

901 CAMDEN AVE CAMPBELL, CA

MULTI-TENANT LEASED INVESTMENT



**±16,640 SF
INDUSTRIAL PROPERTY
FOR SALE**

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Investment Overview

901 Camden Avenue in Campbell, CA is a ten-tenant, 16,640 square foot industrial building that sits on a 0.73-acre site in one of the most desirable sub-markets in the country. The current in place rents are below market and average \$1.60/SF IG, while market rates for similar spaces are at \$1.84/SF IG. The leases provide an investor significant upside by pushing rents to market as they roll.

The building has a strong history of occupancy with 47% of the space being leased to the same tenants for 20+ years. The property is split into 10 tenant spaces with 14-foot clear height and 10-grade level doors. There is a prominent pylon sign with visibility from Highway 17 and its ADT of 139,000 people. There are a 2.8/1000 parking spaces on site. The property received a new roof in 2018 and the Landlord has taken great care of the property to ensure there is a little deferred maintenance.

The property is zoned PD, Planned Development and is one of only a handful in Campbell that has automotive operations grandfathered in for the site, providing a stable base of users that cannot be replicated elsewhere in the city. The site is subject to the South of Campbell Area (SOCA) plan which provides an investor the opportunity to redevelop the site in the future.



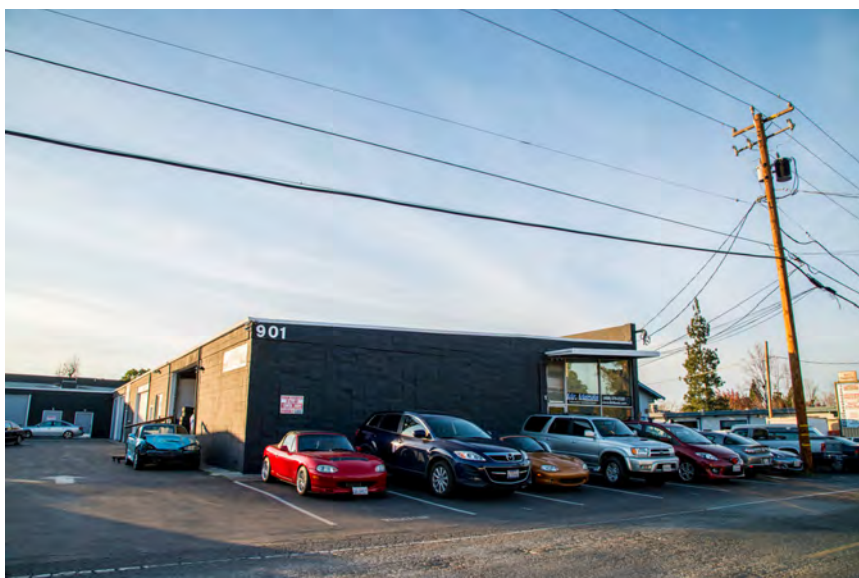
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Key Data

Price/SF	\$360.58
Current Occupancy	84%

Site Description

Year Built/Renovated	1963/2017
Rentable Square Feet	16,640
Ownership	Fee Simple
Parcel Size	.73 acres
Parking	46
Parking Ratio	2.8/1000



The Offering

Price	\$6,000,000
Address	901 Camden Ave. Campbell
APN	424-41-011
Zoning	PD

Construction

Foundation	Concrete
Roof	TPO,2018
Roll Up Doors	10



Demographics

	1 Miles	3 Miles	5 Miles
2018 Estimate Pop	21,708	21,708	21,708
2018 Estimate HH	8,984	8,984	8,984
Median HH Income	\$106,165	\$106,165	\$116,533
Median Home Value	\$1,000,300	\$1,000,300	\$1,033,023



MULTI-TENANT INDUSTRIAL PROPERTY

IN THE HEART OF SILICON VALLEY

901 Camden Ave
Campbell, CA
95008



- PURCHASE PRICE \$6,000,000
- PRICED AT \$360.58/SF
- 10 UNIT MULTI-TENANT BUILDING
- GREAT UPSIDE IN RENT INCREASES
- 84% LEASED
- LONG-TERM STABLE TENANT BASE
 - LARSON AUTOMOTIVE, SINCE "93"
 - MR. MAZDA , SINCE "93"
 - OUTLAW AUTOMOTIVE, SINCE "85"
- FREEWAY VISIBILITY
- 46 PARKING SPACES, 2.8/1000



HIGHLIGHTS

- BUILDING SIZE 16,640
- APN 424-41-011
- OWNERSHIP: 901 CAMDEN AVE LLC
- GREAT 1031 EXCHANGE OPTION

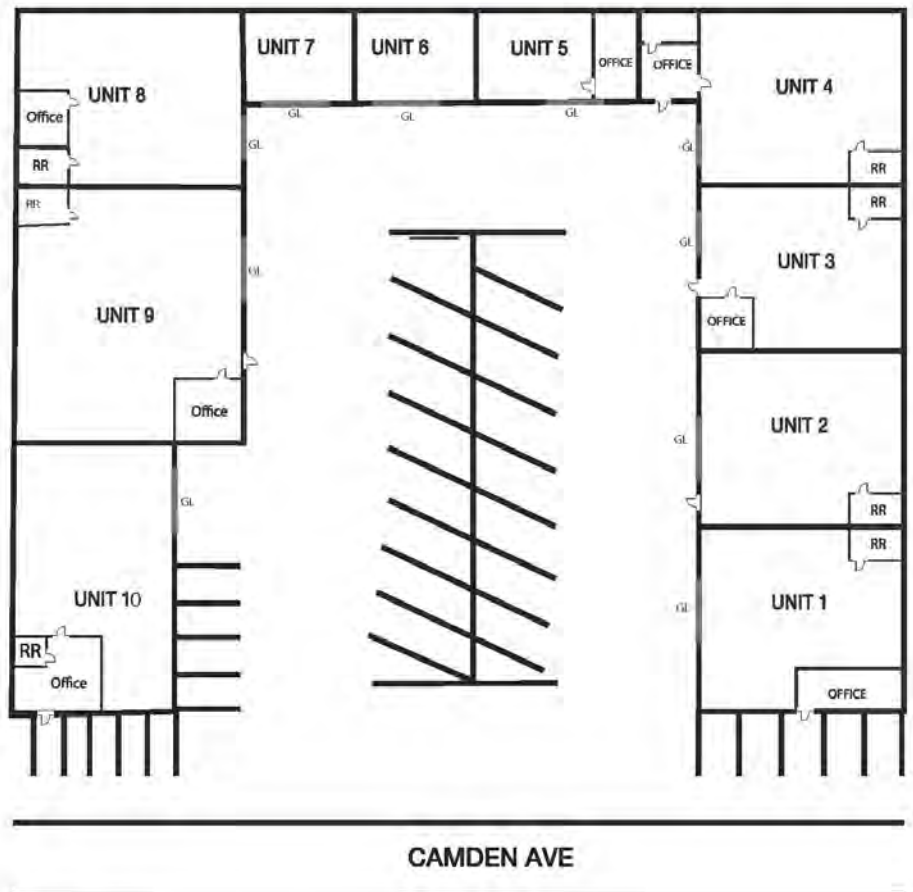




±16,640 SF Multi- Tenant Industrial Building

HIGHLIGHTS

- PARCEL SIZE ±0.73 ACRES
- 10 SEPARATE UNITS
- 10 GL DOORS (18X11)
- ZONED PD
- REDEVELOPMENT POTENTIAL SOUTH OF CAMPBELL AREA (SOCA) PLAN, VERIFY USES WITH CITY





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