

# Rare Industrial Building with Fenced Yard Space For Sale

## 2 Buildings (2,240 SF & 960 SF) – 3 Roll Up Doors – Fully Fenced Yard

Exceptional Owner-User/Investment Opportunity

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75 Dillon Ave, Campbell



# INVESTMENT OVERVIEW



**OFFERING PRICE:** \$2,600,000

**BUILDING AREA:** ±3,040 Square Feet

**YEAR BUILT:** 1972

**LAND AREA:** ±8,284 Square Feet

**ZONING:** CC-MU (Commercial Corridor Mixed-Use)

**GENERAL PLAN:** CC-MU (Commercial Corridor Mixed-Use) "45-60"

**PARCEL NUMBER (APN):** 412-09-015

**PARKING SPACES:** 10

# Rare Industrial Building with Fenced Yard Space

## Exceptional Owner–User/Investment Opportunity

- 75 Dillon Ave, Campbell presents a rare Owner–User/Investment opportunity to acquire a freestanding ±3,040 square foot Industrial property which has two buildings directly across from each other, ±2,240 square feet and ±960 square feet.
- The property has a fully fenced yard with 10 parking spaces.
- The property is currently leased until November of 2024.
- The ±2,240 SF building has 2 large roll up doors and the ±960 SF building has a single extra wide roll up door.
- Office space in both buildings.

## AAA LOCATION

### DILLON AVE NEAR DOWNTOWN CAMPBELL & HWY 17

- Walking distance from Downtown Campbell.
- Extremely sought after location – one of the highest barrier to entry markets in the Silicon Valley.
- The property is located on Dillon Avenue directly off East Campbell Avenue minutes from Hwy 17 and Downtown Campbell, extremely convenient Highway access.
- Extremely strong demographics with household incomes in excess of \$143,000 in a 1-mile radius.











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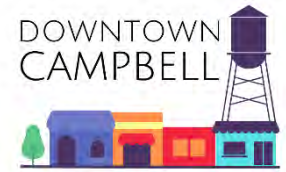




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**DILLON AVE**

**GILMAN AVE**



**E CAMPBELL AVE**

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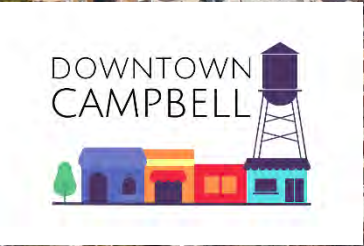




**DILLON AVE**

**GILMAN AVE**

**E CAMPBELL AVE**







<b>2024 SUMMARY</b>	<b>1-MILE</b>	<b>5-MILE</b>	<b>10-MILE</b>
<b>Population</b>	26,844	547,265	\$1,494,066
<b>Households</b>	11,675	205,932	503,255
<b>Average Household Size</b>	2.2	2.6	2.9
<b>Owner Occupied Housing Units</b>	4,467	106,338	274,138
<b>Renter Occupied Housing Units</b>	6,969	94,788	217,369
<b>Median Age</b>	40.2	39.6	38.8
<b>Median Household Income</b>	\$115,380	\$134,971	\$136,909
<b>Average Household Income</b>	\$143,465	\$162,925	\$163,915

# 75 Dillon Ave

Campbell, CA



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