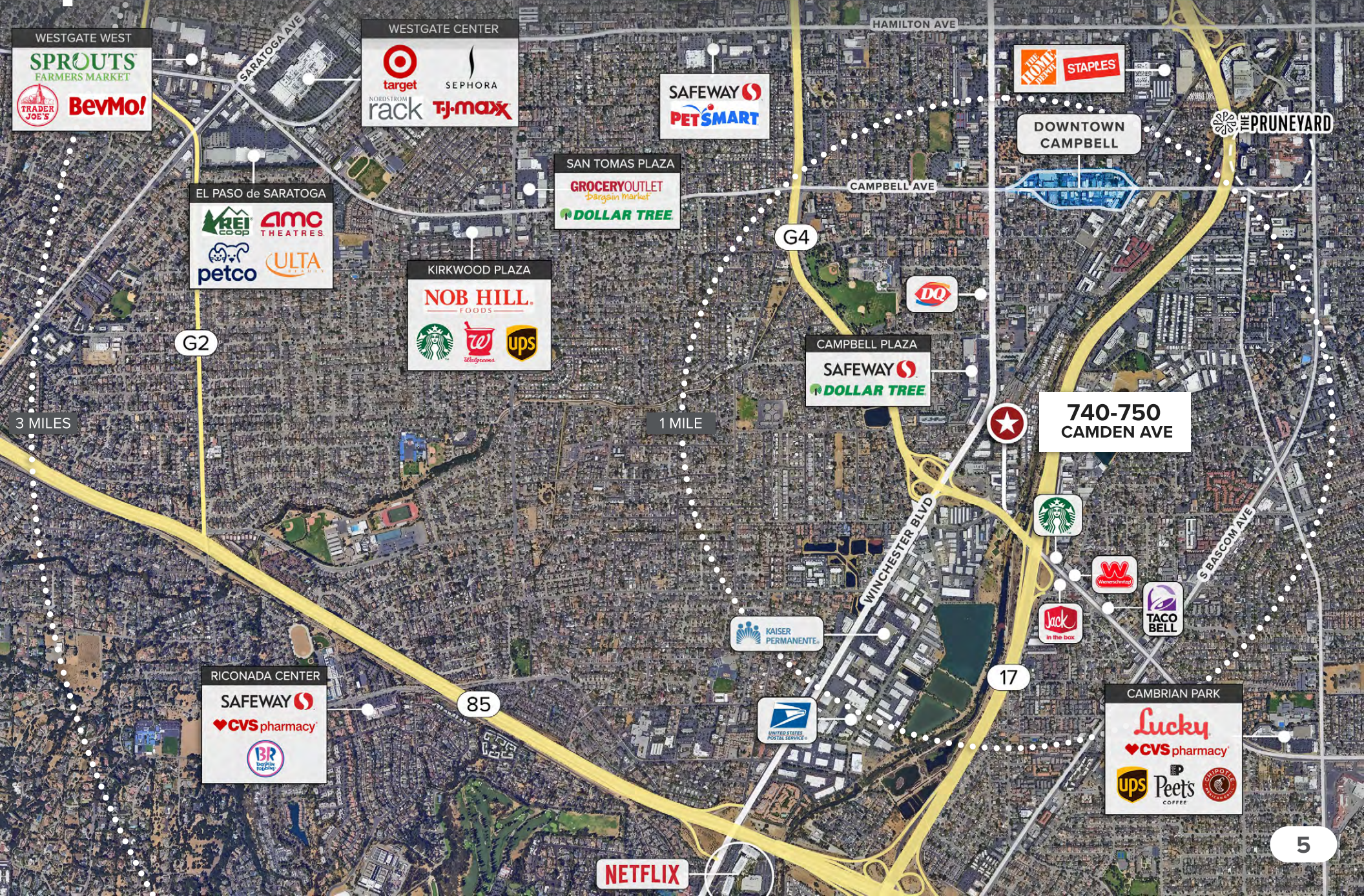
Traffic Counts

CARS PER DAY	
Winchester Boulevard	26,909 ADT
Camden Avenue	2,719 ADT
State Route 17	137,000 ADT
San Tomas Expressway (G4)	62,140 ADT



NEARBY RETAILERS Aerial Map

740-750 CAMDEN AVE
CAMPBELL, CA



WESTGATE WEST

- SPROUTS FARMERS MARKET
- TRADER JOE'S
- BevMo!

WESTGATE CENTER

- target
- SEPHORA
- NORDSTROM rack
- TJ-maxx

SAFeway

- PETSMART

THE HOME DEPOT

- STAPLES

EL PASO de SARATOGA

- REI COOP
- AMC THEATRES
- petco
- ULTA

SAN TOMAS PLAZA

- GROCERYOUTLET
- DOLLAR TREE

KIRKWOOD PLAZA

- NOB HILL FOODS
- Starbucks
- Wendy's
- ups

CAMPBELL PLAZA

- SAFeway
- DOLLAR TREE

740-750 CAMDEN AVE

RICONADA CENTER

- SAFeway
- CVS pharmacy
- BR

CAMBRIAN PARK

- Lucky
- CVS pharmacy
- ups
- Peets COFFEE
- CHIPOTE

NETFLIX

FOR MORE INFORMATION:

Dixie Divine

Lic. 00926251 & 01481181

(408) 313-8900

ddivine@primecommercialinc.com

Doug Ferrari

Lic. 02234917

(408) 879-4000


dferrari@primecommercialinc.com



Prime Commercial, Inc.

1543 Lafayette Street, Suite C
Santa Clara, CA 95050

 www.primecommercialinc.com

 OFFICE: (408) 879-4000



Prime Commercial, Incorporated © 2024. Prime Commercial, Inc. has obtained the information contained herein from sources we deem reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is subject to errors, modification, omission, change of price and/or terms, prior lease sale or financing, or withdraw without notice. It may include projections, opinions, or assumptions or estimated for example only, and they may represent current or future performance of the property. You and your tax and legal advisors should conduct your own of the property and transaction. The information provided in this brochure are estimates only, not representations, and are not intended to be relied upon for any purpose. All demographic information contained in this brochure is obtained from Esri 2024 database via STDB.