

PROPERTY FOR LEASE- MULTIPLE OPPORTUNITIES

**1.12 Acre Land & 7,160 Sqft Buildings For Lease
Milpitas, CA
Multiple Opportunities**

**200 N Abbott Ave
Milpitas, CA 95035**



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Property Information

Summary



Description

This expansive 1.12-acre property, nestled in Milpitas, CA, presents a remarkable package deal featuring a 7,160 sqft. boasting an ideal location and multiple potential uses.

Key Highlights

- 2,904 sq ft being used as a preschool licensed for 68 kids
- 4,260 sq ft being used by the Church. There is additional space that is part of the Church which was added on (square feet to be measured)
- The Church building can be expanded to the preschool increasing the licensed capacity (verify from the city and licensing)
- The Church can be leased to one Tenant OR Shared by multiple tenants on different days / times (multiple options)
- Potential use - Church | Religious Groups | Community Centers | Classes & Enrichment Centers | Banquets etc..
- Excellent location, next to elementary school and high density residential and commercial neighborhood

Offering Summary

Sale Price:	Call for price
Lot Size:	1.12 acres
Building Size:	2,904 SF Preschool + 4,260 SF Church + added square feet

Demographics

	0.25 Miles	0.5 Miles	1 Mile
Total Households	316	1,390	4,550
Total Population	1,168	4,693	14,850
Average HH Income	\$147,972	\$140,519	\$150,204

Complete Highlights



- This expansive 7,160-square-foot property is available for lease, offering a versatile combination of a church facility and a preschool space. Located on a 1.12-acre lot in the heart of Milpitas, this property is ideal for community organizations, educational facilities, or religious institutions. With dedicated areas for both worship and child-focused activities, the property offers unmatched flexibility for diverse uses.
- 2,904 sq ft being used as a preschool licensed for 68 kids
- 4,260 sq ft being used by the Church (there is more unpermitted square footage - tenant to measure and verify). Spacious layout with areas suitable for worship, community gatherings, or other large events.
- The entire 7,160 sq ft can be potentially used as a preschool with over 200 kids capacity with potential to add more sqft (buyer to verify from the city and licensing)
- Expansive play areas and open spaces, suitable for educational or community events.



Complete Highlights



Multiple Potential Use -

Educational Purposes (Preschool, Daycare, Tutoring Centers).

Religious Institutions Or Places Of Worship.

Hybrid Uses Combining Education, Community, And Spiritual Activities.

- Excellent location, off 237, 880, 680 freeways and next to elementary school and high density residential and commercial neighborhood
- 40 car parking spaces available during the week
- 120 car parking spaces available during the weekend (leased from the next door elementary school)
- Turnkey Facilities: Ready-to-use spaces designed for church and preschool operations.
- Flexible Terms: Open to adaptations and customizations to suit tenant needs.
- Prime Community Location: Benefit from a built-in audience and excellent neighborhood support.
- Expansive play areas and open spaces, suitable for educational or community events.

Complete Highlights

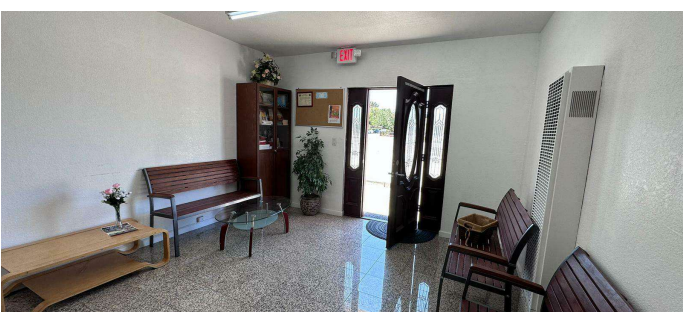
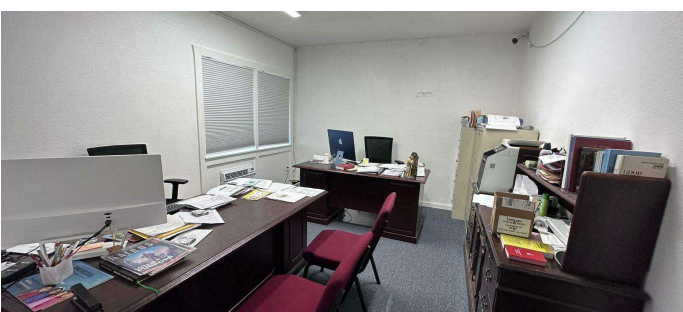
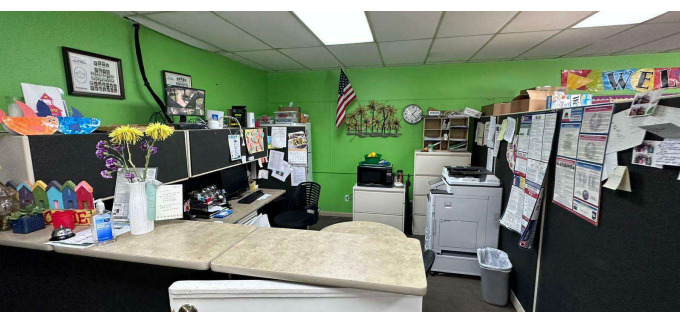
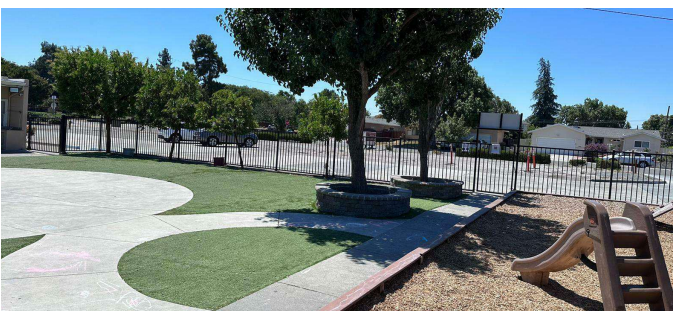
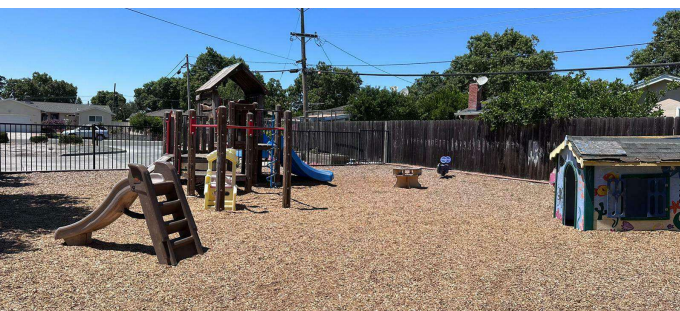


Neighborhood Highlights

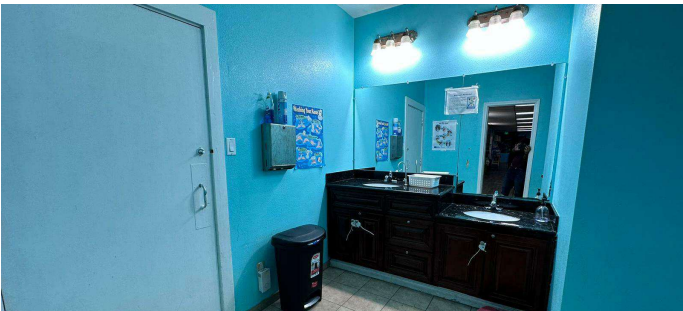
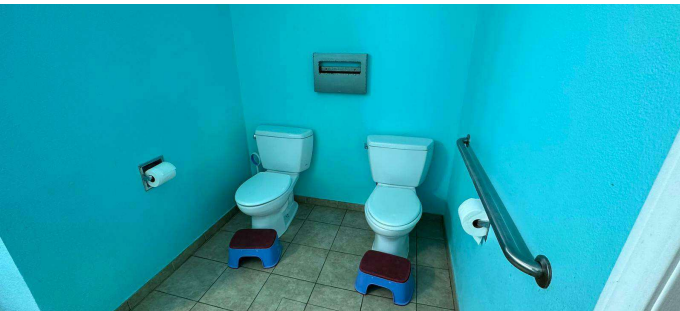
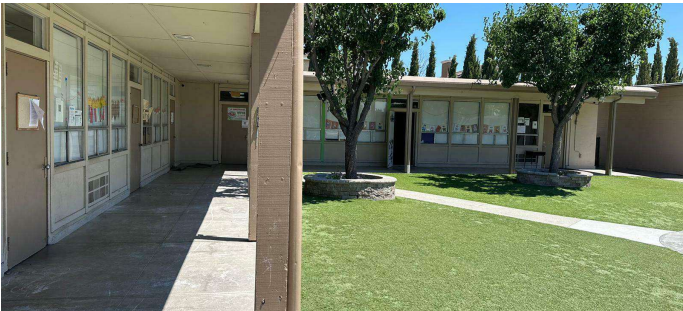
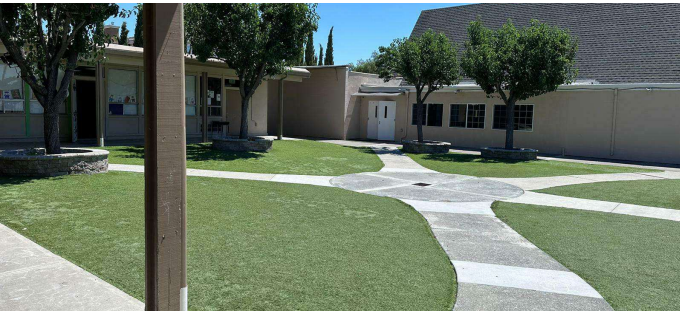
- Surrounded by thriving residential and commercial developments.
- Conveniently located near major transportation routes, ensuring easy access for visitors and staff alike.
- Vibrant local community with schools, businesses, and families in close proximity.
- **Turnkey Facilities:** Ready-to-use spaces designed for church and preschool operations.
- **Flexible Terms:** Open to adaptations and customizations to suit tenant needs.
- **Prime Community Location:** Benefit from a built-in audience and excellent neighborhood support.
- **Rental Terms -**
 - Competitive and negotiable lease rates.
 - Long-term leasing options available for stability and growth.
- **Call the listing agent to setup a tour**



Additional Photos



Additional Photos





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Location Information

Location Map





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Demographics

Demographics Map & Report

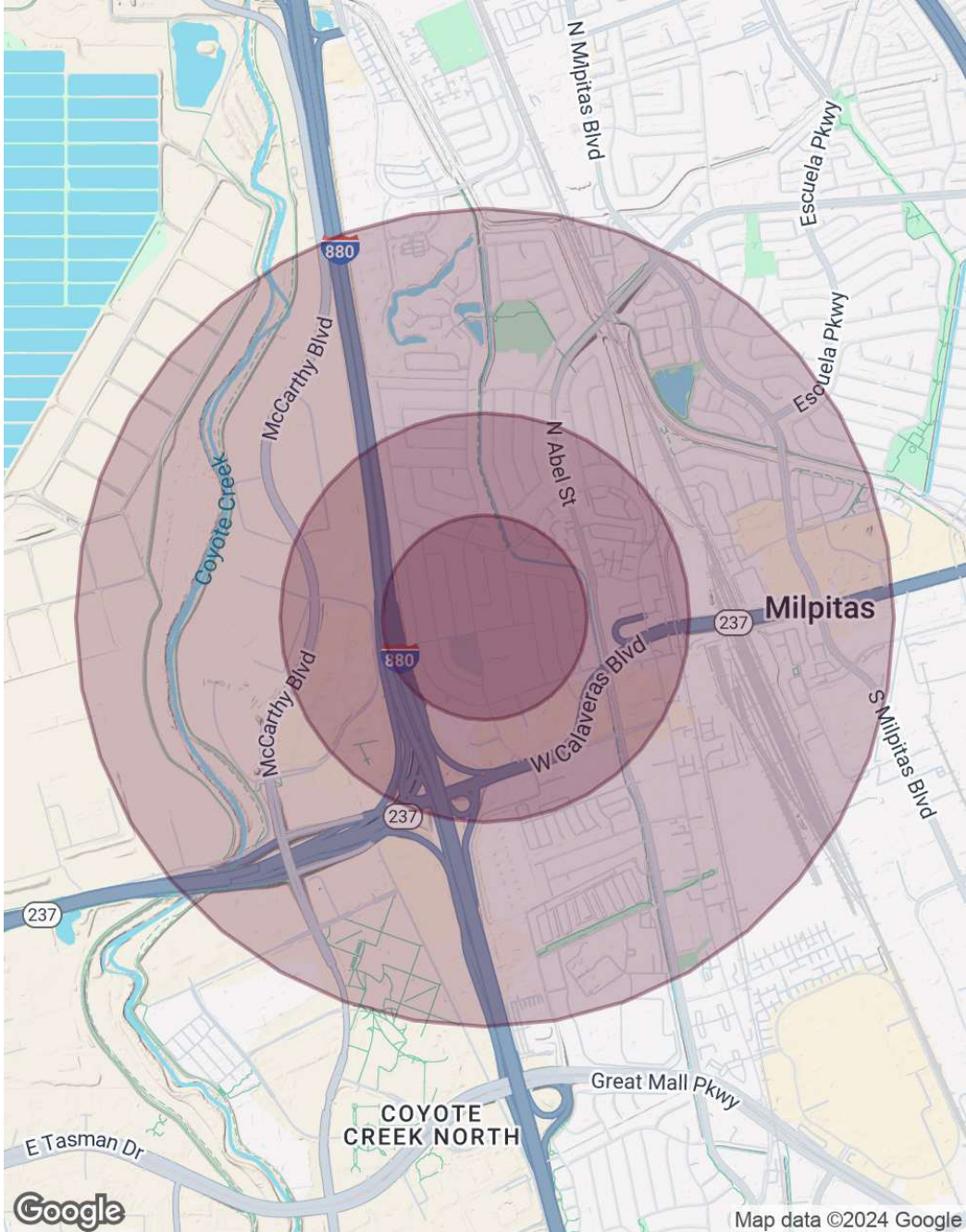
Population

	0.25 Miles	0.5 Miles	1 Mile
Total Population	1,168	4,693	14,850
Average Age	35.5	35.7	37.5
Average Age (Male)	34.9	35.2	36.6
Average Age (Female)	38.2	37.0	38.6

Households & Income

	0.25 Miles	0.5 Miles	1 Mile
Total Households	316	1,390	4,550
# of Persons per HH	3.7	3.4	3.3
Average HH Income	\$147,972	\$140,519	\$150,204
Average House Value	\$918,146	\$888,168	\$908,232

2020 American Community Survey (ACS)





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Advisor Bios

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RAVI JAGTIANI

America's Top 1.5% Real Estate Professional

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CalDRE #02044082

Professional Background

As a successful Realtor in the Bay Area, Ravi Jagtiani's passion for real estate developed while working for his family's hospitality and real estate business. In his prior role as a Project Manager, Ravi oversaw the development of several residential, mixed-use and hotel development projects while obtaining extensive knowledge in site acquisition and improvements, land use, entitlements and the permit process. As a Realtor, Ravi specializes in Retail, Land, and Business Opportunities with broad experience selling pre- schools, brokering several large land development transactions, and investing in high cash-flow opportunities.

In addition, he has helped several Bay Area residents in selling their homes and re- investing their money in high cash flowing opportunities in Texas, Arizona, North Carolina, and Florida.

With over 20 year's in the industry, and having broad experience in real estate has enabled Ravi to create successful marketing and sales strategies for maximizing ROI for his clients. Buying and selling real estate can be stressful. We at Jagtiani Group, promise to reduce your anxiety by keeping you well informed throughout the process. We provide all the support needed through our strong network of mortgage lenders, contractors, cleaners, inspections, title & escrow companies and other service providers to make the process easy for all our clients. We can assure you that with us, you will be buying with knowledge and selling with confidence !!

Ravi is also serving as a planning commissioner in the city of Foster City, CA. He therefore has an extensive background in real estate, uses for real estate, and how to work with the community to work on concepts of smart growth to balance land use availability with nature of our community and the environment.

Your referrals are the life blood of our business. You and your referrals will never find a more dedicated, focused, available, energetic, passionate and pleasant agent to represent you/them. If you are looking to sell, please write or call us for no obligation consultation.

Education

Business Management degree with a specialization in Entrepreneurship, Economics & Finance from Babson College, MA.

Memberships

SamCAR, NAR, AREA, CAR

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