

FOR LEASE | CHILDCARE & EDUCATION

800 Barber Lane

Milpitas, California 95035 · Silicon Valley Tech Corridor

BUILDING	PARCEL	PARKING	POWER
±70,238 SF	6.54 ACRES	172 STALLS	2,000A 480Y/277V

A Purpose-Built Childcare Campus in Milpitas' Tech Hub.

A rare, single-story ±70,238 SF childcare and education facility on 6.54 acres, surrounded by Cisco, Sandisk and KLA and minutes from the Great Mall, McCarthy Ranch and Highways 880 and 237. Commercial kitchen, laundry, dedicated loading, a multi-purpose room and fully enclosed outdoor play areas—built for the purpose, not adapted to it.

LEASING CONTACT

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PROPERTY DETAIL

Property Overview.

PROPERTY TYPE **Childcare & Education**	BUILDING **±70,238 SF · Single-story**	PARCEL **6.54 Acres**
PARKING **172 Stalls**	ZONING **C2 · General Commercial**	POWER **2,000A @ 480Y/277V**
FIRE SPRINKLERS **Yes**	YEAR BUILT **2002**	LEASE RATE **Contact for Pricing**

The Opportunity

Purpose-built for childcare and education, 800 Barber Lane offers space for learning and play that few properties can rival. High-capacity power, multiple entrances, high ceilings and 172 stalls support seamless, flexible operations at a scale rarely available in Silicon Valley's high-demand market.

Specialized Amenities

- Commercial kitchen for on-site meal preparation
- Laundry facilities
- Dedicated loading area for deliveries
- Multi-purpose room for programs and events
- Completely enclosed outdoor play areas
- Multiple entrances and high ceilings

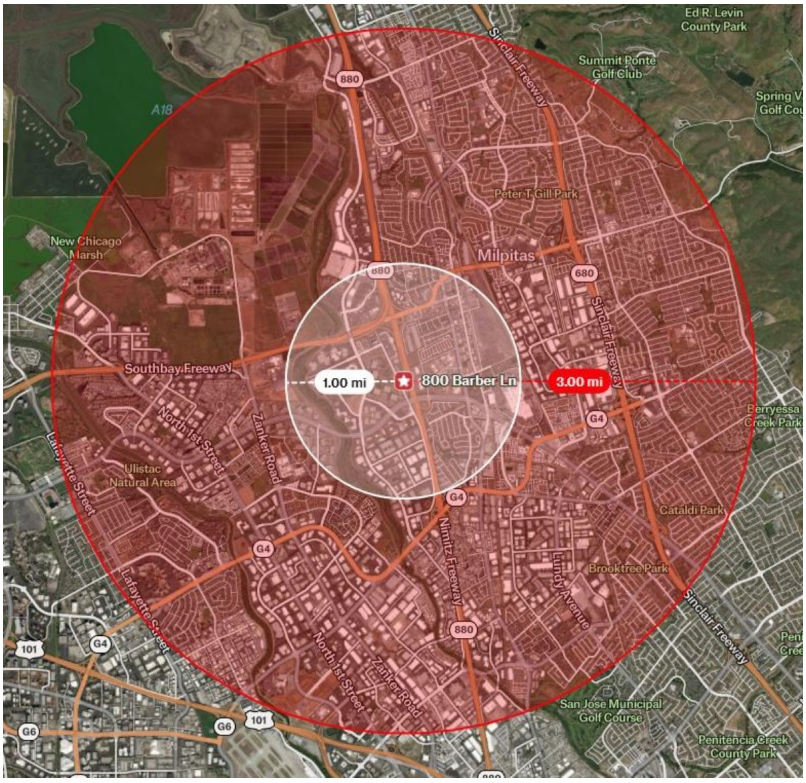




LOCATION

Milpitas' Tech Corridor, Minutes From Everything.

Surrounded by industry leaders and served by bus, light rail and two freeways, the site draws on a high-income professional workforce and the residential neighborhoods behind it.



1- and 3-mile radii from 800 Barber Lane. Interstate 680 and Highway 101 sit within the 3-mile ring.

Getting There

Bus — Barber & Bellew Stop	**495 ft · 2-min walk**
Light Rail — Alder VTA Station	**0.4 mi · 9-min walk**
Tasman Drive	**0.8-mi drive**
Highway 880	**0.7-mi drive**
Highway 237	**1.0-mi drive**

The Neighborhood

- Cisco, Sandisk and KLA anchor the surrounding commercial corridor
- Median household income exceeding $150,000
- Great Mall and McCarthy Ranch retail and dining minutes away
- Established residential neighborhoods with well-regarded schools

DEMOGRAPHICS

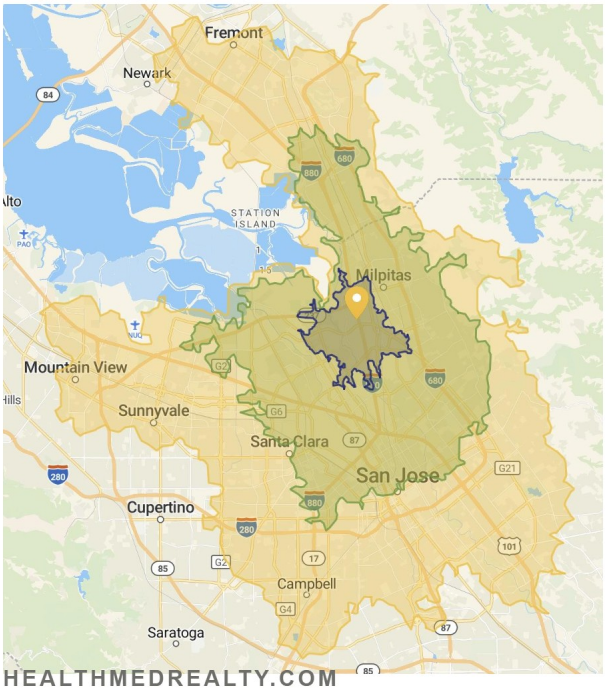
Who's Within Reach.

49,624
CHILDREN 0–17 · 5-MILE RADIUS

$178,495
MEDIAN HH INCOME · 1 MILE

393,399
EMPLOYEES · 10-MIN DRIVE

	RADIUS			DRIVE TIME		
INDICATOR	1 MILE	3 MILES	5 MILES	5 MIN	10 MIN	15 MIN
Population	17,455	158,293	302,071	90,691	393,428	1,050,807
Population Density (per sq mi)	5,298	6,667	3,142	5,882	3,768	5,372
Children Aged 0–5	1,559	11,398	20,049	6,852	25,958	69,990
Children Aged 6–11	1,046	9,613	18,177	5,320	24,057	69,868
Children Aged 12–17	530	8,771	17,488	4,331	23,056	67,464
Families	4,044	39,116	73,747	22,144	92,607	247,588
Housing Units	5,921	57,162	107,908	33,375	144,759	388,854
Total Employees	13,701	154,520	320,063	87,575	393,399	733,907
Median Household Income	**$178,495**	**$163,775**	**$149,594**	**$162,158**	**$142,102**	**$139,390**
Average Household Income	$206,564	$196,467	$187,988	$189,485	$182,007	$183,868



Two Ways to Read the Market

Radius rings measure the immediate residential catchment—the families who walk, bike or make a short hop. Drive-time bands follow the roads parents actually use and reach Fremont, Sunnyvale and downtown San Jose within 15 minutes.

Drive-time map: 5, 10 and 15 minutes from the site.

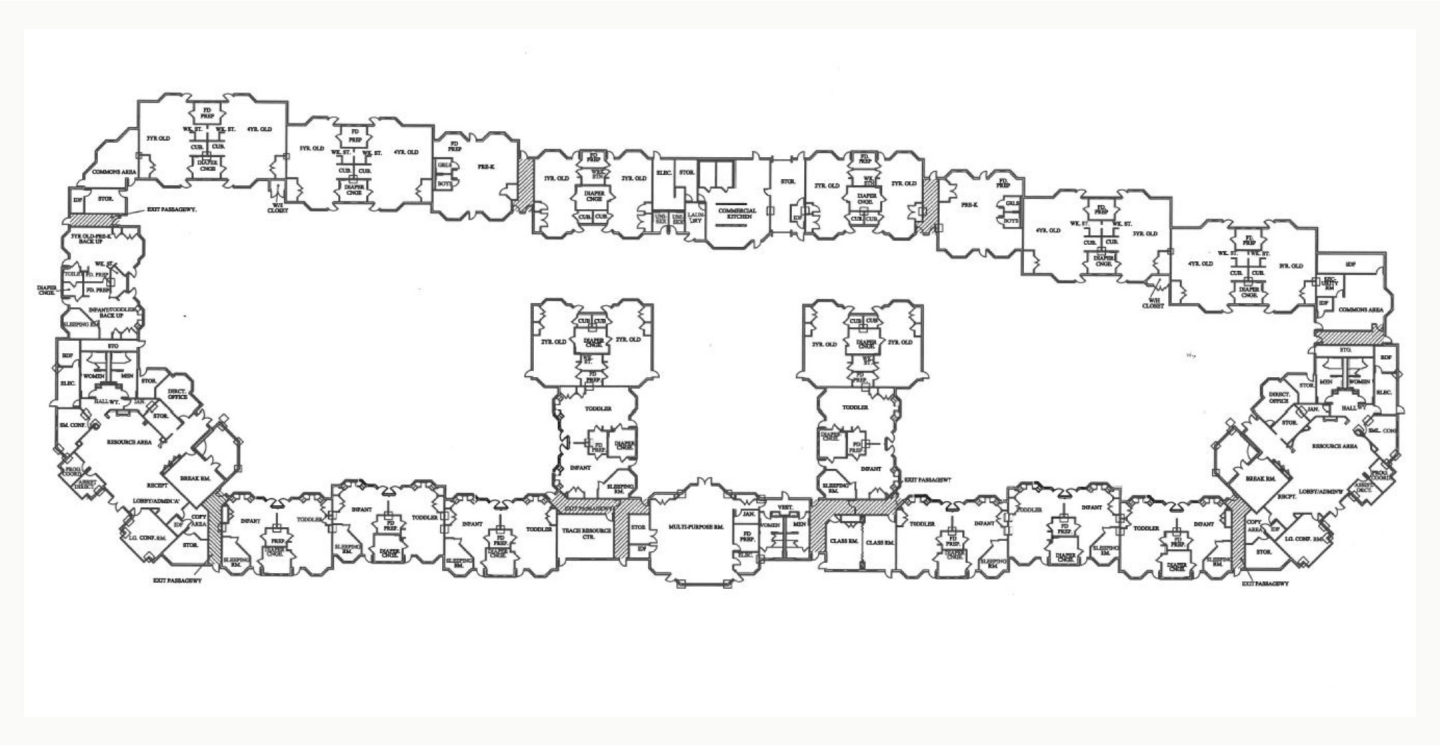
PLANS

Floor Plan.

A ring of classrooms and support spaces around a protected central courtyard, with separate North and South lobbies for staggered arrivals and secure drop-off.

Single-Story Facility — Overall Plan

±70,238 SF



Plan is illustrative and not to scale. A comprehensive floor plan and as-built drawings are available upon request.



NORTH LOBBY



SOUTH LOBBY

GALLERY

The Campus.











GALLERY

Play Yards & Outdoor Space.











GALLERY

Arrival & Access.







NEXT STEP

Schedule a Tour.

Experience this one-of-a-kind facility firsthand.
Floor plans and as-built drawings on request.

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