



DRAMATIC PRICE REDUCTION!

**1860 S. BASCOM AVE.
CAMPBELL,
CALIFORNIA 95008**

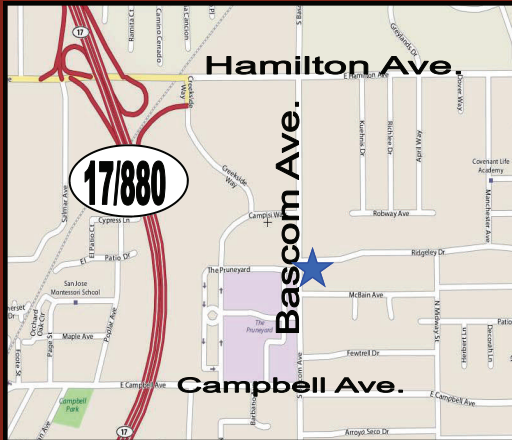
**Multi-Tenant
Office Building
FOR SALE**

Bankruptcy Trustee Sale

Bring All Offers!



One of a Kind Location



PROPERTY INFORMATION:

- \$1,900,000.⁰⁰ — \$243.⁰⁰ Per Square Foot
- 7,800 Sq. Ft. Building
- 15,246 Sq. Ft. Lot
- Across From The Pruneyard in Campbell
- 8 Tenants, Separately Metered, 8 HVAC Units
- Short Term Leases
- Below Market Rents
- Average Daily Traffic Count 32,000 +

2009 ESTIMATE DEMOGRAPHICS:

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILES</u>
POPULATION:	23,587	224,330	550,206
AVG. HH INCOME:	\$97,488	\$96,882	\$102,608

FOR MORE INFORMATION CONTACT:

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1860 S. BASCOM AVENUE
CAMPBELL, CALIFORNIA 95008

Rent Roll

Suite #	Square Feet	Rent	Rent Increase	Increase
101	840	\$2,198.00	1/1/2010	3% or CPI
102	840	Vacant		
103	1060	\$2,195.00	12/1/2009	4% or CPI
104	1060	\$2,650.00		
200	197	Vacant (Glass Office)		
205	840	Vacant		
206	840	Vacant		
207	1010	\$2,067.00		
208	1060	\$2,150.00	1/1/2010	\$2,225.00
		<hr/>		
		\$11,260.00		

Pop-Facts: Demographic Quick Facts Report

Radius 1: 1860 S BASCOM AVE, CAMPBELL, CA 95008-2358, aggregate

Radius 2: 1860 S BASCOM AVE, CAMPBELL, CA 95008-2358, aggregate

Radius 3: 1860 S BASCOM AVE, CAMPBELL, CA 95008-2358, aggregate

Description	0.00 - 1.00 miles <i>Radius 1</i>		0.00 - 3.00 miles <i>Radius 2</i>		0.00 - 5.00 miles <i>Radius 3</i>	
	%	%	%	%		
Population						
2014 Projection	24,180		231,769		575,554	
2009 Estimate	23,587		224,330		550,206	
2000 Census	23,308		218,075		519,596	
1990 Census	22,307		203,254		479,811	
Growth 1990 - 2000	4.49%		7.29%		8.29%	
Households						
2014 Projection	10,598		88,056		208,848	
2009 Estimate	10,370		85,782		200,602	
2000 Census	10,335		84,720		191,969	
1990 Census	10,122		81,872		181,811	
Growth 1990 - 2000	2.10%		3.48%		5.59%	
2009 Est. Population by Single Classification Race						
White Alone	15,838	67.15	142,040	63.32	313,655	57.01
Black or African American Alone	905	3.84	7,221	3.22	16,414	2.98
American Indian and Alaska Native Alone	114	0.48	1,339	0.60	3,419	0.62
Asian Alone	3,877	16.44	36,087	16.09	117,959	21.44
Native Hawaiian and Other Pacific Islander Alone	73	0.31	711	0.32	1,697	0.31
Some Other Race Alone	1,421	6.02	24,339	10.85	66,938	12.17
Two or More Races	1,359	5.76	12,593	5.61	30,122	5.47
2009 Est. Population Hispanic or Latino						
Hispanic or Latino	4,056	17.20	54,270	24.19	135,616	24.65
Not Hispanic or Latino	19,530	82.80	170,060	75.81	414,590	75.35
2009 Tenure of Occupied Housing Units						
Owner Occupied	4,767	45.97	44,376	51.73	107,749	53.71
Renter Occupied	5,603	54.03	41,405	48.27	92,854	46.29
2009 Average Household Size						
	2.26		2.58		2.68	



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Description	0.00 - 1.00 miles <i>Radius 1</i>		0.00 - 3.00 miles <i>Radius 2</i>		0.00 - 5.00 miles <i>Radius 3</i>	
	%	%	%	%		
2009 Est. Households by Household Income	10,370		85,782		200,602	
Income Less than \$15,000	538	5.19	6,161	7.18	15,193	7.57
Income \$15,000 - \$24,999	579	5.58	5,038	5.87	11,752	5.86
Income \$25,000 - \$34,999	652	6.29	5,601	6.53	12,937	6.45
Income \$35,000 - \$49,999	1,361	13.12	10,207	11.90	21,903	10.92
Income \$50,000 - \$74,999	2,116	20.41	15,756	18.37	34,665	17.28
Income \$75,000 - \$99,999	1,643	15.84	12,608	14.70	28,159	14.04
Income \$100,000 - \$149,999	1,892	18.24	16,473	19.20	38,837	19.36
Income \$150,000 - \$249,999	1,130	10.90	10,486	12.22	26,889	13.40
Income \$250,000 - \$499,999	327	3.15	2,534	2.95	7,238	3.61
Income \$500,000 and over	132	1.27	917	1.07	3,030	1.51
2009 Est. Average Household Income	\$97,488		\$96,882		\$102,608	
2009 Est. Median Household Income	\$74,274		\$75,254		\$78,420	
2009 Est. Per Capita Income	\$43,059		\$37,270		\$37,750	



Pop-Facts: Demographic Quick Facts Report

Appendix: Area Listing

Area Name:

Type: Radius 1 Reporting Detail: Aggregate Reporting Level: Block Group

Radius Definition:

1860 S BASCOM AVE	Latitude/Longitude	37.289894	-121.931402
CAMPBELL, CA 95008-2358	Radius	0.00	- 1.00

Area Name:

Type: Radius 2 Reporting Detail: Aggregate Reporting Level: Block Group

Radius Definition:

1860 S BASCOM AVE	Latitude/Longitude	37.289894	-121.931402
CAMPBELL, CA 95008-2358	Radius	0.00	- 3.00

Area Name:

Type: Radius 3 Reporting Detail: Aggregate Reporting Level: Block Group

Radius Definition:

1860 S BASCOM AVE	Latitude/Longitude	37.289894	-121.931402
CAMPBELL, CA 95008-2358	Radius	0.00	- 5.00

Project Information:

Site: 1

Order Number: 967932032

