



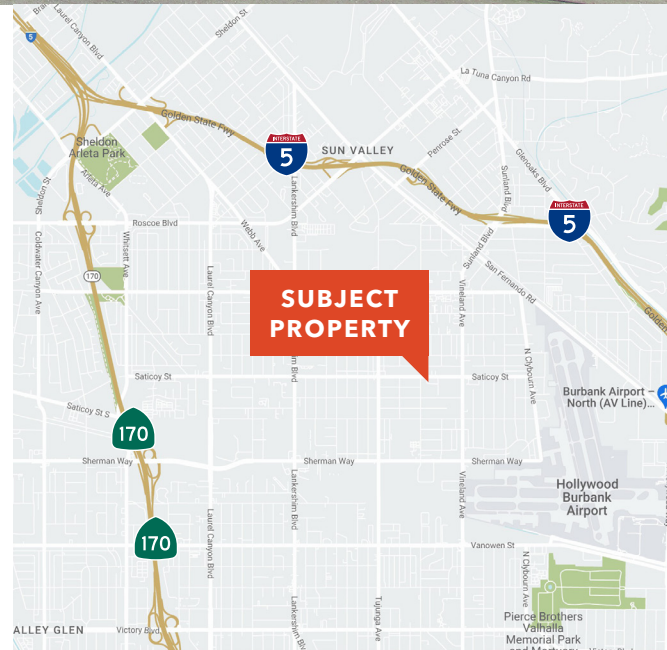
Church & School Space For Lease

11134 SATICOY STREET, SUN VALLEY, CA



The Offering

Shared use church and school space available for lease in Sun Valley. The offering provides exclusive use of the 3 classrooms, and a multipurpose room for a school during traditional school days and hours. The Church space is shared use within specified days and hours. Several classrooms, sanctuary, chapel, kitchen and large on-site parking lot. This space would work great for private, public/charter school programs, and churches looking for space to lease. No preschools.



For more information contact

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FOR LEASE

Church & School Space

11134 SATICOY STREET, SUN VALLEY, CA

Summary

CHURCH SPACE

± 4,300 - 7,500 SF, main sanctuary (seats 1,000), chapel (seats ±125), kitchen, and 3 classrooms

o Availability: Sundays 1:30 pm to 9:00 pm and Weeknights 6:00 pm to 9:30pm

SCHOOL SPACE

±4,300 SF, 3 classrooms, multipurpose room, and kitchen

o Available during traditional school days and hours

UTILITIES/EXPENSES

Tenant to pay its share of sewer, water, gas, electric, and trash

PARKING

On-site parking

APPROVALS

A Conditional Use Permit is likely for school use. (verify with city)

SHARED VS. EXCLUSIVE

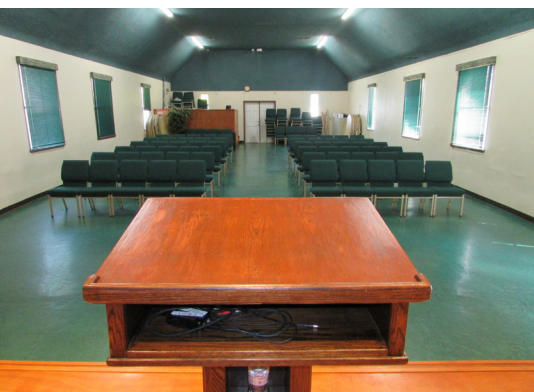
Landlord requires shared use of some classrooms, assembly hall, kitchen

NON-PROFIT VS FOR PROFIT

Non-profit is preferred; Landlord will consider for-profit (Tenant to be responsible for any increase in property taxes)

LEASE RATE

Negotiable



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