



1835

VALOTA ROAD
REDWOOD CITY

EXISTING CHILD CARE / PRE-SCHOOL FACILITY

Rare Plug & Play Opportunity

COMPASS
COMMERCIAL

Juan de Leon
Managing Director

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Property Details

LOCATION	1835 Valota Road, Redwood City, CA 94061
CROSS STREET	Woodside Road; Close proximity to Atherton and Woodside
PRICE ASKING RENT/MO	Call Agent
BUILDING SIZE	+/- 3,500 Rentable Square Feet Includes allocation for shared common kitchen and auditorium
OUTDOOR PLAY AREA	+/- 5,000 SF of Outdoor Play Area
SHARED FACILITIES	Auditorium, kitchen, outdoor play area. Includes all furniture fixtures and equipment, including outdoor play structures
LICENSED	Current Capacity: 57 Children (35 Ages 2-5 Years; 22 Toddlers Ages 18-36 Months)

Property Highlights



Excellent Redwood City Location
Easy Access from Woodside Rd
Central Location



Highly Desirable Plug & Play
Opportunity. Fire Alarm System
Approx. 10 Foot Ceilings



Strong Demographics
High Demand for Child Care
and Pre-Schools



Potential to Increase
Facility/Site Utilization as
School or Pre-school



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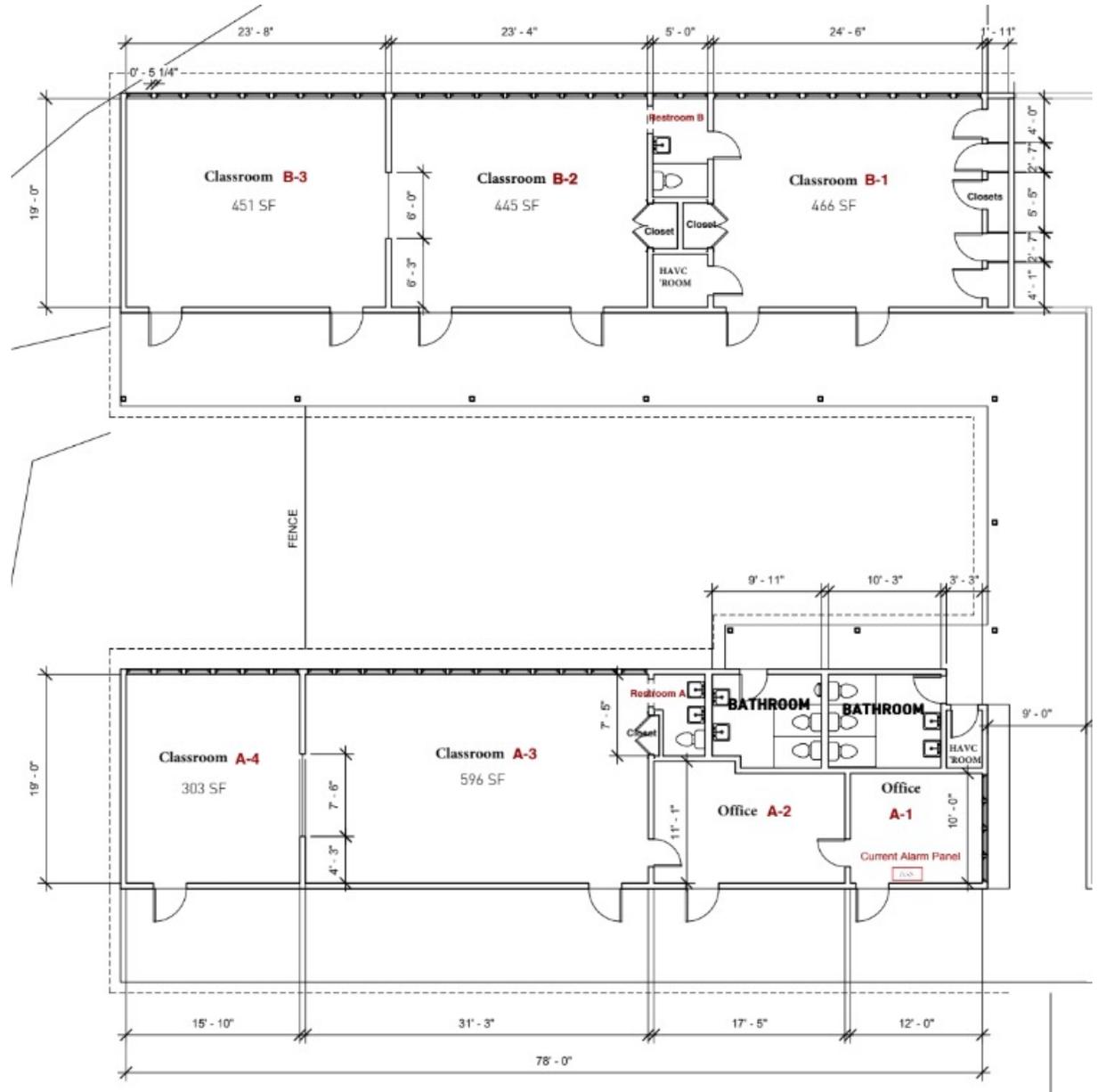


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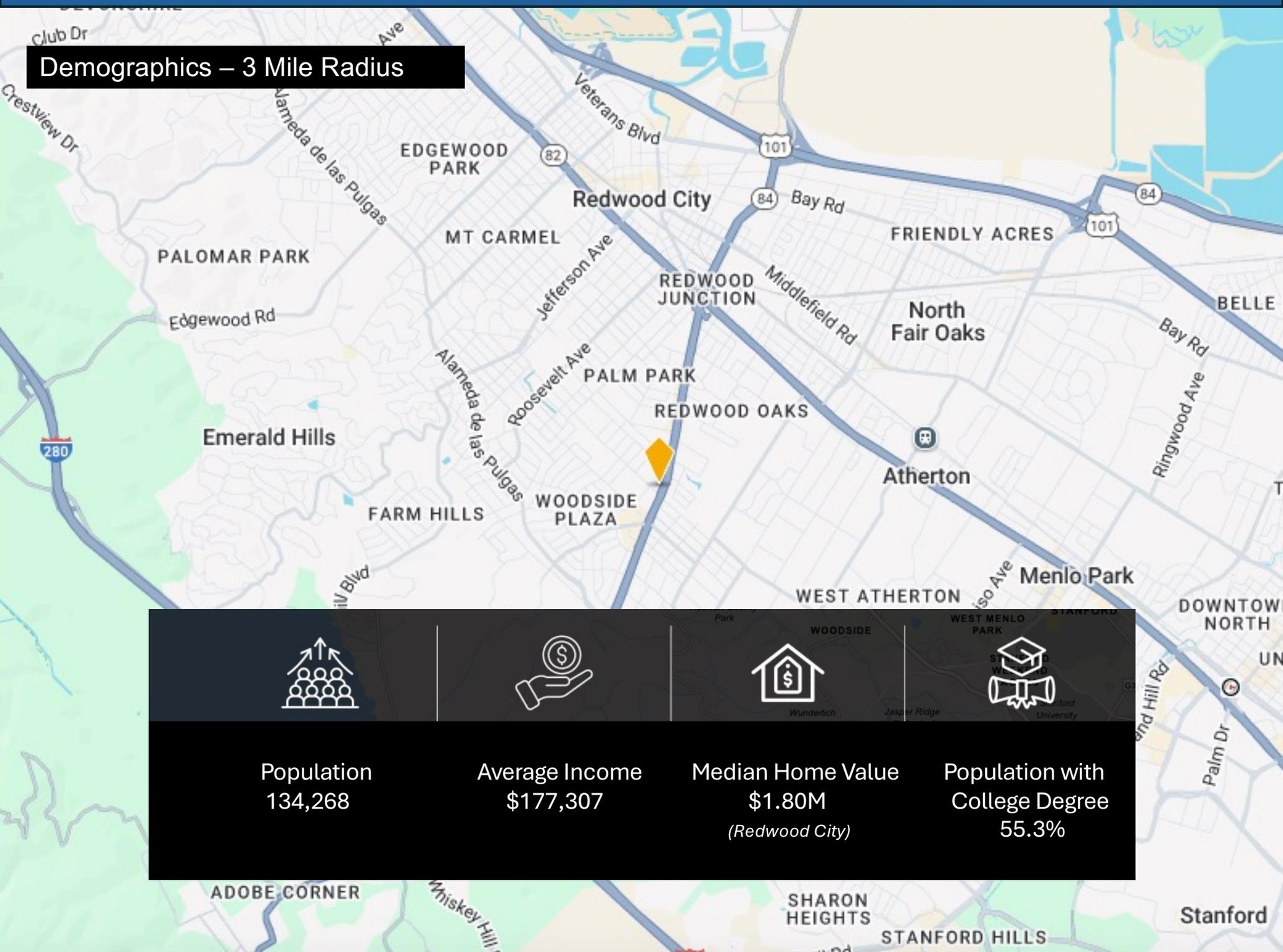
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Floor Plan



Demographics – 3 Mile Radius



Population
134,268



Average Income
\$177,307



Median Home Value
\$1.80M
(Redwood City)



Population with
College Degree
55.3%