

3,579 SF RESTAURANT SPACE



Exclusive Agents:

**John Machado**

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**FOR SUBLEASE** | 501 East Campbell Ave, Campbell | CA

Fully Fixtured  
Former Steak'n Shake Restaurant

Colliers International  
450 West Santa Clara Street  
San Jose, CA 95113  
P: +1 408 282 3800

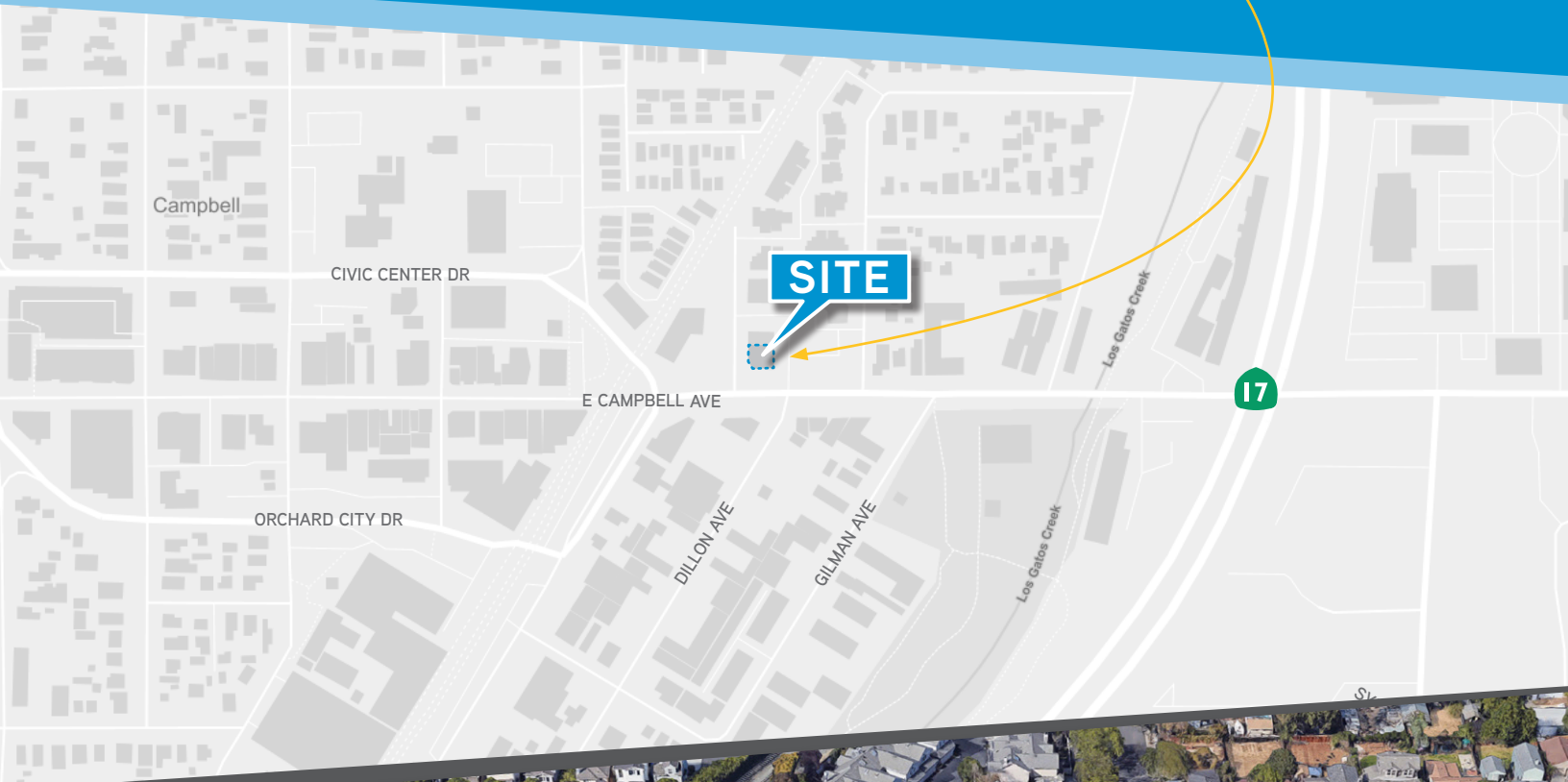


Accelerating success.



# Maps

Note: The subject property is located in downtown Campbell on Campbell Ave. The major retail/restaurant street in the city of Campbell CA.





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## Exterior Pictures



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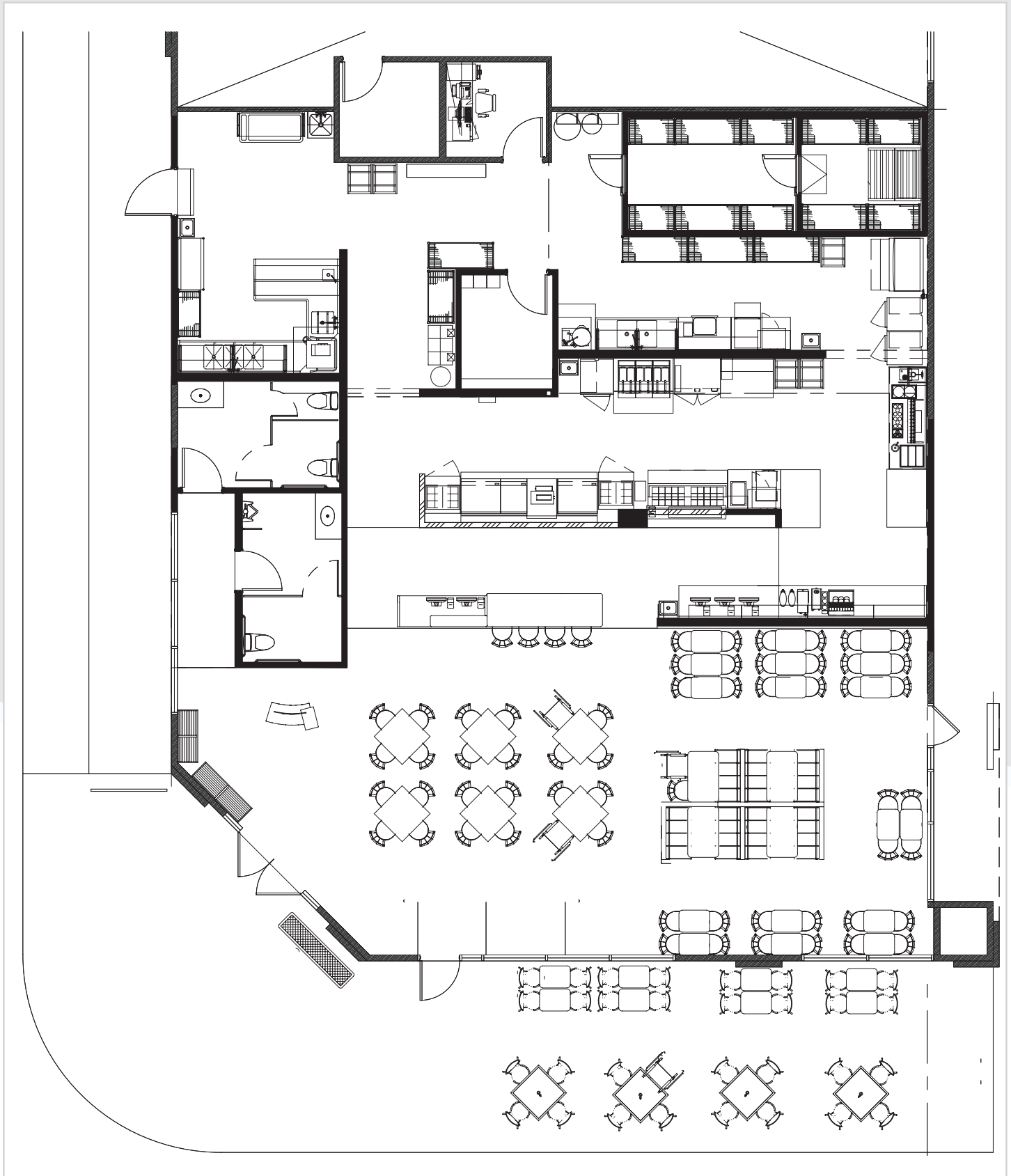


## Interior Pictures





# Floor Plan



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## Business Leases Term

### ADDRESS

501 East Campbell Ave, Campbell, CA

### PREMISES - APPROX. 3,579 SF

Pad building located at corner of Campbell Ave at Foote Ave Campbell CA part of the Lloyd Square.

### LEASE PRIMARY TERM

- 10years + 4 months
- Commencing 11-1-14
- Ending 2-28-25

### PRIMARY TERM REMAINING

Approximately 7 years

### OPTIONAL TERM

2 5-year option to extend the lease

### COMBINED TERM REMAINING

Approximately 17 years

### CURRENT RENT

Approximately \$11,632.00 per month, approximately \$3.25 per SF

### CURRENT NNN

Approximately \$0.54 SF per month

### OPPORTUNITY

Assume the current lease & purchase all of the restaurant equipment & FF&E at a price to be determined.

### NOTE

Current tenant spent approximately \$1,200,000 to convert the former bike shop into a restaurant. A list of all equipment and construction costs are available for reuse.

**ALL OF THE RESTAURANT EQUIPMENT AND FF&E IS APPROXIMATELY 1 YEAR NEW**



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# Retail/Restaurants Map



## DOWNTOWN CAMPBELL



## HAMILTON SHOPPING CENTER



## THE PRUNEYARD

