

25,123 SF AVAILABLE FOR SALE

5407 CAMDEN AVE

SAN JOSE, CA



CAMDEN AVENUE

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5407 CAMDEN AVE

San Jose, CA

PROPERTY HIGHLIGHTS

Bldg SF 25,123 SF

Lot Size 3.22 Acres

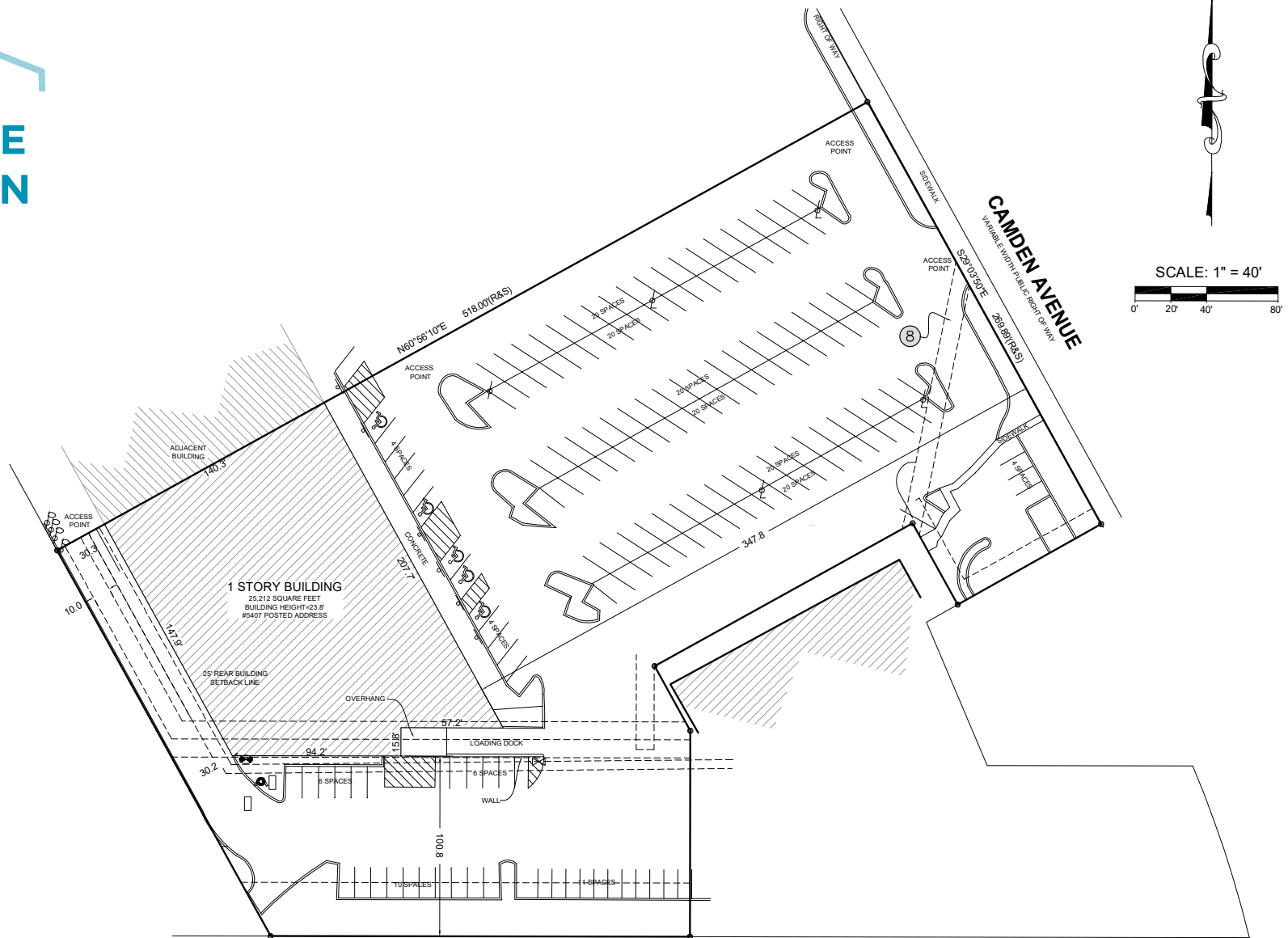
Current Zoning Commercial Neighborhood (CN)
Commercial Pedestrian (CP)

- Former CVS anchor location
- High traffic count and commuter corridor along Camden Avenue
- Great location for a wide variety of uses with CN and CP zoning
- Part of larger shopping center with well occupied strip retail, pad site and adjacent anchor.
- Site location near affluent neighborhoods and schools
- Quick and easy access to Hwy 85, 87 and 17, along with Almaden Expressway
- Existing Loading Dock in place
- Multiple points of ingress/egress along Camden Ave



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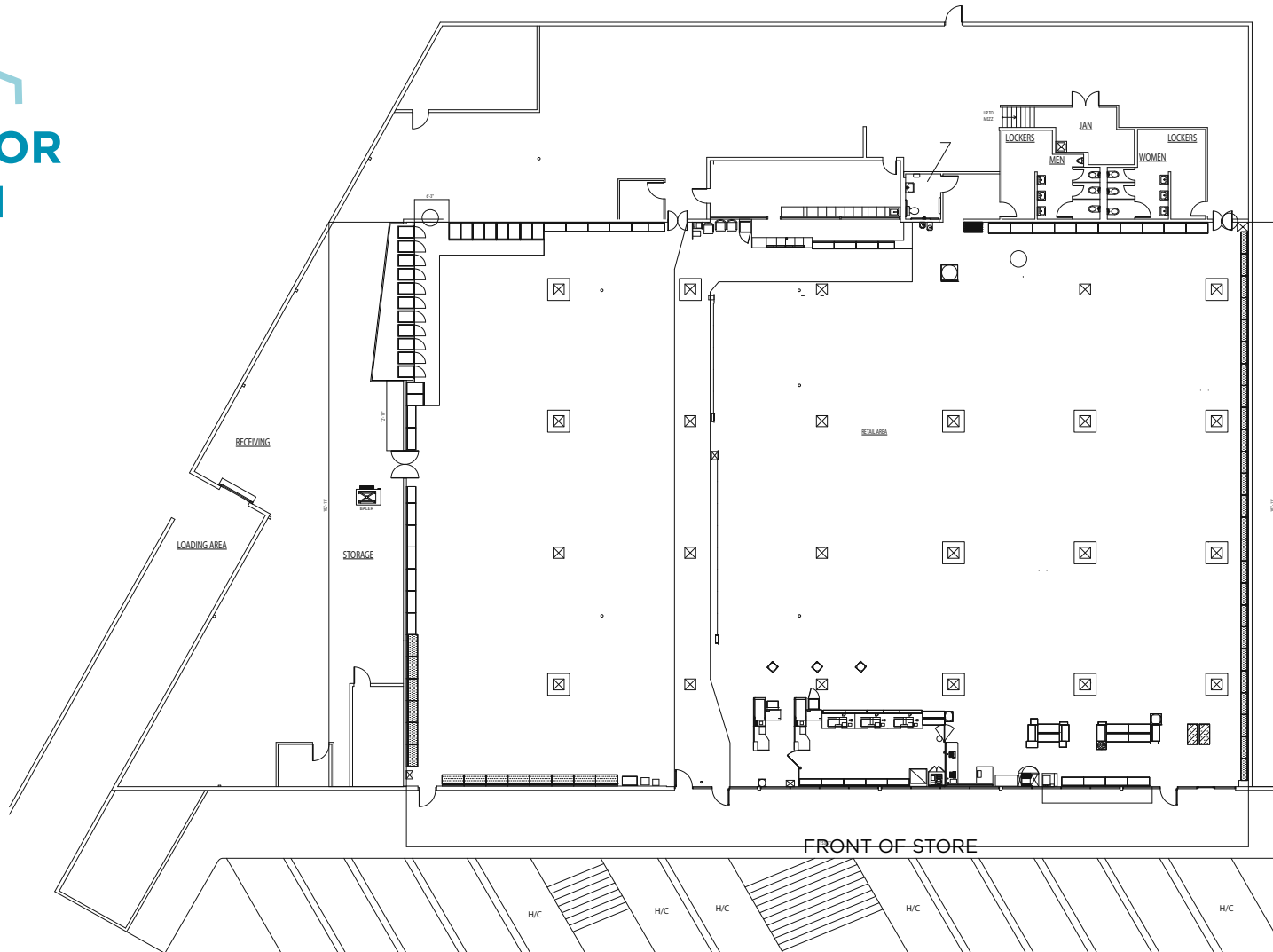
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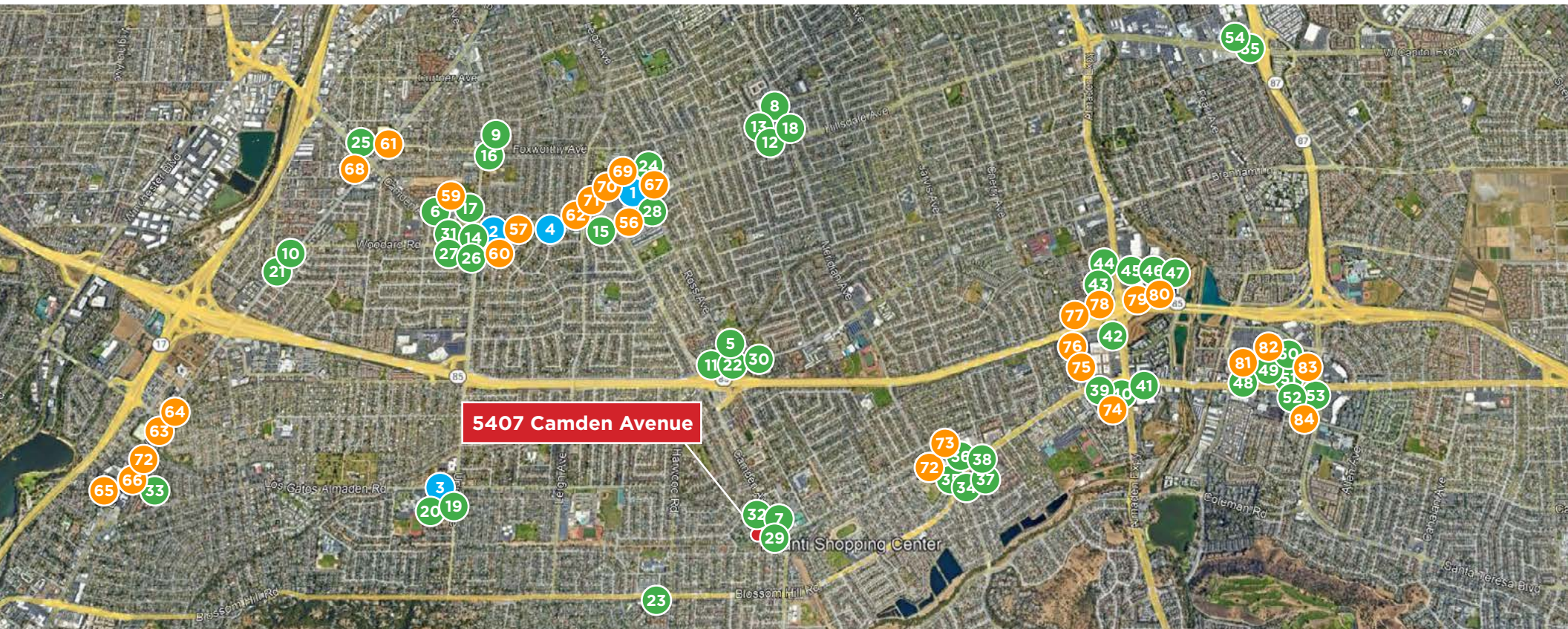
FLOOR PLAN



CAMDEN AVENUE

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Nearby Amenities



HEALTH CLUBS

1. 24hr Fitness
2. Blaze of Glorby Fitness
3. Cyclebar
4. Method3 Fitness

RESTAURANTS

5. Ace's Philly Cheesecakes
6. Al Castello Ristorante
7. Benedict's Cafe & Bar
8. Blue Rock BBQ
9. Curry Pizza House
10. Dona Maria
11. El Pollo Loco
12. Ginza Sushi
13. Goku Korean BBQ
14. Hometown Noodle
15. House of Pho
16. Isfahan Kabob
17. Ishi Shima Sushi
18. Jack Holder's Restaurant
19. Jersey Mike's Subs

20. La Pesca Blue
21. Pars Kosher Market
22. Pho Luc Lac
23. Pho Spot
24. Premium Pizza
25. Pupuseria Los Dubon
26. Rangoli
27. Rangoli India Restaurant
28. Sushi Expo
29. Sushi Masa
30. Taste of China

31. Tu Mero Mole
32. Via Mia Pizza
33. Viet's Corner
34. Mandarin House
35. Bonchon San Jose
36. Bill's Cafe
37. Papa Murphy's
38. Starbucks
39. Chick-fil-A
40. Peet's Coffee
41. Chili's Bar & Grill

42. Lazy Dog
43. Britannia Arms
44. Bogey's Pizza
45. Panera Bread
46. California Fish Grill
47. Starbucks
48. The Cheesecake Factory
49. BJ's Restaurant
50. Sanraku
51. Shake Shack
52. Olive Garden

53. In-N-Out
 54. McDonalds
 55. Popeyes
- ### SHOPPING
56. Big Lots
 57. BKB Tech
 58. CPR Cell Phone Repair
 59. CVS
 60. Dollar Tree
 61. Guitar Showcase
 62. Home Depot

63. Ace Hardware
64. Office Depot
65. O'Reilly Auto
66. Petfood Express
67. Smart & Final
68. Summit Sport Nutrition
69. Target
70. TJ Maxx
71. Trader Joes
72. Michaels
73. Outdoor Supply Hardware

74. Whole Foods
75. Trader Joe's
76. Costco
77. Walmart
78. Best Buy
79. Total Wine & More
80. Bass Pro Shops
81. Macy's
82. Target
83. Living Spaces
84. Kohl's

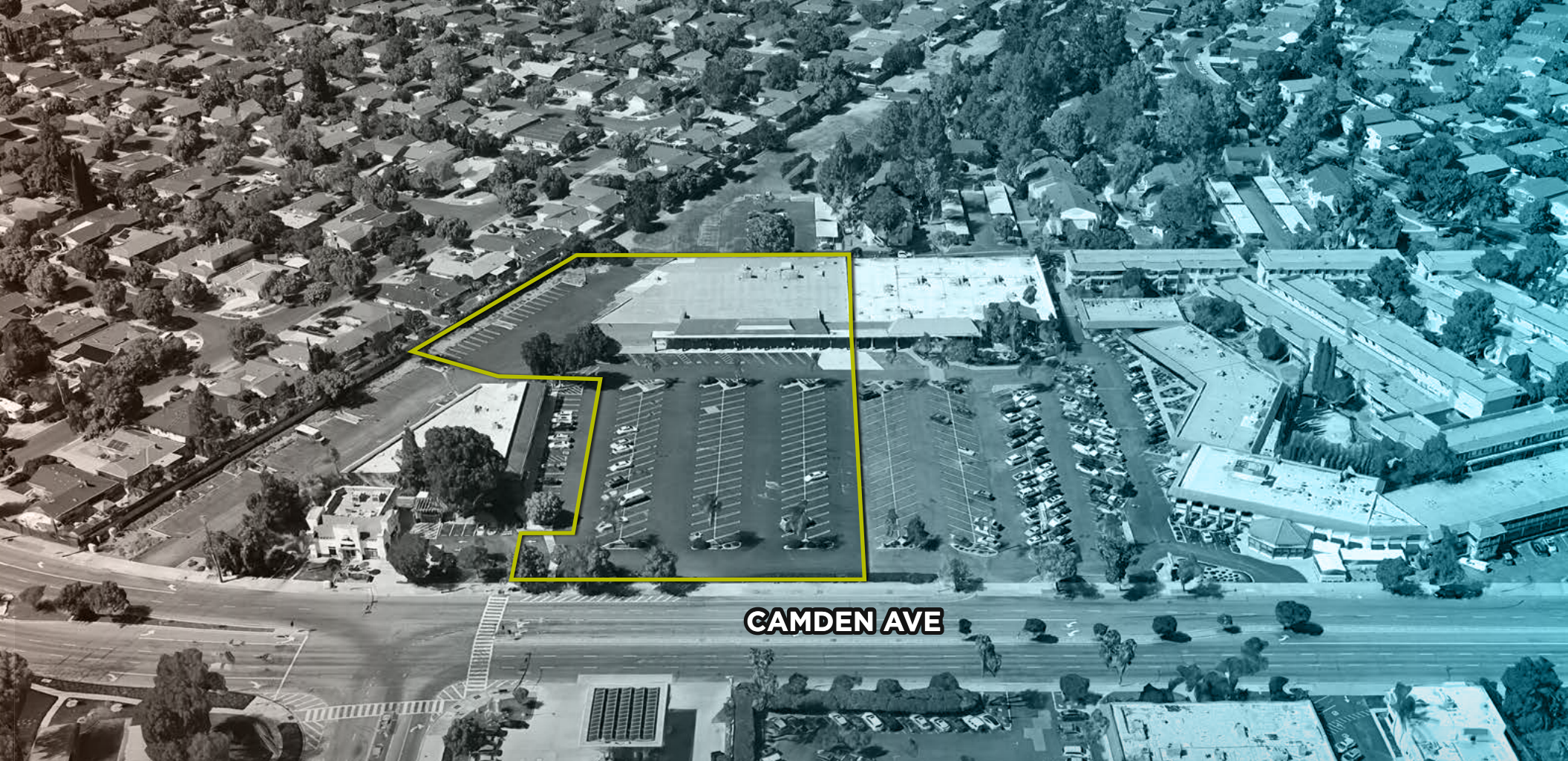
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DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION SUMMARY			
2010 Total Population	22,573	140,262	362,318
2020 Total Population	23,750	146,566	382,199
2020 Group Quarters	93	1,340	3,609
2023 Total Population	23,890	147,661	385,103
2023 Group Quarters	93	1,340	3,613
2028 Total Population	23,722	146,985	385,882
2023-2028 Annual Rate	-0.14%	-0.09%	0.04%
2023 Total Daytime Population	16,152	124,144	346,695
Workers	4,828	54,005	165,762
Residents	11,324	70,139	180,933
HOUSEHOLD SUMMARY			
2010 Households	7,876	50,689	133,206
2010 Average Household Size	2.85	2.75	2.70
2020 Total Households	7,937	51,285	137,198
2020 Average Household Size			
2023 Households	7,940	51,548	138,307
2023 Average Household Size	3.00	2.84	2.76
2028 Households	7,886	51,384	138,848
2028 Average Household Size	3.00	2.83	2.75
2023-2028 Annual Rate	-0.14%	-0.06%	0.08%
2010 Families	6,043	37,329	93,135
2010 Average Family Size	3.22	3.18	3.19
2023 Families	6,085	37,893	96,194
2023 Average Family Size	3.40	3.30	3.28
2028 Families	6,054	37,793	96,640
2028 Average Family Size	3.40	3.29	3.28
2023-2028 Annual Rate	-0.10%	-0.05%	0.09%

	1 mile	3 miles	5 miles
HOUSING UNIT SUMMARY			
2000 Housing Units	8,075	50,647	130,533
Owner Occupied Housing	70.3%	71.2%	64.0%
Renter Occupied Housing	28.6%	27.4%	34.3%
Vacant Housing Units	1.0%	1.3%	1.7%
2010 Housing Units	8,090	52,246	138,274
Owner Occupied Housing	69.5%	68.7%	61.2%
Renter Occupied Housing	27.8%	28.3%	35.1%
Vacant Housing Units	2.6%	3.0%	3.7%
2020 Housing Units	8,160	52,902	142,360
Vacant Housing Units	2.7%	3.0%	3.6%
2023 Housing Units	8,137	53,017	143,076
Owner Occupied Housing	70.8%	67.6%	60.4%
Renter Occupied Housing	26.8%	29.7%	36.2%
Vacant Housing Units	2.4%	2.8%	3.3%
2028 Housing Units	8,200	53,519	144,888
Owner Occupied Housing	70.5%	67.1%	60.0%
Renter Occupied Housing	25.6%	29.0%	35.9%
Vacant Housing Units	3.8%	4.0%	4.2%
MEDIAN HOUSEHOLD INCOME			
2023	\$174,035	\$166,369	\$151,814
2028	\$192,683	\$185,974	\$169,791
MEDIAN HOME VALUE			
2023	\$1,404,473	\$1,460,636	\$1,447,953
2028	\$1,456,034	\$1,528,339	\$1,522,763
MEDIAN AGE			
2023	40.1	42.2	40.8
2028	40.5	42.4	41.2



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