

SCHOOL SPACE FOR LEASE

1844 WINTER HAVEN ROAD, FALLBROOK, CA



The Offering

Fallbrook United Methodist Church is offering the opportunity to lease school space within its church campus. The offering provides exclusive use during traditional school days and hours. Several classrooms, an office, kitchen, storage, outdoor eating and play field, and large on-site parking lot. This space would work great for private, public/charter, or preschool programs.

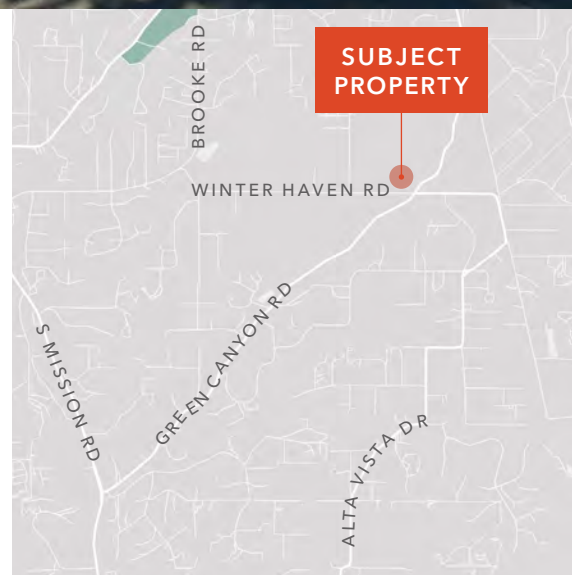
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km Kidder
Mathews

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PROPERTY HIGHLIGHTS

PREMISES:	±3,209 SF, 6 classrooms, office, storage, kitchen, and outdoor eating and play area
UTILITIES:	Tenant to pay its share of sewer, water, gas, electric, and trash
PARKING:	Large on-site parking
RESTROOMS:	2 restrooms (each with 3 stalls), 1 child-sized toilet between Room 14 & 15, and 1 single/staff restroom
APPROVALS:	A modification to the Major Use Permit is likely needed (verify with city)
SHARED VS. EXCLUSIVE:	Landlord requires shared use of some classrooms, restrooms, kitchen, and outdoor areas
NON-PROFIT VS. FOR-PROFIT:	Non-profits only
LEASE RATE:	\$2.25/SF modified gross



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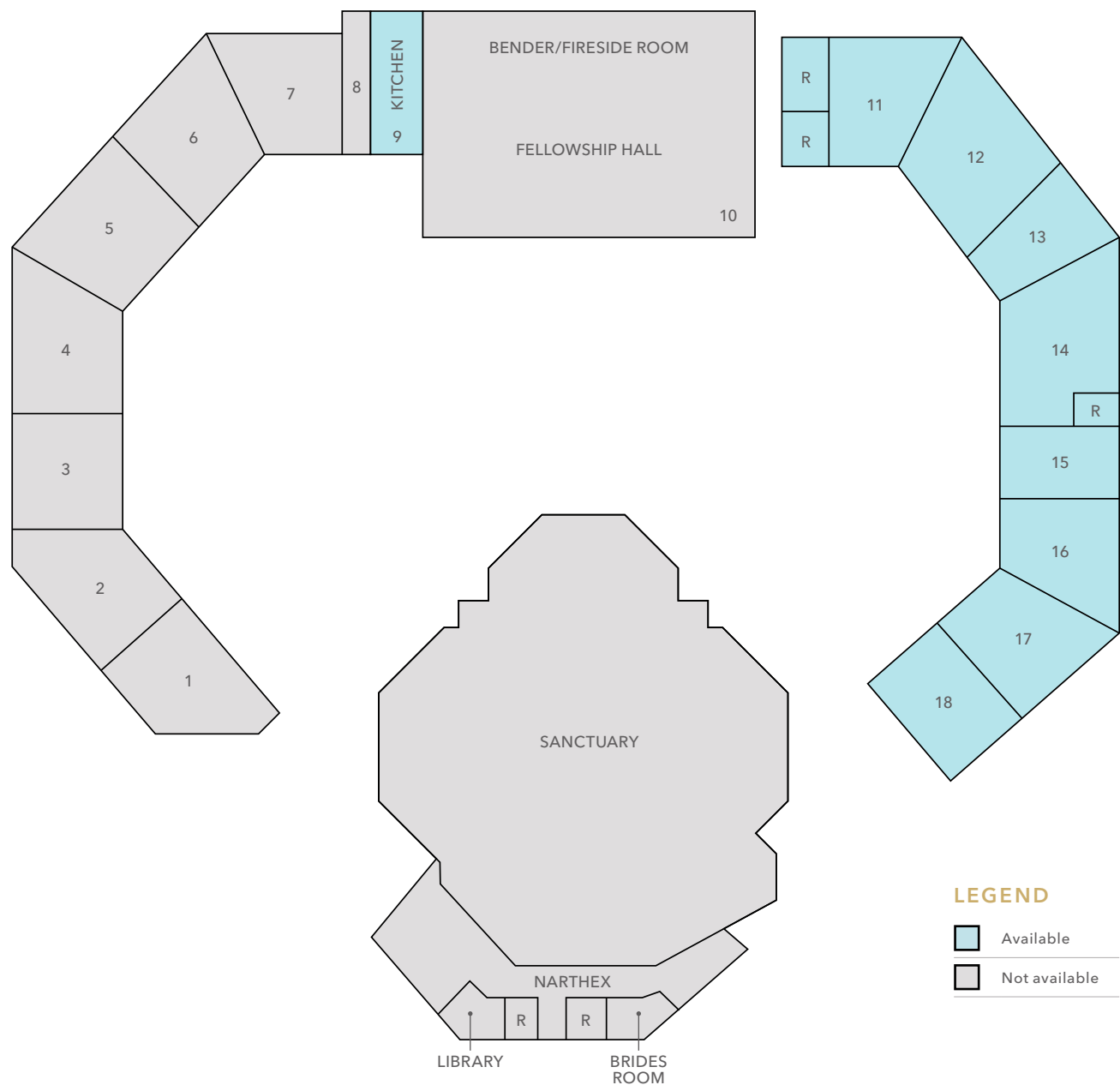
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