

# Merrill Gardens

Campbell, California  
2100 Block of Winchester at Rincon



**PRIME COMMERCIAL**  
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## FEATURES

- Space Available- 2,112 SF Endcap Space, Building A
- Located Along Campbell's Main Retail Corridor
- Excellent Visibility at Signalized Intersection
- Parking Ratio of 4.85 Per 1000 Square Feet
- Strong Demographics and High Traffic Count
- Within Close Proximity to Downtown Campbell & Campbell VTA Light Rail Stations

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Avg HH Income	93,432	114,250	126,761
Population	26,180	224,283	543,783
Traffic Count for Winchester Avenue	24,548 ADT		



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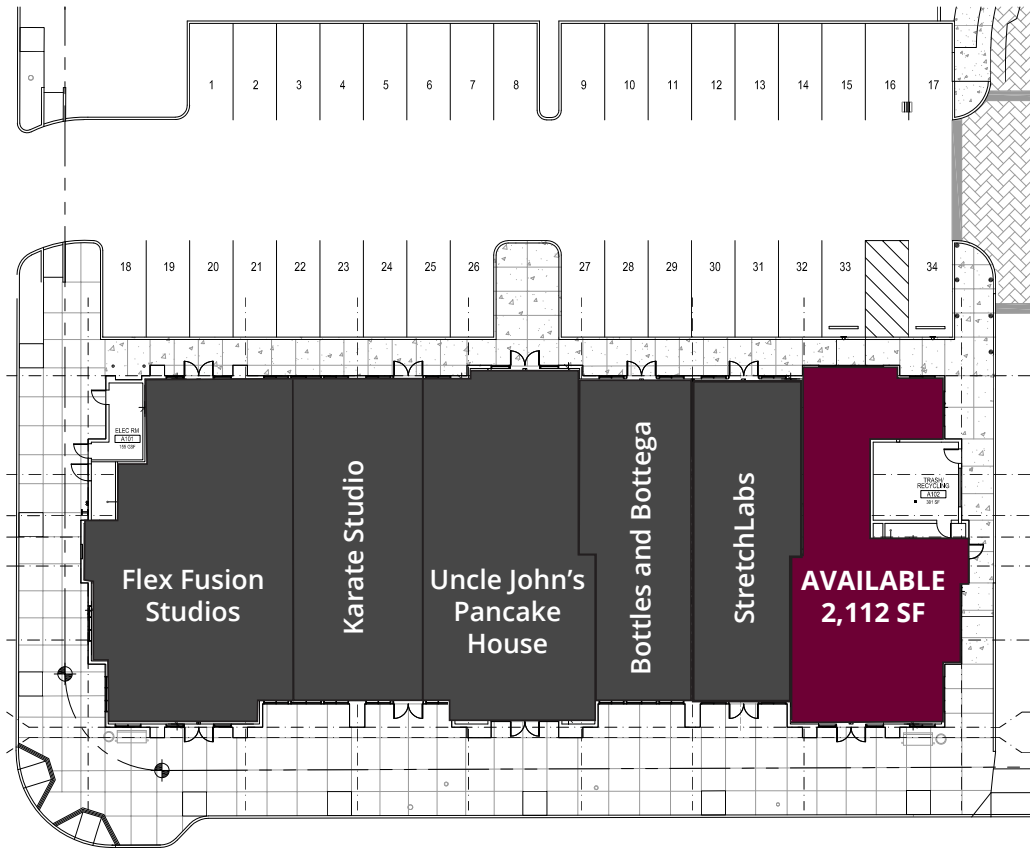
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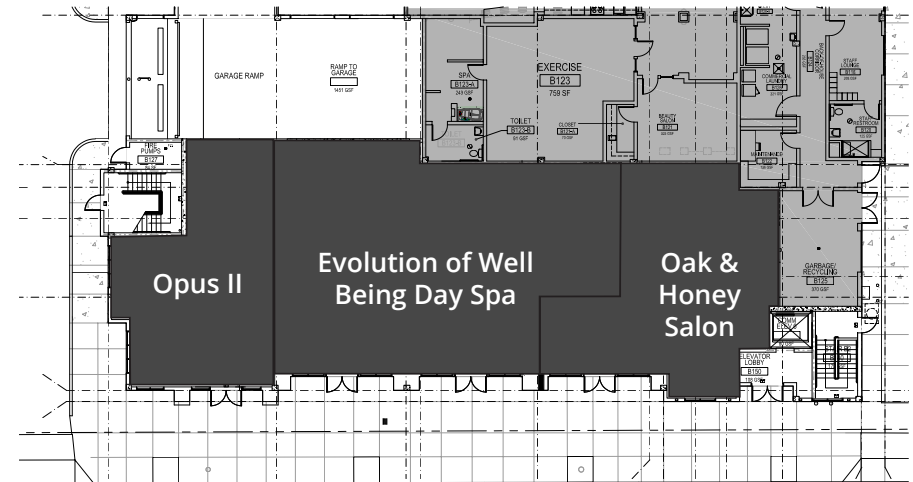
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PLAN A

## SPACE AVAILABLE

- 2,112 SF Retail



PLAN B



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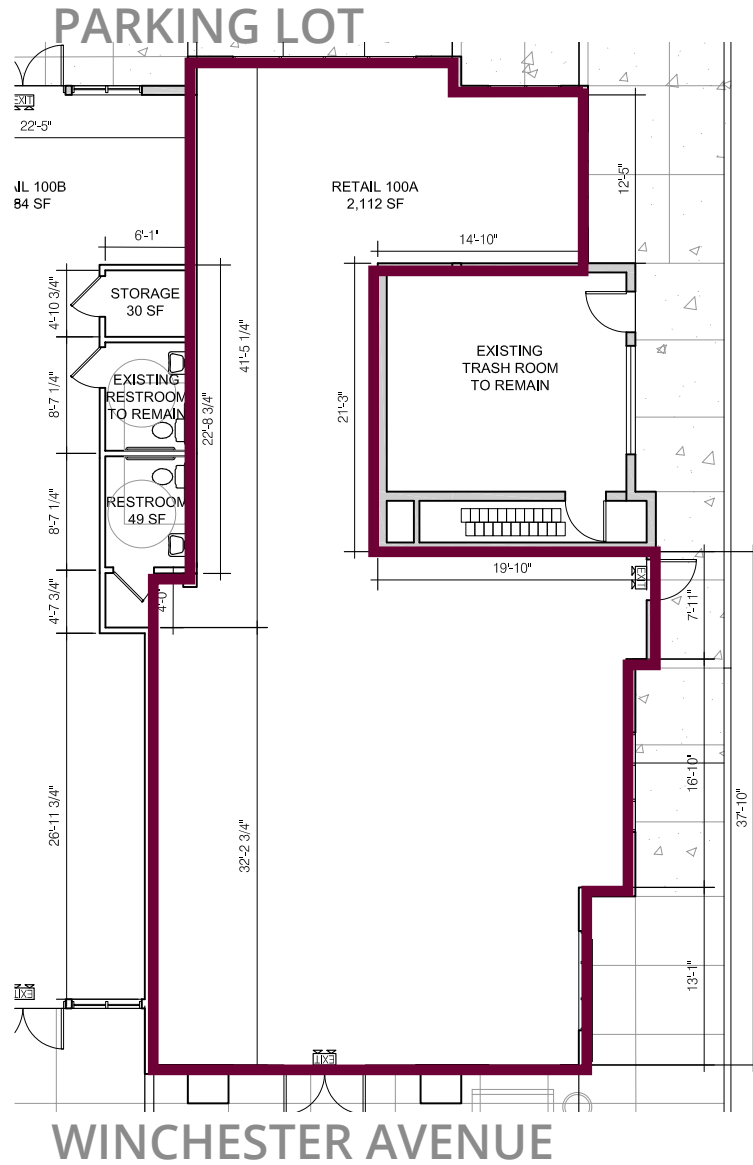
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## SPACE PLAN

2,112 Square Feet



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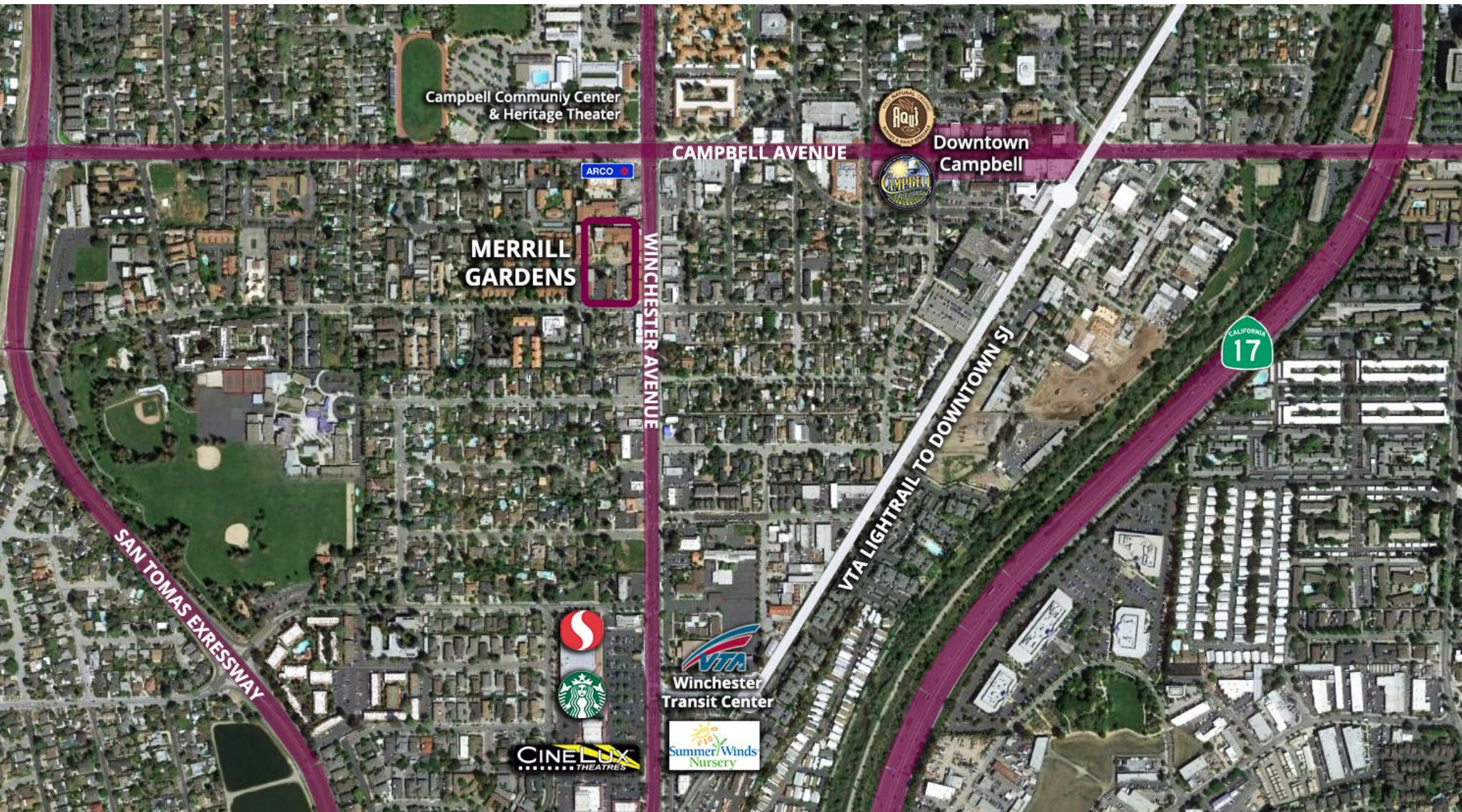
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