

FOR SUBLEASE

123
CORNING AVE
MILPITAS, CA

3,600 SF Stand Alone Building

Day Care Center
Playground and Outdoor Play Area

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The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of lease and availability are subject to change or withdrawal without notice.

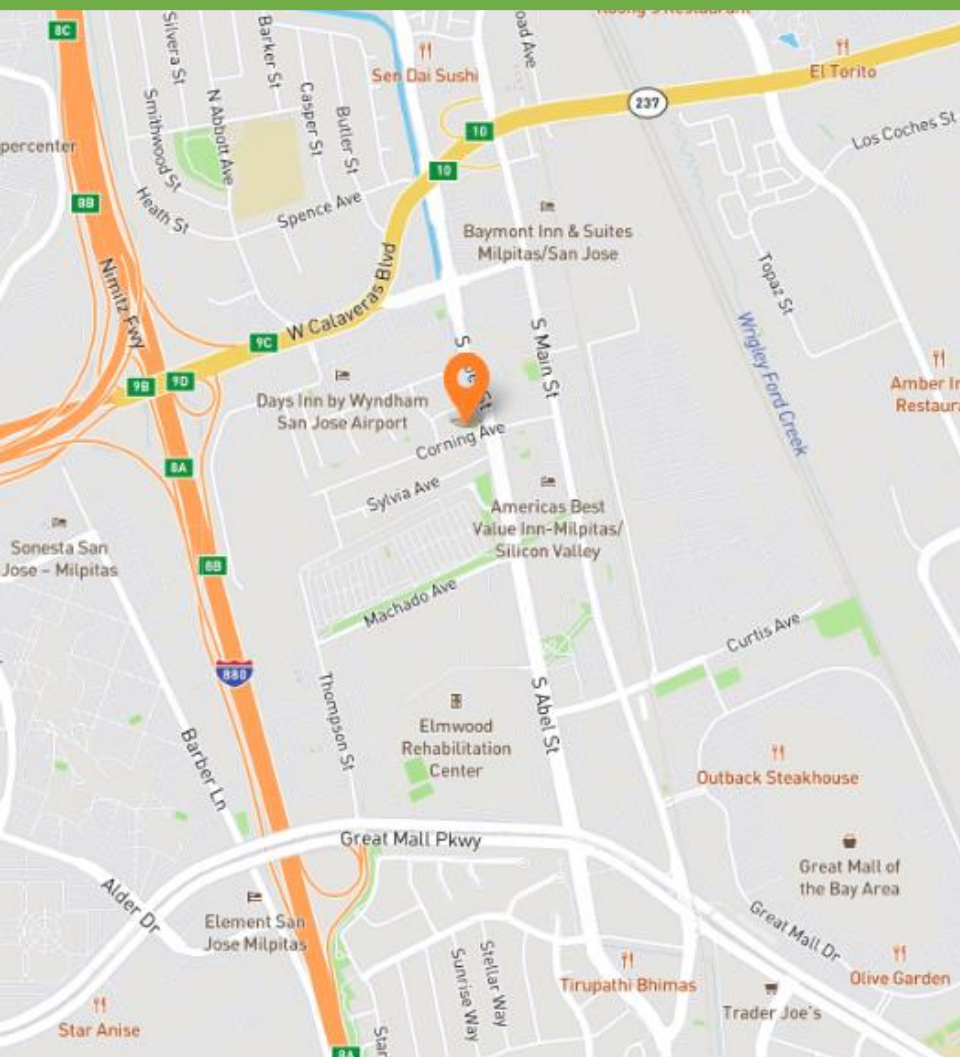




PROPERTY HIGHLIGHTS

Former Merryhill Preschool available for sublease due to relocation

- Easy Access to FW 880 and 237
- Private Playground and Outdoor Play Area
- Zoned Commercial C2, entitled for Day Care Center
- Excellent Glass Line with Skylights



- Previously licensed for 78 children
 - Over 5,800 SF outdoor play area
 - Three (3) student bathrooms
 - One (1) staff bathroom
 - One (1) kitchen
 - Two (2) offices



PROPERTY FINANCIALS

RENT EXPENSES	Monthly	Annual	\$/SF/Year
Base Rent	\$ 10,500	\$ 126,000	\$ 35
Property Tax Estimates	\$ 1,421	\$ 17,051	\$ 4.74
Other Property Related Expenses to Consider			
Insurance			
Utilities			
Building and Landscape Maintenance			

- Other property related expense should include property tax, Insurance, water, PG&E, trash removal, building and landscape maintenance. Actual expenses will vary and driven by Sub-tenant's operation.
- Lease expires 6/30/2030. Longer terms possible subject to negotiation with Landlord.

* Contact for details

DEMOGRAPHICS

2022 ESTIMATES

\$187,299

Average Household Income
within 5 miles radius

267,446

Population within
5 mi radius

Race	2010 Census	2022 Estimates	2022 Percentage
White	57,868	48,716	18.2%
Black	6,626	7,464	2.8%
American Indian or Alaska Native	1,295	1,256	0.5%
Asian/Native Hawaiian/Other Pacific Islander	137,832	176,653	66.1%

5 Miles Radius



**123
Corning**

Located seven miles from San Jose International Airport, Milpitas is the fastest-growing City in Silicon Valley and is an integral part of Silicon Valley's innovation with a very diverse and inclusive resident population of over 80,000. Often referred to as the Crossroads of Silicon Valley, the City is situated between major thoroughfares in the Bay Area and considered a highly desirable location for world-class technology companies seeking to build a central base of operations. The city's Transit Area Specific Plan is giving rise to an urban district transitioning into an exciting transit-oriented, mixed-use cluster.

Sources : Milpitas City Website | JOSE





123 CORNING AVE, MILPITAS CA

Former Child Care Center with Playground and Parking Available



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