

# AVAILABLE NOW

**RARE NURSERY OR OTHER SCHOOL, TUTORING CENTER, COUNSELING OR OFFICE SPACE  
IMMEDIATELY FOR LEASE IN SIERRA MADRE**

**3,000 SQUARE, 6 OFFICES, KITCHEN, LARGE WORK AREA  
TWO BATHROOMS, LARGE OUTDOOR AND STORAGE**



**212 NORTH LIMA STREET, SIERRA MADRE, CA 91024**

**FREE PARKING ON SITE, PLUS ABUNDANT UNENCUMBERED STREET PARKING**

**AVAILABLE SPACE: +/- 3,000 SF**

**LEASE RATE: \$1.55 PER MONTH, TENANT PAYS ALL UTILITIES AND MAINTENANCE**

**BILL UKROPINA, CRE**

626 844 2200

Bill.Ukropina@cbcnrt.com

CalDRE #00820557

**KATHI CONSTANZO, CCIM**

626 898 2308

Kathi.Constanzo@cbcnrt.com

CalDRE #02067397

**CHRISTINA BURDETTE**

(972) 310-7042

Christina.Burdette@cbrealty.com

 **COLDWELL BANKER  
COMMERCIAL** REALTY



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Sierra Madre, CA 91024



## PROPERTY DESCRIPTION

For Lease – Prime +/-3,000 SF Space in Sierra Madre

An exceptional opportunity awaits in the heart of Sierra Madre! This versatile 3,000 SF space is ideal for a nursery school, daycare, office, or other approved uses. With five well-sized classrooms, a spacious 40-person commons area, and a fully equipped island kitchen with a refrigerator and two ranges, the layout is designed for functionality and comfort. Outdoor amenities include a welcoming 1,000 SF entry patio and a 3,000 SF asphalt playground, perfect for recreation and activities.

Additionally, a 700 SF gym or rec room is ready for tenant improvements, offering endless possibilities. A 150-person auditorium is also available for weekday or evening gatherings, with the potential for bonus garden space.

**Tenant cannot use premises on Saturdays from 2 to 5 pm. and most of Sunday.**

**All uses are subject to city of Sierra Madre's approval. Please contact Joshua Wolf, Senior Planner at City of Sierra Madre at 626.355.7135 or email him at [Jwolf@cityofsierramadre.com](mailto:Jwolf@cityofsierramadre.com)**

## OFFERING SUMMARY

Lease Rate:	\$1.55 per month, Tenant pays all utilities and maintenance)
Available SF:	+/-3,000 SF
Lot Size:	14,430 SF
Building Size:	6,765 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	771	2,155	5,484
Total Population	1,873	5,056	13,406
Average HH Income	\$195,302	\$180,972	\$194,724

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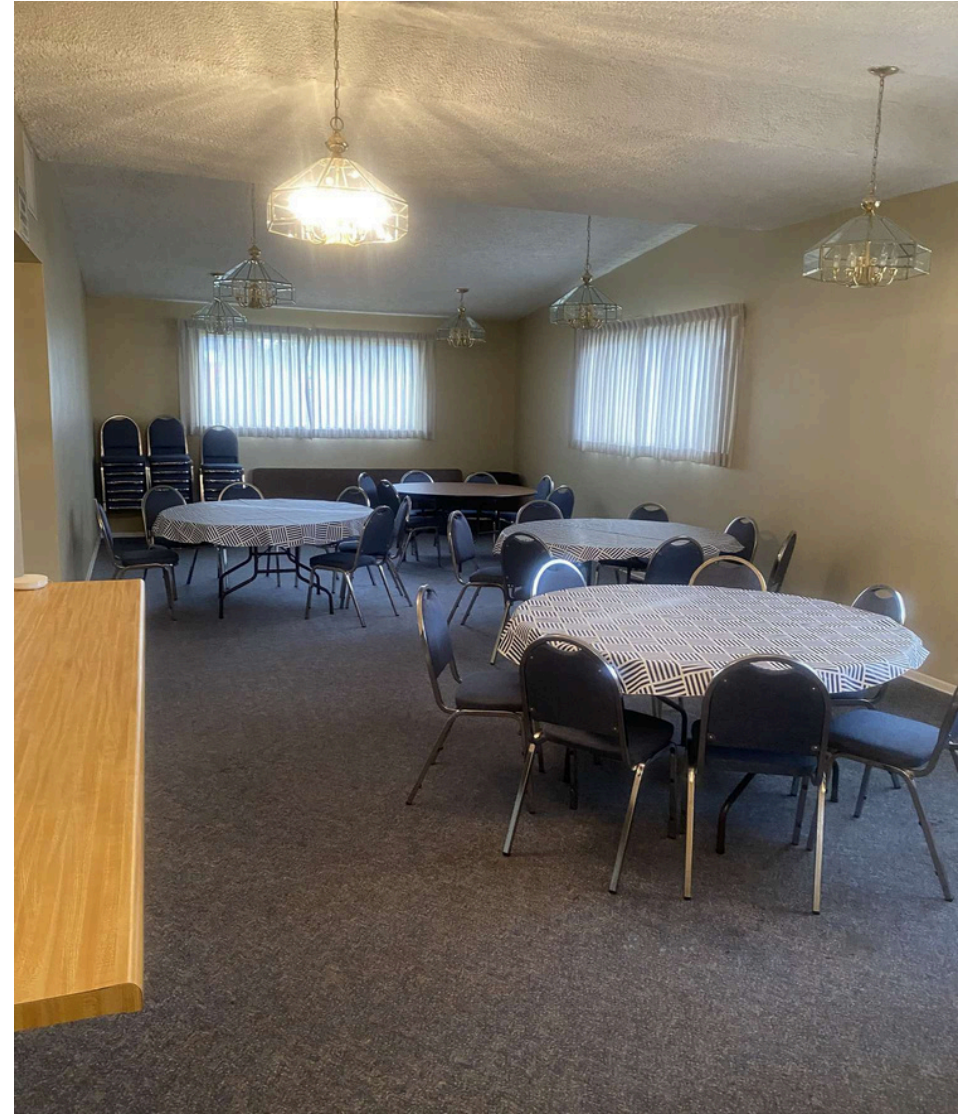
  
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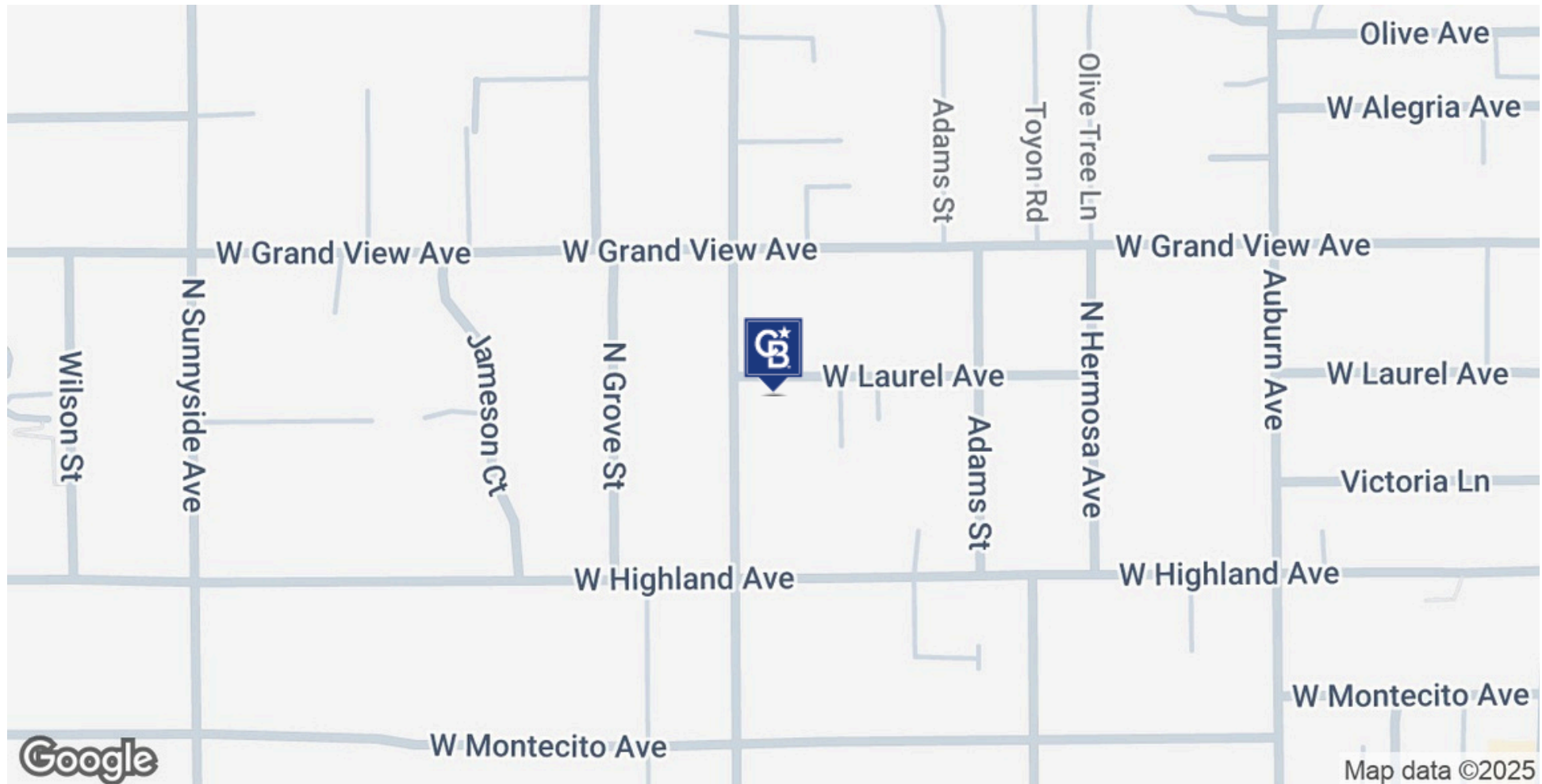
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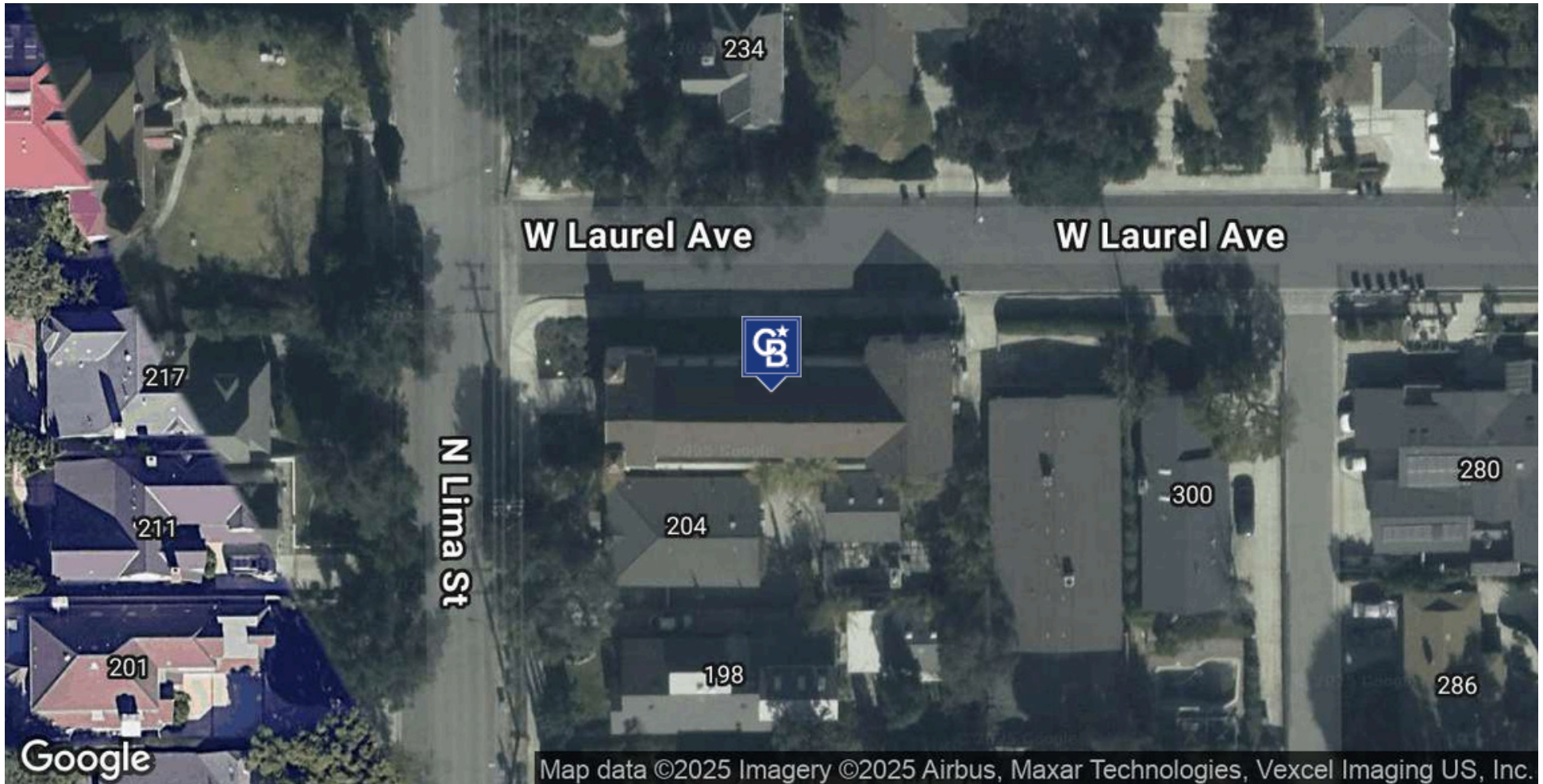
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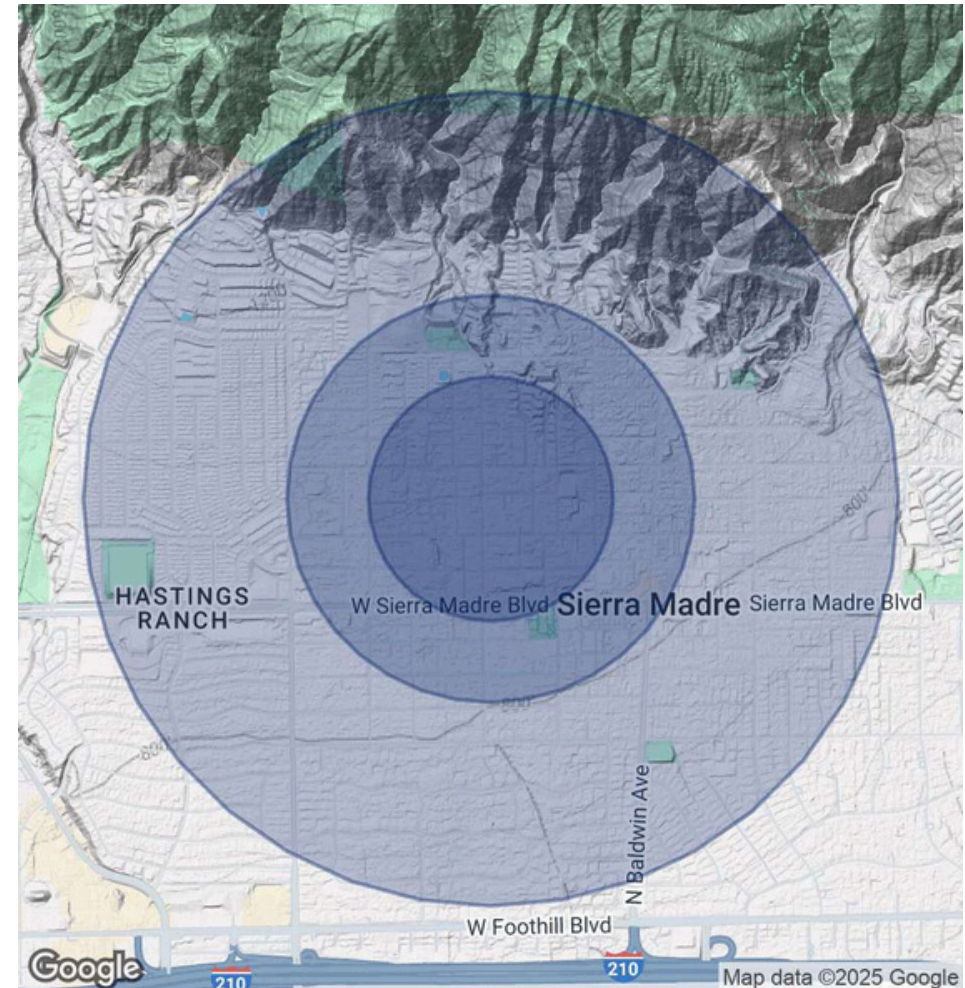
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Total Population	1,873	5,056	13,406
Average Age	47 46	46 45	47 45
Average Age (Male)	48	47	48
Average Age (Female)			

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	771	2,155	5,484
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$195,302	\$180,972	\$194,724
Average House Value	\$1,615,718	\$1,554,824	\$1,511,052

*Demographics data derived from AlphaMap*



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