

3162 S White Road | San Jose, CA

FOR LEASE

High-Visibility Location in Central Evergreen | Approved Use Permit for Child Care Facility: 191 Children



FOR ADDITIONAL INFORMATION:

DAN MORRAR

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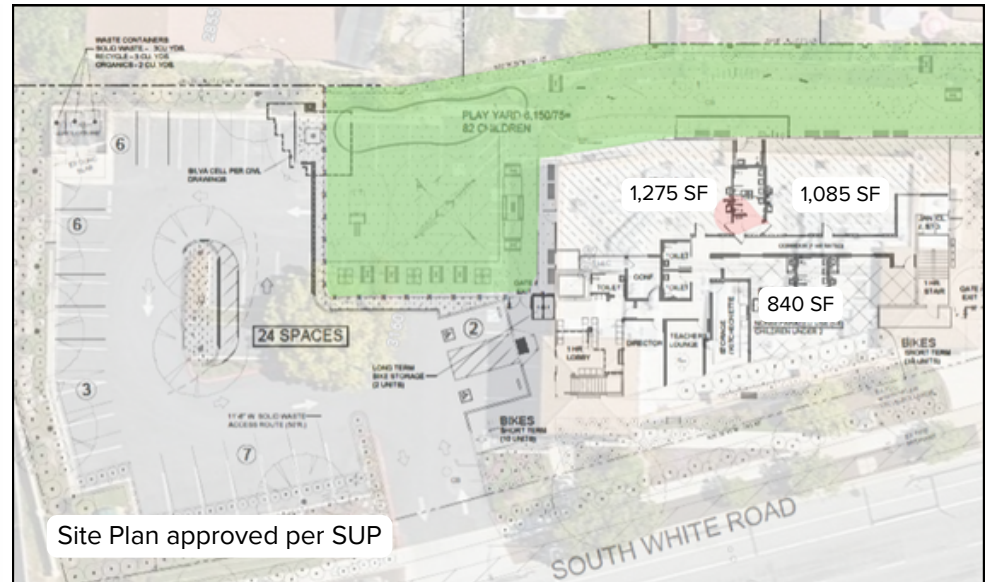
O: 323.686.6539



INSITE EFS

DETAILS

Lot Size	Approx. 0.66 Acres
Building Size	Approx. 11,788 ± SF
Year Built	2009
APN	659-32-060
Zoning	CO - Commercial Office (City of San Jose)
General Plan	NCC - Neighborhood/ Community Commercial
<u>Link to Special Use Permit</u>	191 children
<u>Link to Statement of Operations</u>	



The subject property is an approximate .66-acre parcel of land improved with a two-story medical office building; the building is a steel structure purpose built for DaVita Dialysis in 2009.

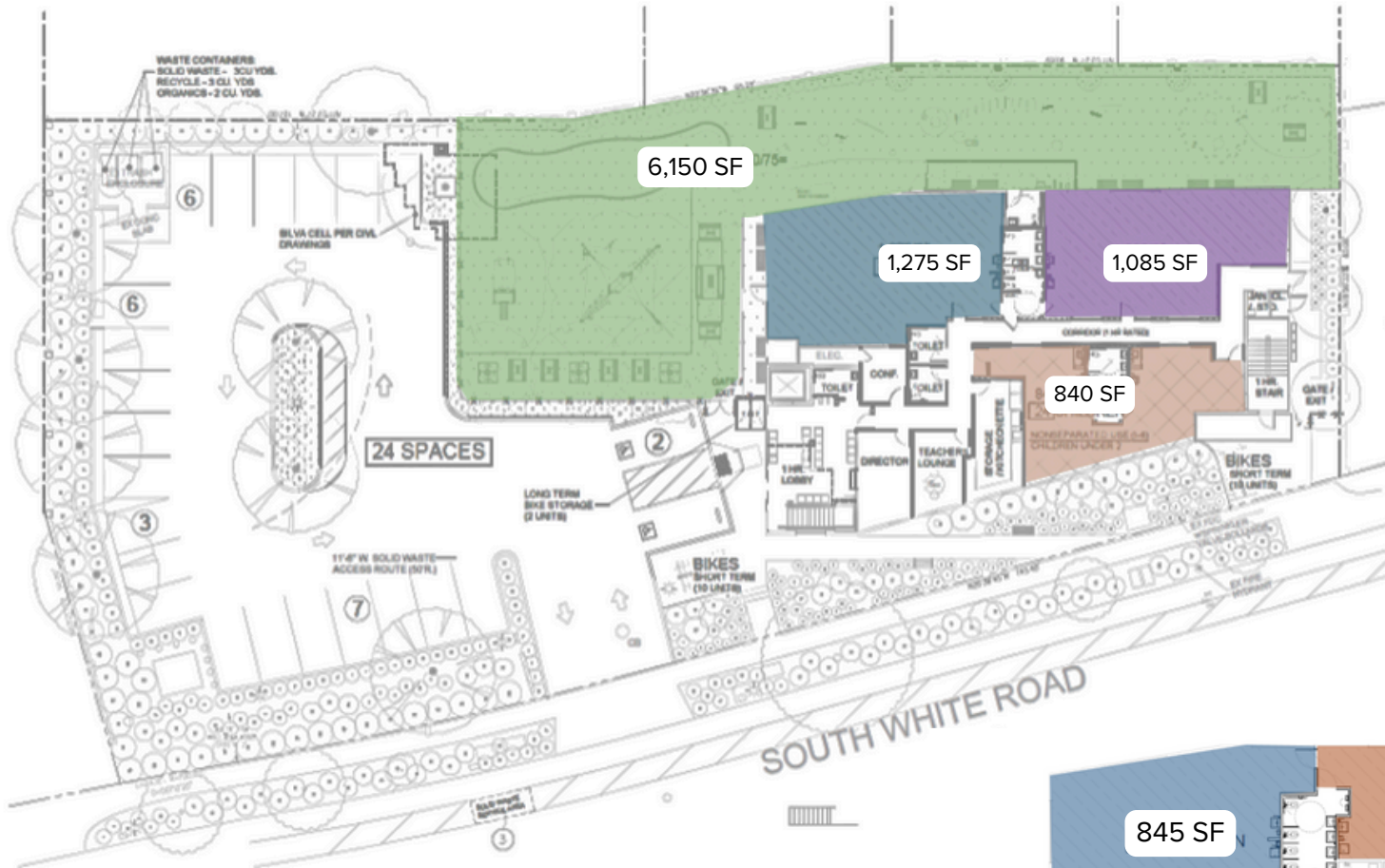
Saving potential operators 12-18 months of lease payments and considerable costs, the owner obtained a Special Use Permit from the City of San Jose in April 2024 for conversion of the property into a child care facility for up to 191 children. A building permit for the proposed improvements is ready to issue, construction drawings are available upon request.

Evergreen, a vibrant San Jose neighborhood, boasts over 70,000 residents, top-rated schools, and abundant green spaces. Within a mile radius of the property, the average household income is \$171,488. The location offers excellent access to major highways, high visibility, and strong community support, making it an ideal spot for a childcare facility.



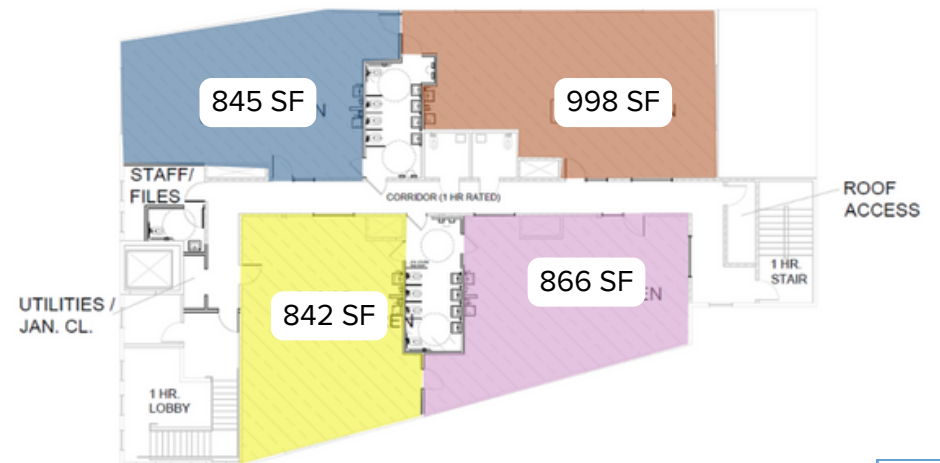


SITE PLAN & FLOOR PLAN



FIRST FLOOR / SITE PLAN *

SECOND FLOOR



**Site Plan approved per Special Use Permit*







Initial Lease Term: 15-years

Option Terms: 2, 5-year options

Base Rent: \$4.50/SF NNN, 3% annual increases

Lease Structure: Absolute NNN, zero LL responsibilities

Delivery: AS-IS Condition

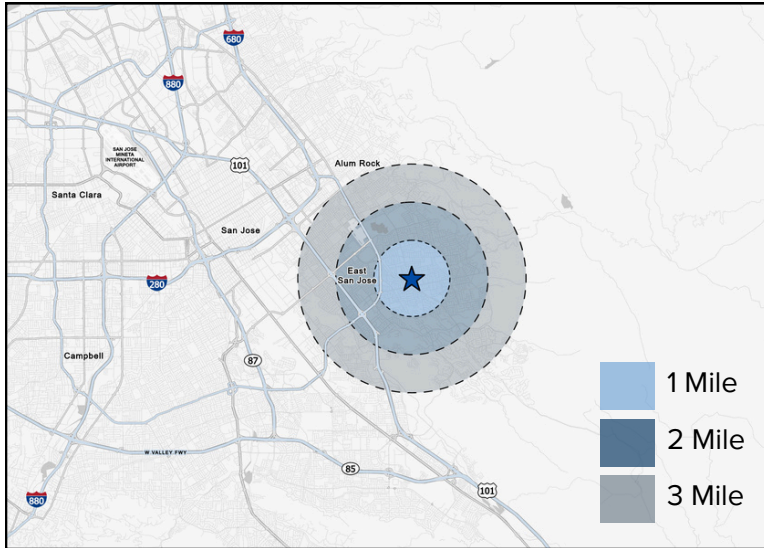
Base Rent Abatement: Landlord will consider base rent abatement (not NNNs) during the construction and licensing phase of the project

Tenant Improvement Allowance: Landlord will consider partial reimbursement for Tenant Improvements in the form of cash or rent abatement not to exceed \$50/SF

Security Deposit: Dependent on tenant's financial strength but in no event less than the last month's rent



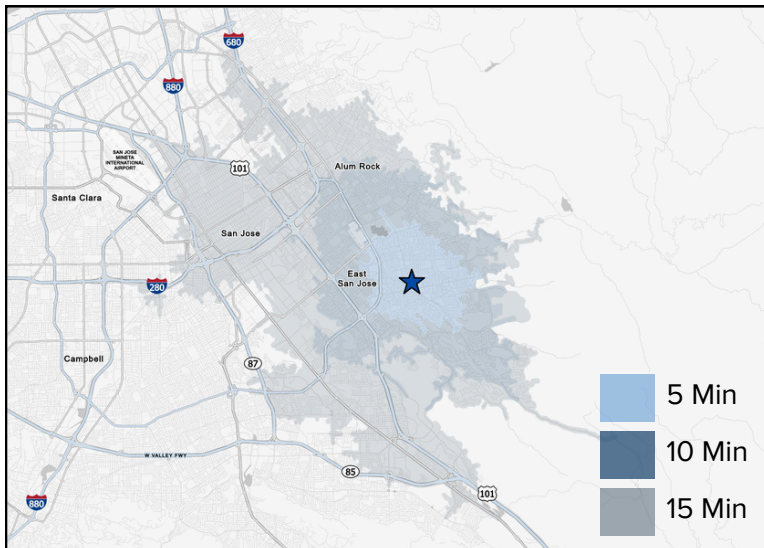
Mile Radius



DEMOGRAPHICS			
	1 MILE	2 MILE	3 MILE
Population (2024)	29,339	89,454	178,147
Median HHI	\$171,448	\$168,249	\$142,744
Married w/Children	2,909	8,400	14,909
Total Households	7,600	23,263	45,624
Median Age	41.3	41.9	40.4

Source: ESRI 2024

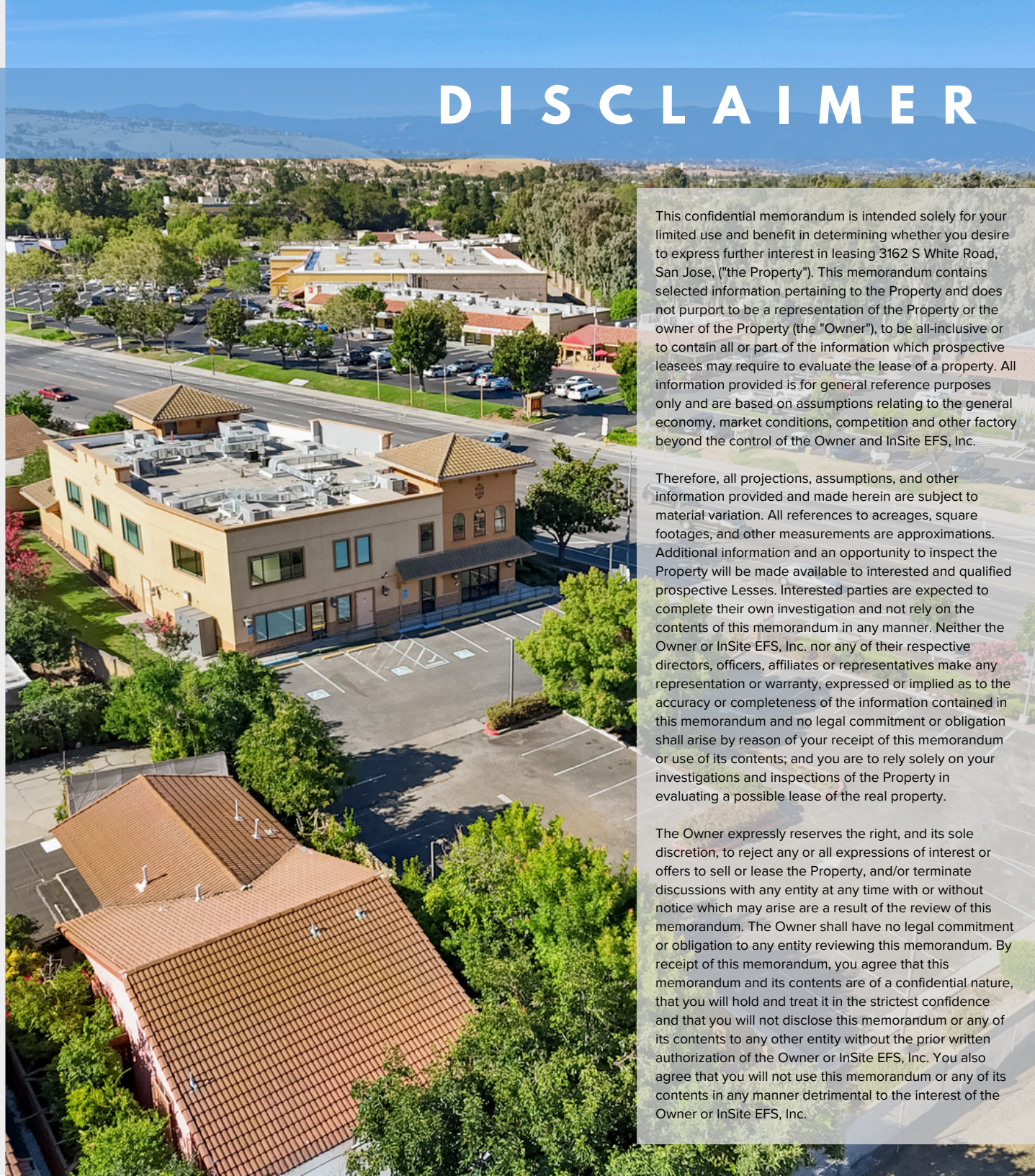
Drivetimes



DEMOGRAPHICS			
	5 MIN	10 MIN	15 MIN
Population (2024)	52,485	180,834	529,555
Median HHI	\$178,966	\$142,513	\$119,676
Married w/Children	5,056	15,064	39,119
Total Households	13,578	45,695	158,851
Median Age	41.8	40.3	37.9

Source: ESRI 2024

DISCLAIMER



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DRE No. 01716132

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Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective Lessees. Interested parties are expected to complete their own investigation and not rely on the contents of this memorandum in any manner. Neither the Owner or InSite EFS, Inc. nor any of their respective directors, officers, affiliates or representatives make any representation or warranty, expressed or implied as to the accuracy or completeness of the information contained in this memorandum and no legal commitment or obligation shall arise by reason of your receipt of this memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible lease of the real property.

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