



CAMDEN PARK SHOPPING CENTER

FOR LEASE

Located at the Northwest corner of Camden and Union Avenues in San Jose

CONTACT INFO:

SHARON CARMICHAEL

925.737.4160

scarmichael@lee-associates.com

LIC#: 00995814

MICHAEL SEIGEL

650.597.6424

mseigel@lockehouse.com

LIC#: 01096257



SHOPPING CENTER SPACES AVAILABLE

CAMDEN PARK SHOPPING CENTER

Camden Ave. @ Union Ave. | San Jose



SPACES AVAILABLE

- 1,415 RSF Available - (\$4.25 NNN)
- 1,301 RSF Available - (\$3.25 NNN)
- 1,126 RSF Available - (\$3.25 NNN)
- 1,251 RSF Available - (\$2.50 NNN)
- NNN est. - \$0.95 PSF per month

LOCATION HIGHLIGHTS

- Join the most desirable Neighborhood Center with best quality eateries!
- Parking: 610 car spaces (5/1000 ratio)
- Present tenants include: Lucky's, CVS Pharmacy, Peet's Coffee, Jamba Juice, Armadillo Willy's BBQ, Chipotle, Union Bank, Five Guys, Al Castello Ristorante and Pizza my Heart
- Five minutes south of Campbell Pruneyard; Award-winning design with individual storefronts; high-profile project serving the Camden & Campbell neighborhoods; anchored by market/drug

CONTACT INFO:

SHARON CARMICHAEL

925.737.4160

scarmichael@lee-associates.com

LIC#: 00995814

MICHAEL SEIGEL

650.597.6424

mseigel@lockehouse.com

LIC#: 01096257



5890 Stoneridge Drive, Suite 210, Pleasanton, CA 94588

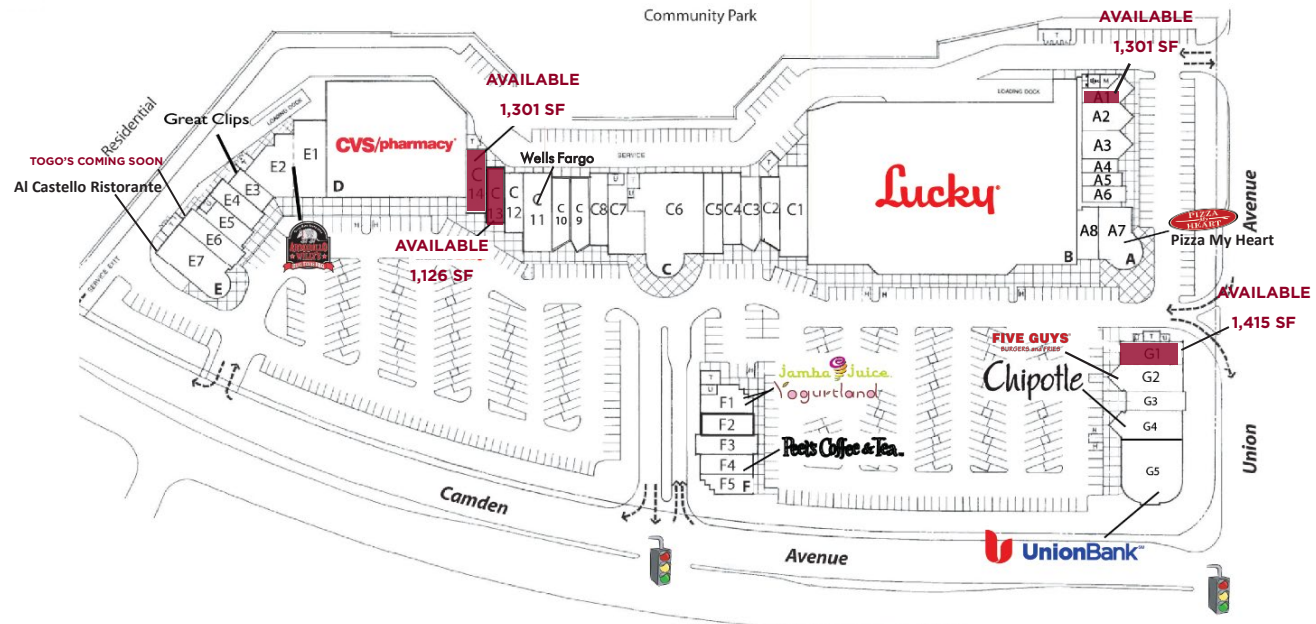
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

SHOPPING CENTER SPACES AVAILABLE

CAMDEN PARK SHOPPING CENTER
Camden Ave. @ Union Ave. | San Jose

SITE MAP

Bldg	Address	Tenant	Available RSF
A1	2011	AVAILABLE	±1,251 rsf
A2	2013	Dream Dinners	1,550
A3	2015	KnowledgeQuest	1,549
A4	2017	Classic Cleaners	690
A5&6	2019	Happiness Nails	1,548
A7	2023	Pizza My Heart	2,440
A8	2025	uBreakiFix	1,344
C1	2039	Jenny Craig	2,804
C2	2041	Shima Sushi	1,475
C3	2043	Lanna Thai Restaurant	1,497
C4	2045	Australian Tans	1,544
C5	2047	LunchboxWax	1,694
C6	2049	Bank of America	6,490
C7	2015	H&R Block	2,788
C8	2055	Burrito Factory	1,496
C9	2057	GNC	1,498
C10	2059	The UPS Store	1,413
C11	2061	Wells Fargo	2,453
C12	2063	Vision Innovations	1,176
C13	2065	AVAILABLE	1,126 rsf
C14	2067	AVAILABLE	±1,301 rsf
E1-E2	2071	Armadillo Willy's BBQ	5,155
E3	2075	Great Clips	1,004
E4	2077	Coder School	1,183
E5	2079	The Joint	1,134
E6	2081	Togo's - Coming Soon	1,705
E7	2083	Al Castello Ristorante	3,194
F1	2029	Jamba Juice	1,692
F2	2031	Yogurtland	1,237
F3	2033	Chef Li Restaurant	1,902
F4	2035	Peet's Coffee	1,787
G1	2007-ste80	AVAILABLE	±1,415 rsf
G2	2007-ste70	Five Guys	2,303
G3	2007-ste60	Camden Dental	1,326
G4	2007-ste50	Chipotle Mexican Grill	2,280
G5	2007-ste10	Union Bank	4,181
B	2025	Lucky's Supermarket	48,928
D	2069	CVS/pharmacy	16,910
TOTAL ANCHOR SPACE			±65,838 rsf
TOTAL SHOPPING CENTER			±136,534 rsf



1,251 SF Space



1,301 SF SPACE & 1,126 SF SPACE



1,415 SF Space

CONTACT INFO:

SHARON CARMICHAEL

925.737.4160

scarmichael@lee-associates.com

LIC#: 00995814

MICHAEL SEIGEL

650.597.6424

mseigel@lockehouse.com

LIC#: 01096257



5890 Stoneridge Drive, Suite 210, Pleasanton, CA 94588

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

SHOPPING CENTER SPACES AVAILABLE

CAMDEN PARK SHOPPING CENTER

Camden Ave. @ Union Ave. | San Jose

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population			
2000 Population	21,585	174,438	414,746
2010 Population	22,607	177,846	434,326
2020 Population	22,986	183,092	452,588
2025 Population	23,107	185,068	460,746
2000-2010 Annual Rate	0.46%	0.19%	0.46%
2010-2020 Annual Rate	0.16%	0.28%	0.40%
2020-2025 Annual Rate	0.11%	0.21%	0.36%
2020 Male Population	49.1%	49.2%	49.4%
2020 Female Population	50.9%	50.8%	50.6%
2020 Median Age	40.9	40.9	39.9

In the identified area, the current year population is 452,588. In 2010, the Census count in the area was 434,326. The rate of change since 2010 was 0.40% annually. The five-year projection for the population in the area is 460,746 representing a change of 0.36% annually from 2020 to 2025. Currently, the population is 49.4% male and 50.6% female.

Median Age

The median age in this area is 40.9, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	63.9%	64.0%	56.1%
2020 Black Alone	2.1%	2.4%	3.0%
2020 American Indian/Alaska Native Alone	0.7%	0.6%	0.7%
2020 Asian Alone	19.8%	19.0%	24.0%
2020 Pacific Islander Alone	0.4%	0.4%	0.3%
2020 Other Race	6.3%	7.3%	9.8%
2020 Two or More Races	6.8%	6.4%	6.1%
2020 Hispanic Origin (Any Race)	18.1%	19.1%	23.1%

Persons of Hispanic origin represent 23.1% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 75.9 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	194	221	211
2000 Households	8,257	66,660	155,981
2010 Households	8,552	67,454	163,456
2020 Total Households	8,585	68,999	169,535
2025 Total Households	8,595	69,542	172,221
2000-2010 Annual Rate	0.35%	0.12%	0.47%
2010-2020 Annual Rate	0.04%	0.22%	0.36%
2020-2025 Annual Rate	0.02%	0.16%	0.31%
2020 Average Household Size	2.65	2.63	2.64

SHOPPING CENTER SPACES AVAILABLE

CAMDEN PARK SHOPPING CENTER
Camden Ave. @ Union Ave. | San Jose

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Mortgage Income			
2020 Percent of Income for Mortgage	37.6%	36.7%	38.2%
Median Household Income			
2020 Median Household Income	\$129,856	\$137,028	\$128,837
2025 Median Household Income	\$151,810	\$154,768	\$146,336
2020-2025 Annual Rate	3.17%	2.46%	2.58%
Average Household Income			
2020 Average Household Income	\$162,717	\$175,941	\$172,647
2025 Average Household Income	\$185,298	\$196,581	\$191,808
2020-2025 Annual Rate	2.63%	2.24%	2.13%
Per Capita Income			
2020 Per Capita Income	\$60,054	\$66,420	\$64,683
2025 Per Capita Income	\$68,086	\$73,996	\$71,704
2020-2025 Annual Rate	2.54%	2.18%	2.08%
Households by Income			

Current median household income is \$128,837 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$146,336 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$172,647 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$191,808 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$64,683 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$71,704 in five years, compared to \$37,691 for all U.S. households

CONTACT INFO:

SHARON CARMICHAEL

925.737.4160

scarmichael@lee-associates.com

LIC#: 00995814

MICHAEL SEIGEL

650.597.6424

mseigel@lockehouse.com

LIC#: 01096257



5890 Stoneridge Drive, Suite 210, Pleasanton, CA 94588

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.