

# 2,831± SF For Lease on Busy Hamilton Avenue Near HWY 17

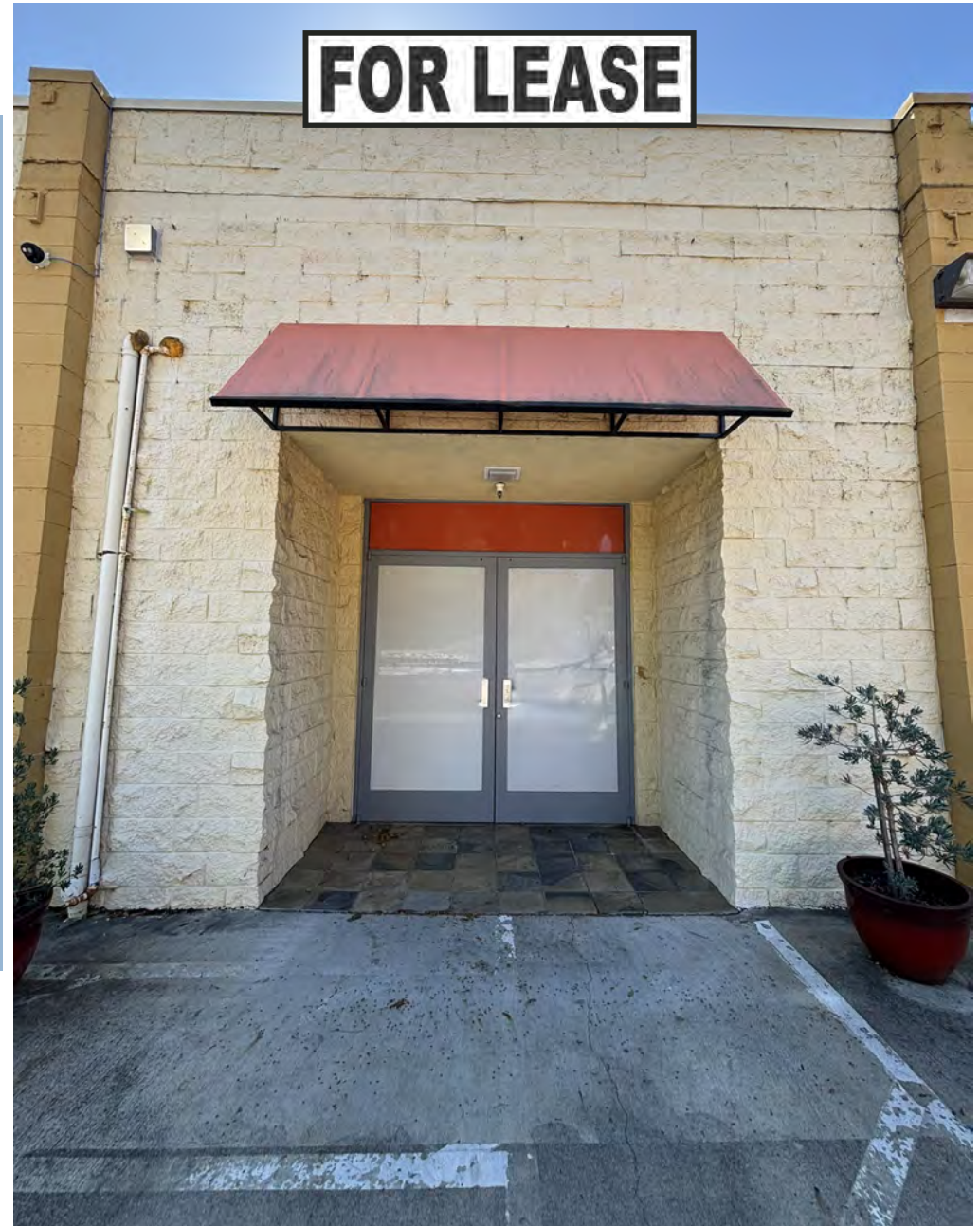


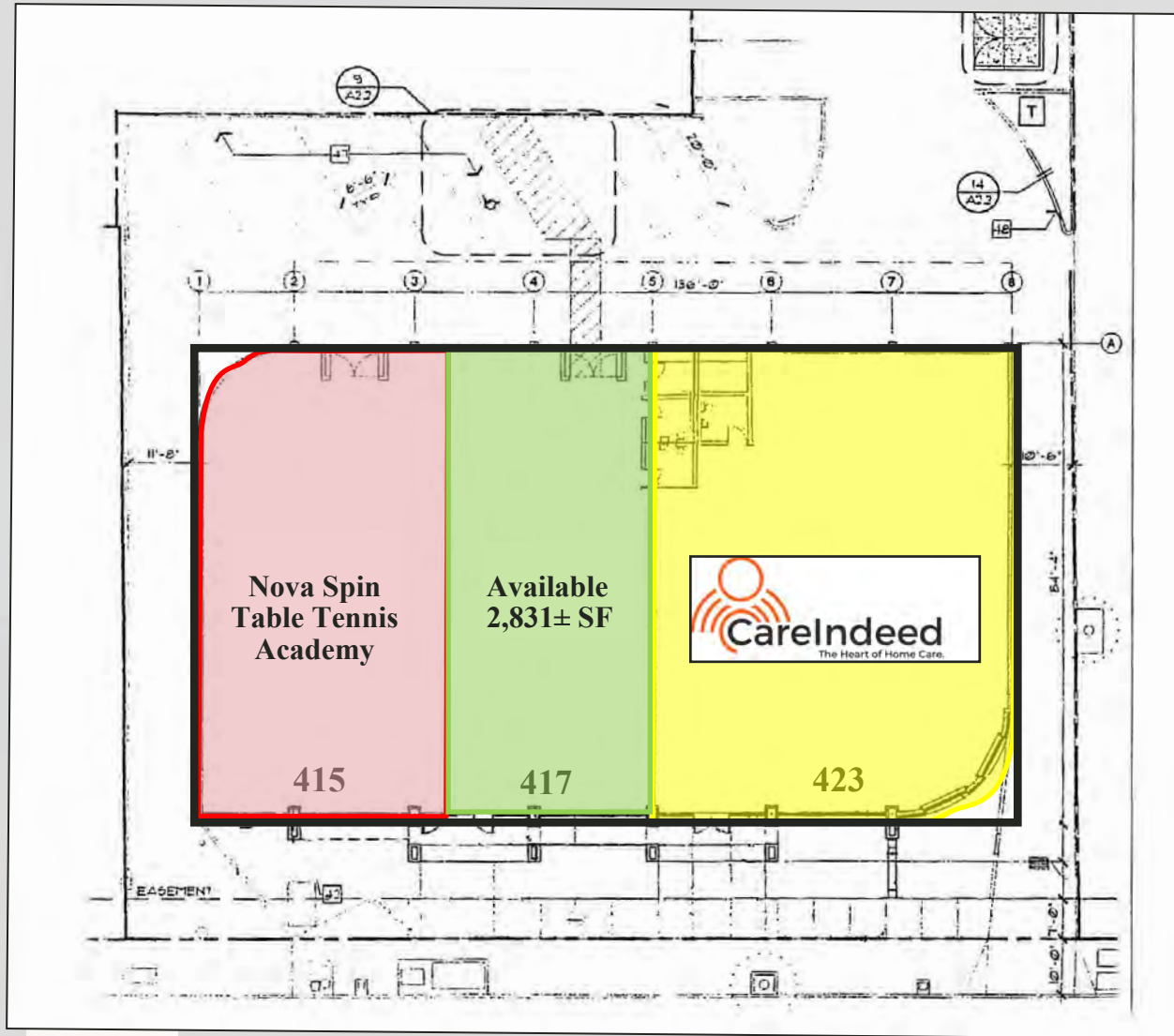
**Bobby Facchino**  
Senior Associate  
+1 408 318 0623  
bobby@moinc.net  
Lic. 02178873

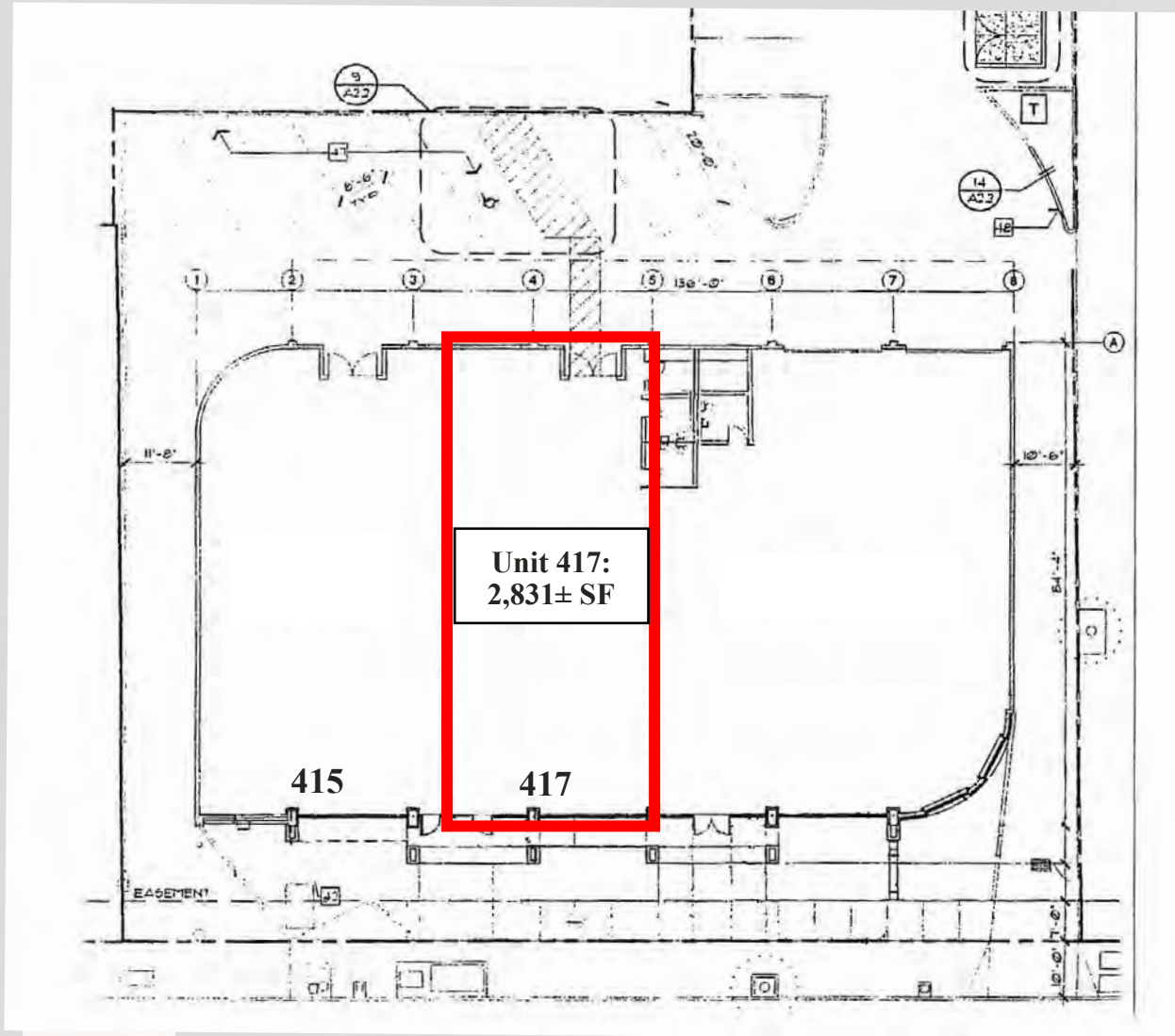
**David Taxin**  
Partner  
+1 408 966 5919  
dtaxin@moinc.net  
Lic. 00983163

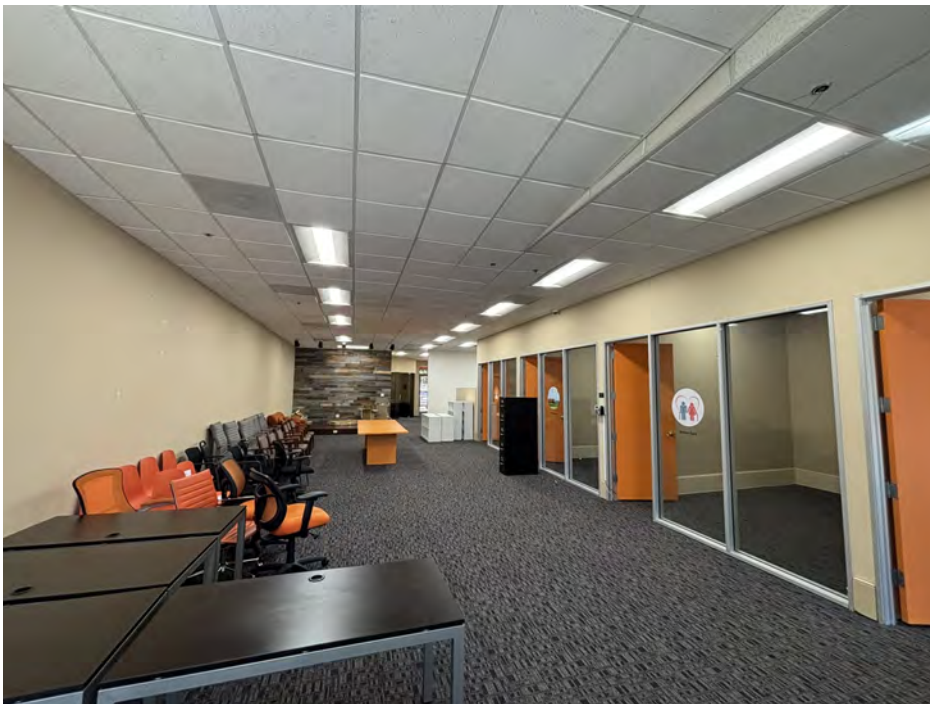
**417 E Hamilton Ave, Campbell, CA**

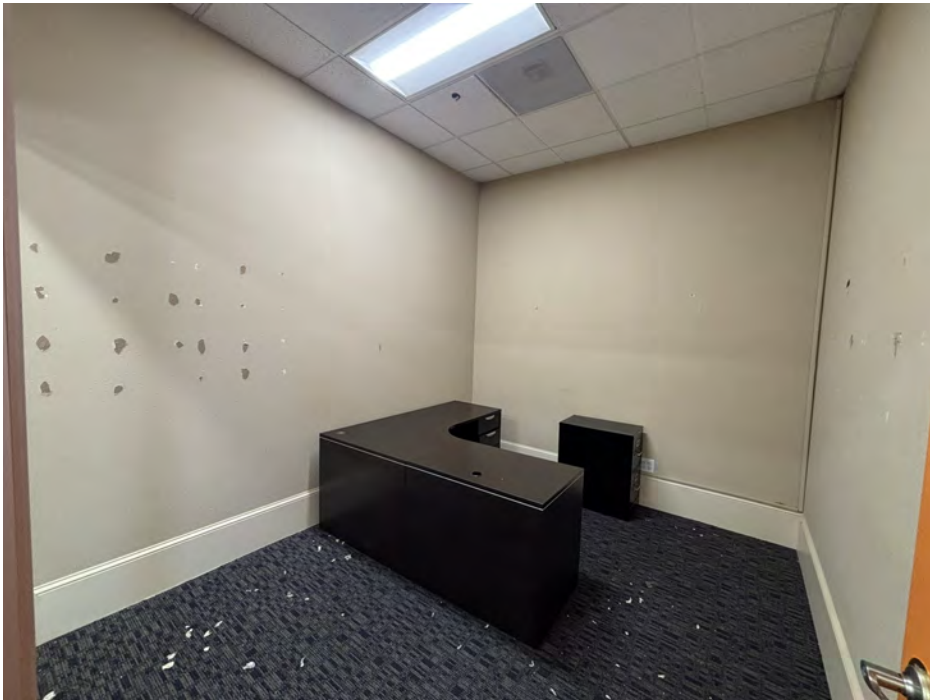
- Unit 417: 2,831± SF
- Rent is \$2.75 PSF Plus NNN
- Multiple private offices available
- Kitchenette area included
- Two bathrooms
- Excellent Visibility & exposure
- Parking to include up to 30 spaces
- Can be retail or office space
- Wide open interior
- High traffic counts
- Easy access to HWY 17 & 280















# LOCATION MAP



The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

<b>2026</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>Population</b>	30,764	246,006	600,137
<b>Households</b>	12,485	95,225	224,492
<b>Average Household Income</b>	\$172,429	\$214,726	\$222,042
<b>Median Household Income</b>	\$116,978	\$154,287	\$157,384
<b>Median Age</b>	38.8	39.9	39.2
<b>Renter Occupied Housing Units</b>	8,121	50,461	116,307
<b>Owner Occupied Housing Units</b>	4,364	44,764	108,185

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dtaxin@moinc.net  
Lic. 00983163

MEACHAM/OPPENHEIMER, INC.  
8 N San Pedro St. #300  
San Jose, CA 95110  
Tel. 408.378.5900  
www.moinc.net

