

FOR SALE



Address Not Disclosed, Santa Clara, Ca 95050

Prepared By:

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PROPERTY SUMMARY

Building A

Remodeled 2020 | 1,353 Sq Ft | Ceiling Height 8'9" | 1 Story

Building B

Remodeled 2020 | 562 Sq Ft | Ceiling Height 8'6" | 1 Story

Building C

Existing Storage Use | 209 Sq Ft | Ceiling Height Approx 8' | 1 Story

Combined Size All Buildings: 2,124 Sq Ft

Lot Size: 11,350 Sq ft

Parking: 4+ Onsite Spaces | Easement Parking

Zoned: OA

CUP: Daycare | Child Development Center Ages 2-5 Yrs

Current License Capacity: 35 Students for Buildings A + B

Max Playground Capacity: 47 Students

Passed Environmental Phase 1, Water, Fire, Lead Based Paint, and more.

SCAN ME



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Great Opportunity

Packaged turn-key profitable opportunity with attractive upside potential, both business and property for sale. This well-established family owned and operated Child Development Center is located in a prime location of Santa Clara. High traffic area surrounded by an affluent neighborhood with leading High-Tech Companies and many brand name amenities. This property includes 3 buildings (2 of which were newly renovated) for a combined 2,124 Sq Ft of indoor use on a generously 11,350 Sq Ft upgraded lot. The Daycare is licensed for a max capacity of 35 students and offers a variety of stellar learning programs and services, including Music, Math, and Theatre. The buildings have endless renovations w/ records and a Master Site Plan available upon request. This is a great opportunity for an established owner-user or operator who's looking for a smooth transition to expand their footprint and own a piece of prime real estate in Silicon Valley. Please do not disturb occupant, showing by appointments only



HIGHLIGHTS

- ◇ Existing turn-key & profitable operation
- ◇ Established Daycare with great upside potential
- ◇ Family owned and operated Child Development Center
- ◇ Located in affluent neighborhood with surrounding Top High-Tech
- ◇ Prime Location Santa Clara and amenities
- ◇ High Traffic corridor, great visibility and access to freeways

SITE-PLAN



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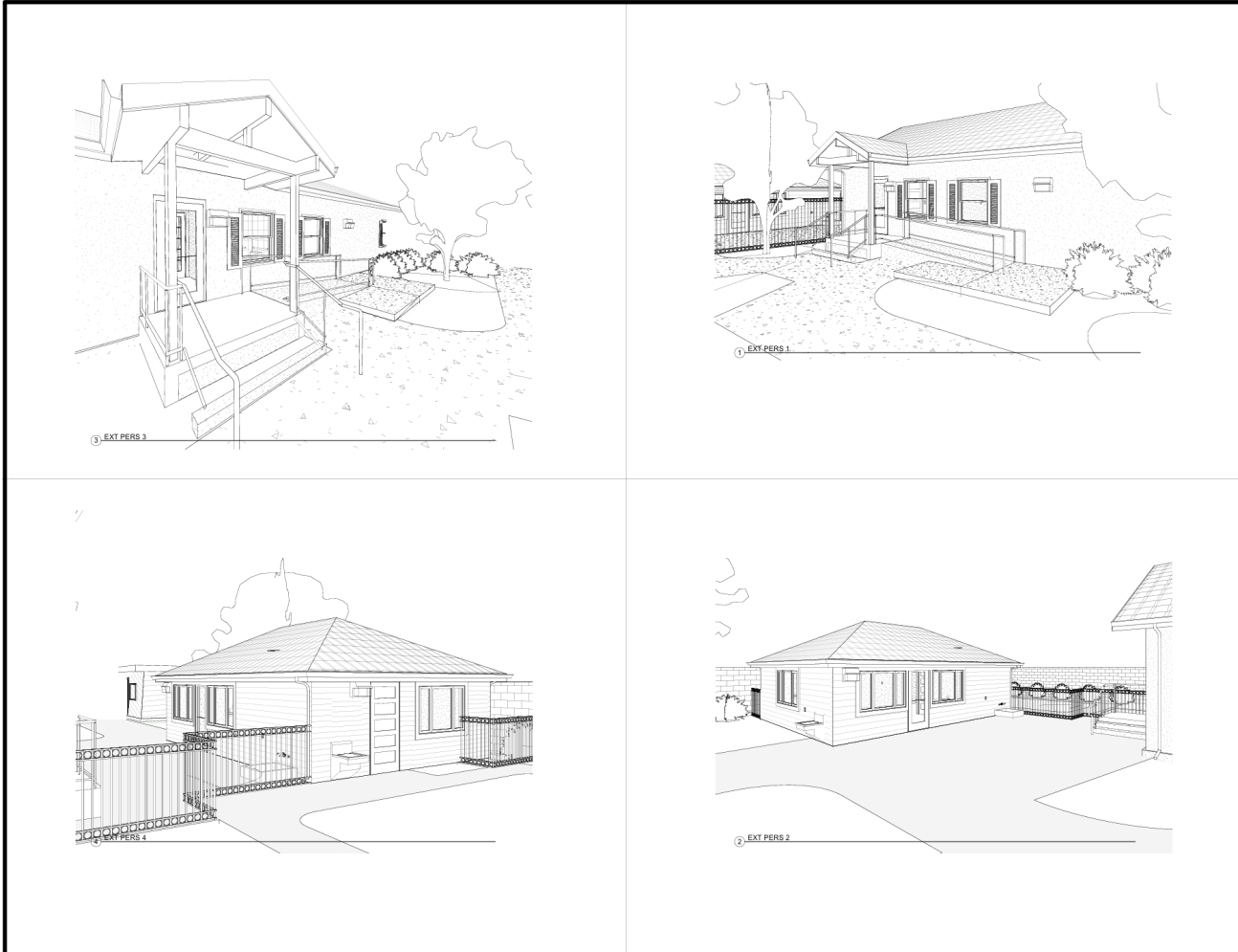


AERIAL VIEW

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SITE PLANS AVAILABLE UPON REQUEST

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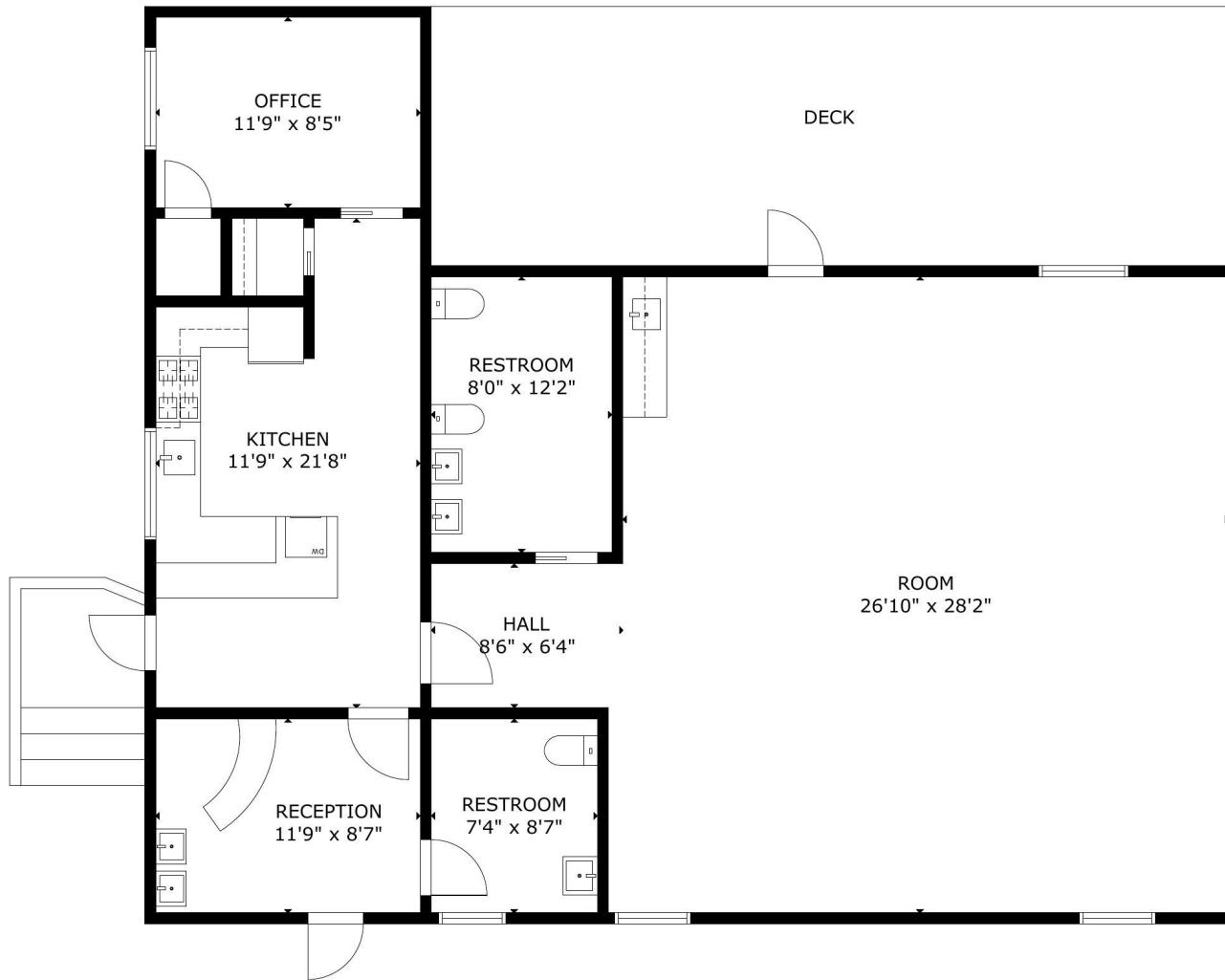


BUILDING A

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GROSS INTERNAL AREA
 TOTAL: 1,472 sq ft
 FLOOR 1: 1,472 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

BUILDING A FLOORPLAN

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BUILDING A CLASSROOM

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MEAL PREP BUILDING A

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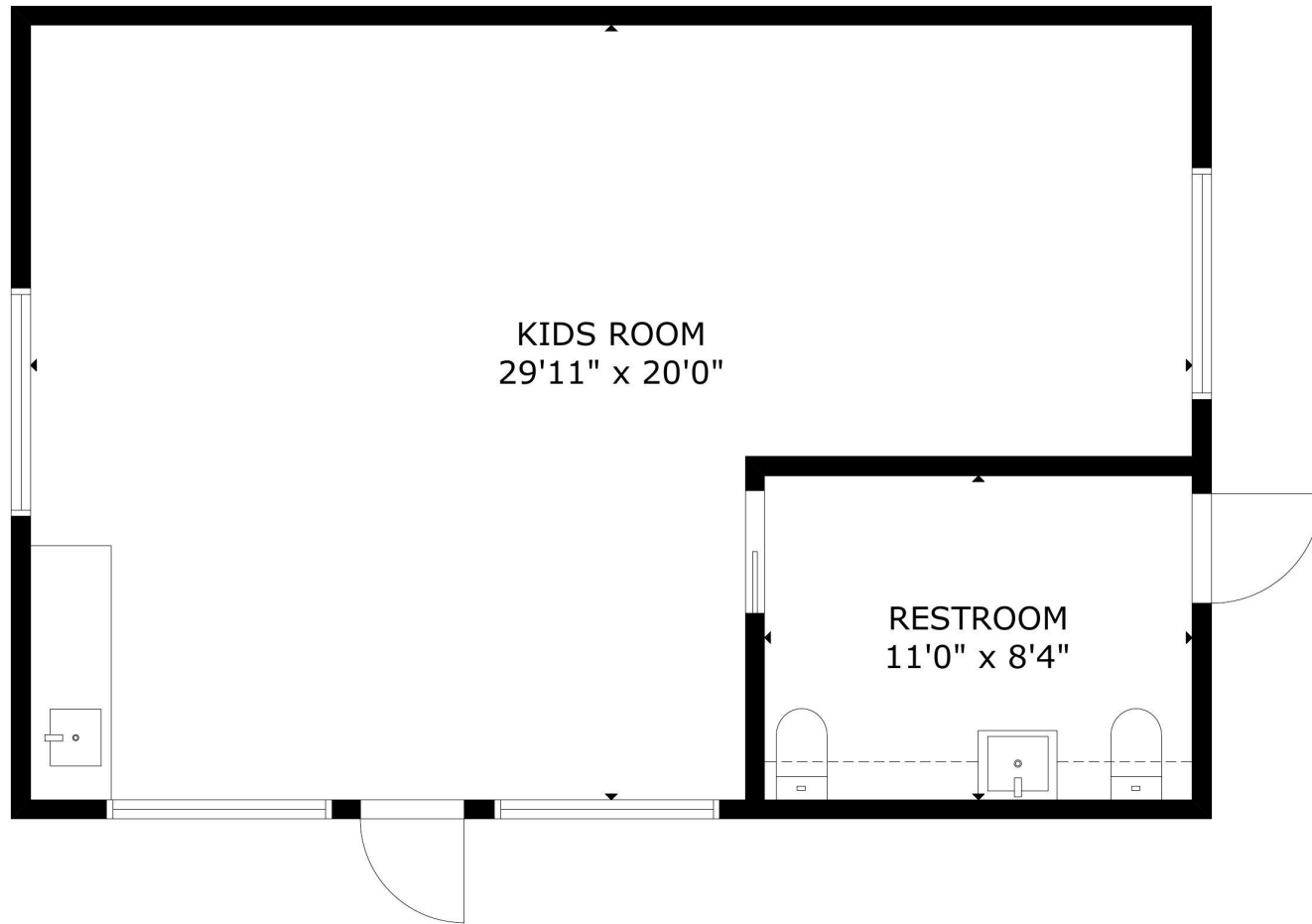


BUILDING B CLASSROOM

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GROSS INTERNAL AREA
TOTAL: 598 sq.ft
FLOOR 1: 598 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

BUILDING B FLOORPLAN

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BUILDING B CLASSROOM

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PLAYGROUND AREA



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PLAYGROUND AREA

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THE NEIGHBORHOOD

Nearby Amenities



Santa Clara University 1.8 Miles



Santana Row 2.2 Miles



Westfield Shopping Center 1.9 Miles



Pruneridge Golf Club` 1.0 Miles



Apple Park Visitor Center 3.0 Miles



Nvidia Corp 3.2 Miles



Intel 4.0 Miles



Santa Clara Swim Club 1.0 Miles



PayPal Park 2.7 Miles



Levis Stadium 4.9 Miles

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DISCLAIMER



The property will be shown by appointment only.

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