

# School (CUP'd), Church, Gym, Dev.

1000 Jacklin Rd, Milpitas, CA 95035



Presented by  
Symphonic Real Estate Services

Price: \$6,550,000



# School (CUP'd), Church, Gym, Hotel /Resi Dev?

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PLEASE CALL EXCLUSIVE LISTING BROKER, ALEX KENT. 650-793-0541.

1000 Jacklin was originally built in 1980 as a 22,300-square-foot, two-story sports and racquetball club. It was remodeled in 1997 to add 1,700 square feet to the upper level, totaling 24,000 square feet. The clock tower was added in 2003 to house one of the two cell towers on the property. The clock tower lease / easement to American Tower and to Unison Infrastructure were sold to them. The ground floor totals 17,391 square feet and the upstairs totals 6,609 square feet (not ADA accessible.) The new owner can occupy the full 24,000 square feet. The building's dimensions are 92'3" X 186' 7" (30ft tall), the ceiling height: 24 feet, there are separate men's and women's lock rooms with saunas, no sprinklers, approximately 51 parking spaces (new AD striping might change that), power of 1200 Amp, 3 phase, HVAC, and 11 units in total. The site has a connecting easement to Jacklin Road, and access from Hillview Road.

Highway Services (HS) Zone: The purpose and intent of this zone are to provide a wide range of personal and business services primarily oriented to the automobile customer and transient residential uses such as motels or mobile home parks. It is intended to include those commercial uses customarily located outside of the Central Business District area and tend to



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(650) 793-0541

## **Symphonic Real Estate Services**

1574 Elm St

San Carlos, CA 94070



require lots with well-maintained grounds.

The City's 2040 General Plan calls for this property to be rezoned as "Neighborhood Commercial Mixed-Use (NCMU) designation is intended to accommodate

a mix of commercial and residential uses with an emphasis on commercial activity as the primary use, and residential uses, hotel, and office development allowed on a limited basis."

<https://www.milpitas.gov/DocumentCenter/View/1147/Milpitas-2040-General-Plan-PDF?bidId=> (see page LU-6).

In 2019, a developer received a Negative Declaration for the construction of a new 122-room hotel. The proposed five-story, approximately 81,250-square-foot building would be a maximum of 73 feet in height with a single level of underground parking. In addition to the guest rooms, the proposed building would include a meeting room, lounge area, office space, fitness center, and indoor pool and spa. The neighbors protested this development, but a high-density housing project would be more achievable with the dozens of new pro-housing laws.

The immediate area's average household income is \$176,822. Milpitas's population contains 80,839 residents and can grow to approximately 118,000 people during the daytime. The majority of the Milpitas population identifies as Asian (67.5%), followed by White (14.2%). The population in the five-mile radius is estimated at 236,928 and is projected to grow by 1.42% to 240,289 between now and 2026. Within the one-mile radius, there are 588 businesses and 5,307 employees.

Cisco Systems has over 3,000 employees, Lifescan has over 2,500, and KLA has over 2,000. Other major employers are Soletron Corporation, LSI Logic Corporation, Linear Technology, KLA Tencor Corporation, Maxtor Corporation, Xicor, Inc., Seagate Technology, and the newly relocated SanDisk, Flex, Headway Technologies, and Milpitas Unified School District.

The current parking of 2.1 spaces per 1,000 square feet is ample for warehouse use but less than a new construction requirement in the HS zoning (legally non-conforming). The required spaces are 112 spaces or five spaces per 1,000 square feet, and the provided spaces are 51 spaces or 2.1 spaces per 1,000 square feet.

View Milpitas, CA, Development Pipeline: <https://milpitas-gis-milpitas.hub.arcgis.com/apps/24fe9a09abcc4639913968f21309e510/explore?path=>

Daycare School CUP in place for 266 students and 36 staff. P-UP21-0003.  
See attached CUP doc.

For Lease: \$1.75/sf NNN x 24,000 sf (full building only). CAMs to be confirmed.

The owner reserves the right to reject any and all offers. Please do not disturb existing tenants. Please schedule a tour with the exclusive listing broker. In sale escrow, for now.

1000 Jacklin Road is presented for lease, sale or joint venture. There is a CUP for a school with 266 students and 36 staff in place.

There is the potential for a drive-thru restaurant by Highway 680 and Jacklin Road with premier built-in visibility.

There is potential for multi-family high-density residential development with GPA; six-stories, 85-units (goal) at "MXD3-TOD" code 75 units/acre.

Total building is ±24,000 SF with a ±17,391 SF ground floor and a ±6,609 SF upstairs (not ADA accessible.) all on approx. 1.14 acres of gross land.

The area's average household income within the city's borders is approximately \$176,000.

There is a high built-in traffic count and Interstate 690 sees 146,000 VPD and Jacklin Road see 21,600 VPD.

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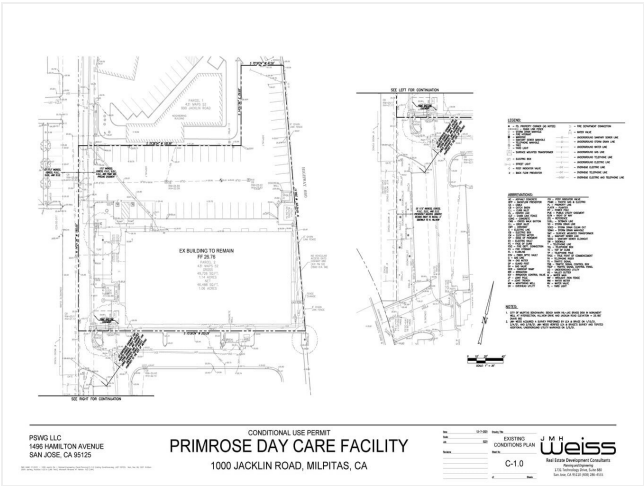


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1st floor and 2nd floor entrances with clock tower.



1000 Jacklin Current Site Plan

## Major Tenant Information

Tenant	SF Occupied	Lease Expired
Cam's Handy Services	-	
Smash Gyms Milpitas	-	

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## Property Photos



1000 Jacklin Aerial On/Off Ramp to 680.



High Density Housing Development w GPA.



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## Property Photos

CONDITIONAL USE PERMIT

PRIMROSE DAY CARE FACILITY

1000 JACKLIN ROAD, MILPITAS

Assessor's Parcel Map

Aerial Photo

Vicinity Map

Development Statistics

Development Statistics	Allowed/Required	Proposed
Gross Lot Area	45,000 sq ft	45,000 sq ft
Net Lot Area	35,000 sq ft	35,000 sq ft
Total Floor Area	25,000 sq ft	25,000 sq ft
Additional Floor Area of		
Leasing area	100	100
Floor Area Ratio (FAR)	0.71	0.71
Open Space Calculation	100	100
Lot Coverage	20%	20%
Height	20' (max)	20' (max)
Number of Stories	2 (max)	2 (max)
Front Setback	5' (min)	5' (min)
Rear Setback	5' (min)	5' (min)
Side Yard Setback(s)	5' (min)	5' (min)

Parking Statistics

Parking Statistics	Required	Proposed
Standard Spaces	17	45
Parent Spaces	N/A	N/A
Guest Spaces	0	0
Uncovered Spaces	75	45
Handicapped Van Spaces	1	1
Handicapped Car Spaces	1	1
Motorcycle Spaces	0	0
EV Spaces	0	0
EV Handicapped Spaces	0	0
Short Term Bicycle Parking	0	0
Long Term Bicycle Parking	0	0

General Notes

1. All construction shall conform to the latest editions of the California Building Code, California Fire Code, and California Electrical Code, as amended.

2. All construction shall conform to the latest editions of the International Building Code, International Fire Code, and International Electrical Code, as amended.

3. All construction shall conform to the latest editions of the California Green Building Code, California Fire Code, and California Electrical Code, as amended.

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PSWG LLC  
1496 HAMILTON AVENUE  
SAN JOSE, CA 95125

CONDITIONAL USE PERMIT  
PRIMROSE DAY CARE FACILITY  
1000 JACKLIN ROAD, MILPITAS, CA

COVER SHEET

LPMD Architects

CONDITIONAL USE PERMIT

PRIMROSE DAY CARE FACILITY

1000 JACKLIN ROAD, MILPITAS, CA

Proposed Preschool Approved Elevation

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COVER SHEET

LPMD Architects

Proposed Preschool Approved Elevation

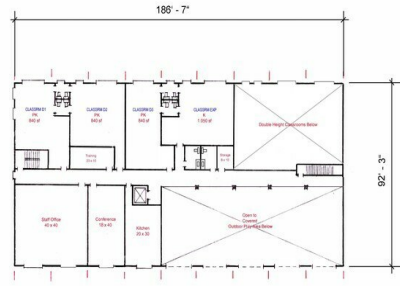


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## Property Photos



1ST FLOOR PLAN  
12,987 sf



2ND FLOOR PLAN  
11,282 sf

### Classroom & Student Calculation

Classroom #	Classroom Name	Program	Children	\$ Cost	Age Range
1	A1	Young Infant (YI)	8	40	6w-7m
2	A2	Older Infant (OI)	8	280	12-18m
3	B1	Toddler (TOD)	12	180	18-24m
4	EP1	Early Preschool-1 (EP1)	18	560	2-3y
5	EP2	Early Preschool-2 (EP2)	18	560	2-3y
6	EP3	Early Preschool-3 (EP3)	18	560	2-3y
7	EP4	Preschool (P)	24	840	2-3y
8	C1	Preschool-1 (PS1)	24	840	3-4y
9	C2	Preschool-2 (PS2)	24	840	3-4y
10	C3	Preschool-3 (PS3)	24	840	3-4y
11	C4	Prekindergarten-1 (PK1)	24	840	4-5y
12	C5	Prekindergarten-2 (PK2)	24	840	4-5y
13	C6	Prekindergarten-3 (PK3)	24	840	4-5y
14	EXP	Kindergarten	30	900	5-6y
		<b>TOTAL</b>	<b>266</b>	<b>3430</b>	

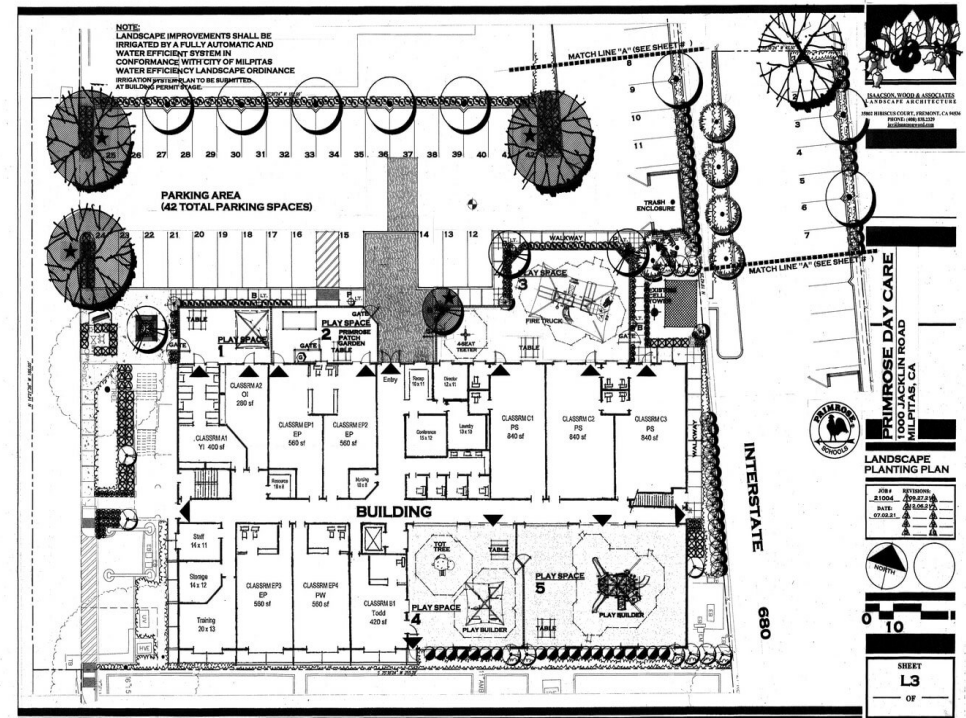
### Parking Summary

Tenant	Square footage/	Zoning Ordinance Requirement	Total Required	Total Provided
Classrooms	9,430	One per classroom or one per 500 sq. ft., whichever is greater	19	
Employees	No employees	one per 1.5 employees	24	
Office	Director 1,600	one per 240 sq. ft.	7	
Loading/Unloading	266 students	one per six children (up to five stalls); thereafter, one per ten children	29	
Parking Spaces			79	42

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1496 HAMILTON AVENUE  
SAN JOSE, CA 95125

CONDITIONAL USE PERMIT  
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Date: 07/28/2007	Drawing Title: PROPOSED FLOOR PLANS	<b>LPMD</b> Architects 1288 Kifer Road, #206 Sunnyvale, CA 94086 Telephone: 408-992-0280 Fax: 408-992-0281
Draft: 1/1	Sheet No: A2	
Revision:		



1000 Jacklin Preschool Approved Floor Plan\_Not Current

1000 Jacklin Preschool Approved Floor Plan\_Not Current

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## Property Photos



24 Foot Ceilings. Observation Seating over Sport Courts.



24 Ft Ceilings. Former Racquetball Courts.



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## Property Photos



24 Ft Ceilings. Former Racquetball Court.



3 Access Easements. 2 to Jacklin Rd, 1 to Hillside.

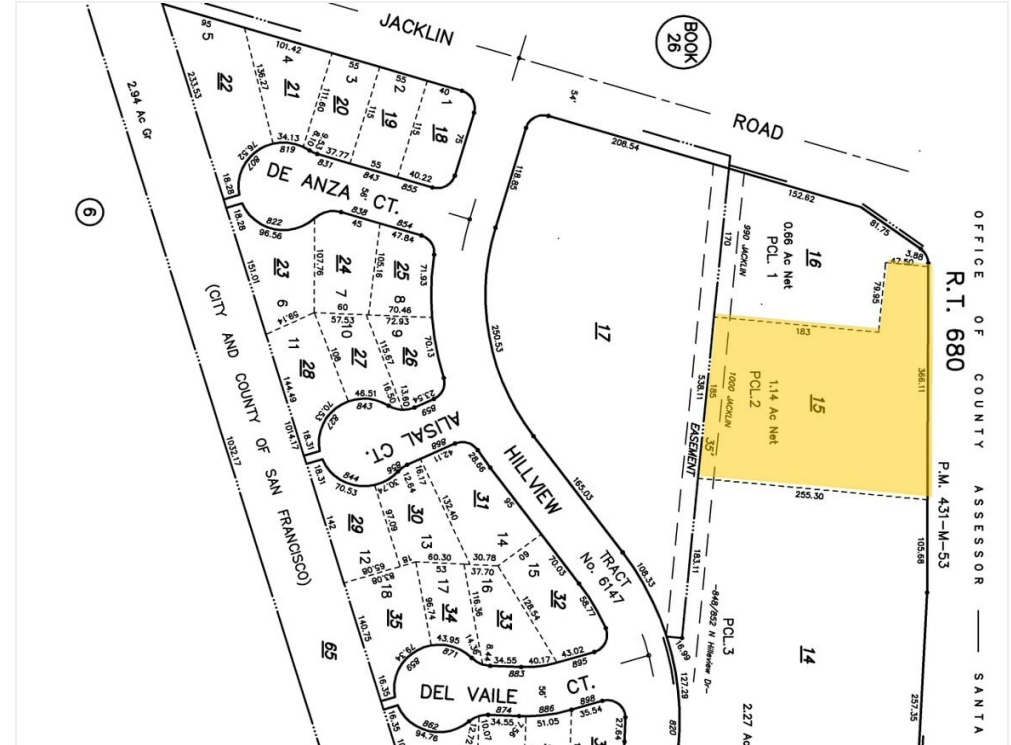
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## Property Photos



1.14 Acres with 3 Access Easements.



Plat Map: Intersection of I680 and Jacklin Road



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## Location

