



PROPERTY AND FACILITY OFFERING

**3131 ALAMEDA DE LAS PULGAS
MENLO PARK, CALIFORNIA**

TYPE LICENSED PRESCHOOL FACILITY

SIZE 1,645 SQFT **LOT** 6,185 SQFT



TWO CLASSROOMS



LIGHT-FILLED



PRIVATE PLAY AREA



FURNISHINGS INCLUDED

PROPERTY HIGHLIGHTS

- Rare preschool facility with non-expiring use permit
- Licensed capacity: 24 children
- Extensive 2015 renovation
- ADA-compliant
- Premium furnishings included
- Turnkey opportunity for childcare operators
- Located in the Las Lomitas School District

CONTACT US



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PROPERTY SNAPSHOT



Address: 3131 Alameda de las Pulgas

Menlo Park, CA 94025

APN: 074-025-270

Zoning: R-1 Residential

Building: 1,645 SF*

Lot: 6,185 SF*

Parking: 6 spaces including ADA

Outdoor Play Area: Approx. 1,800 SF

COMMUNITY PROFILE

The property is located in the highly regarded Las Lomitas Elementary School District, serving West Menlo Park, Atherton, and surrounding neighborhoods.

- Median home value exceeds \$2 million
- Highly educated families
- Strong demand for early childhood education
- Proximity to Stanford University and Sand Hill Road

A RARE OPPORTUNITY



Acquire a fully converted, permitted preschool facility in one of Silicon Valley's most desirable residential communities.

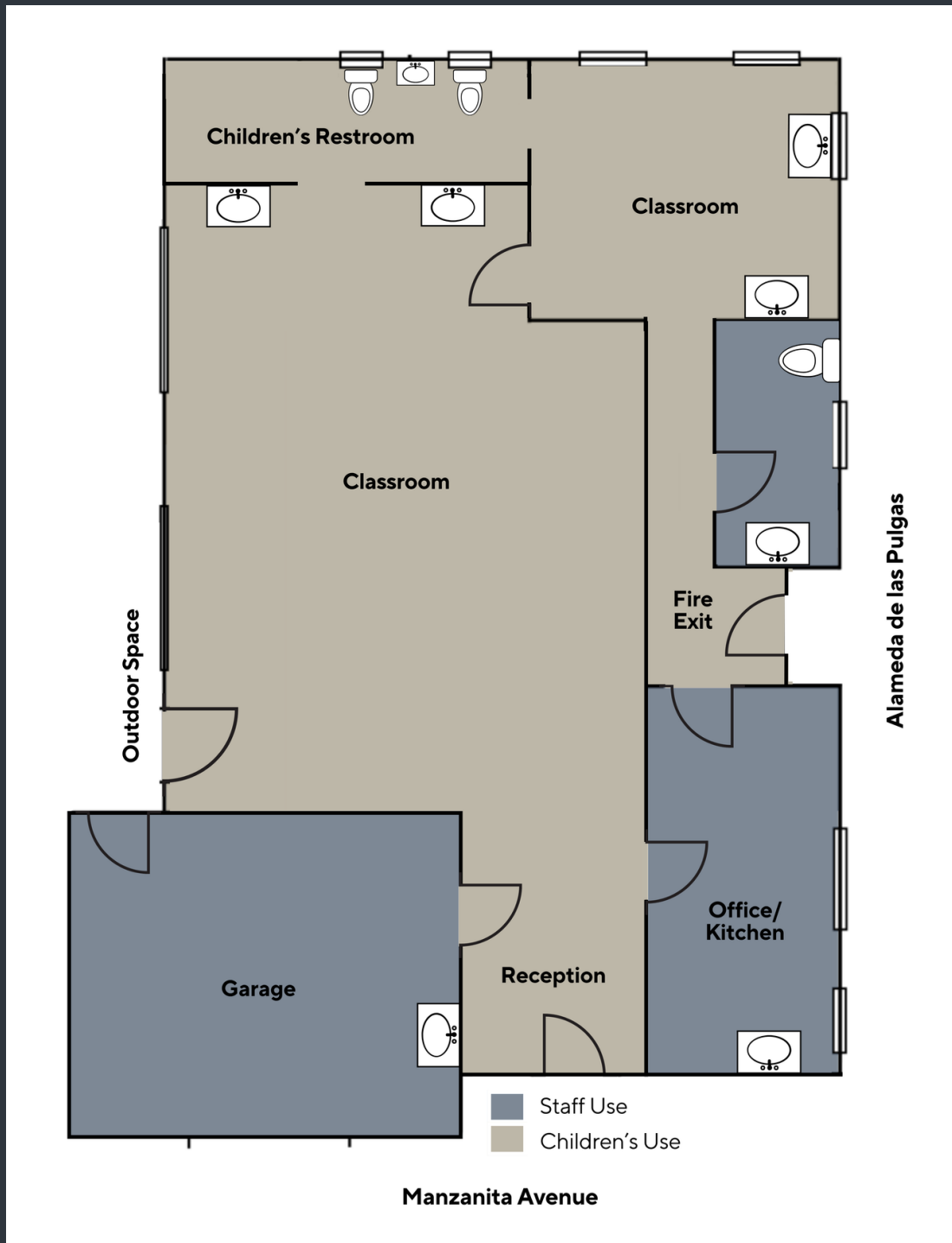
The property holds a San Mateo County use permit, amended in 2019 to create a permanent, non-expiring entitlement for a child care center serving up to 24 children. Obtaining comparable approvals today would require substantial time, expense, and uncertainty.

Significant investments were made to convert the property from residential use into a modern, ADA-compliant preschool facility.

The seller has been advised by San Mateo County that the use permit runs with the property, subject to continued compliance with enrollment limits and conditions of approval. Buyers should conduct their own due diligence with the County and meet any state Community Care licensing requirements for their intended operation.

FACILITY

The facility features two sun-filled classrooms along with an office/kitchen, a staff restroom, and a children's restroom. An active community care license and outdoor space waiver allow up to 12 children outdoors at one time.



INCLUDED ASSETS



The sale may include:

- High-quality classroom furniture (e.g. Community Playthings)
- Natural wood toys and educational learning materials (e.g. Neinhuis, Beka, Grimm's)
- Extensive built-in storage, including upper cabinetry in every room and garage shelving
- Trough sinks and teacher sinks/prep area in both classrooms
- Office furniture and equipment
- Kitchen equipment

Interested parties should submit offers by June 26.

Property tours will be available by appointment.



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