

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@cbcnnrt.com

CalDRE #02067397

CHRISTINA BURDETTE

(972) 310-7042

Christina.Burdette@cbreality.com

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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

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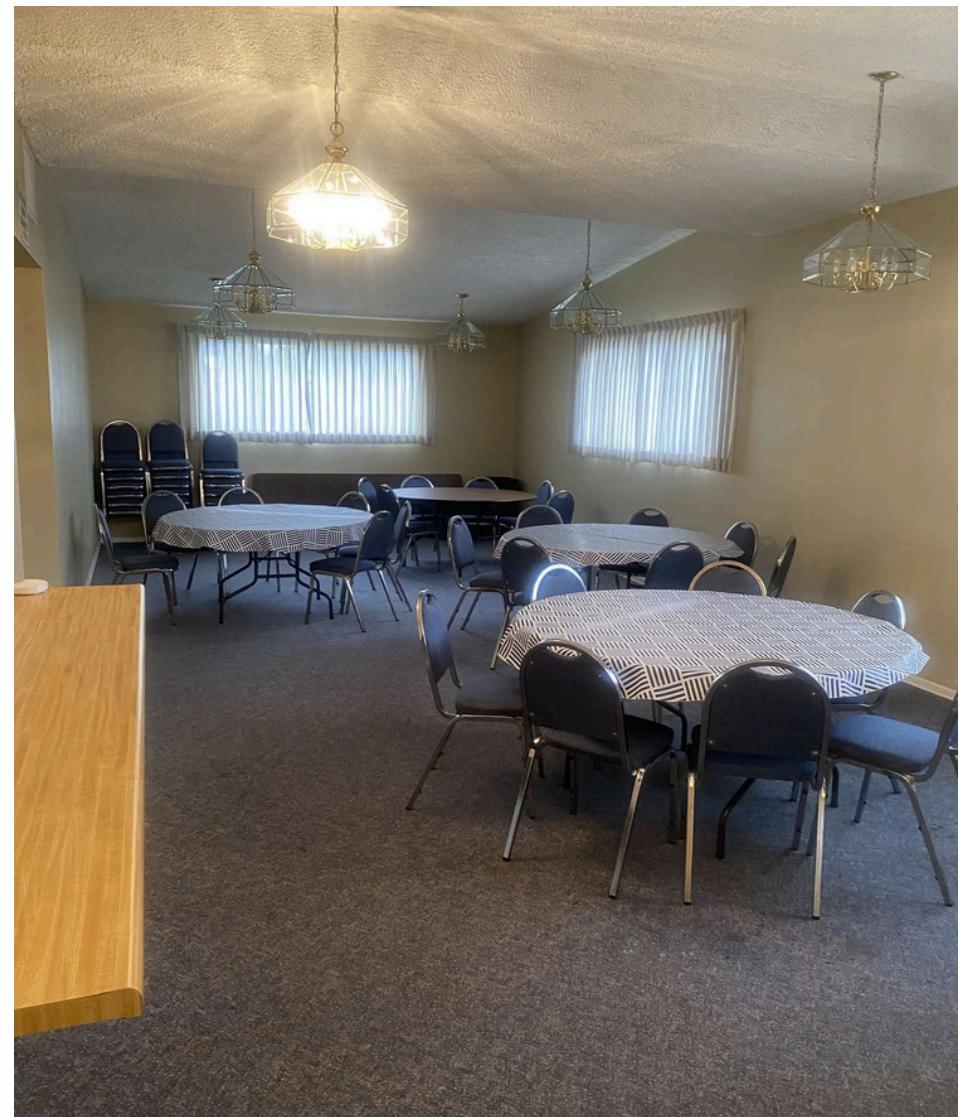
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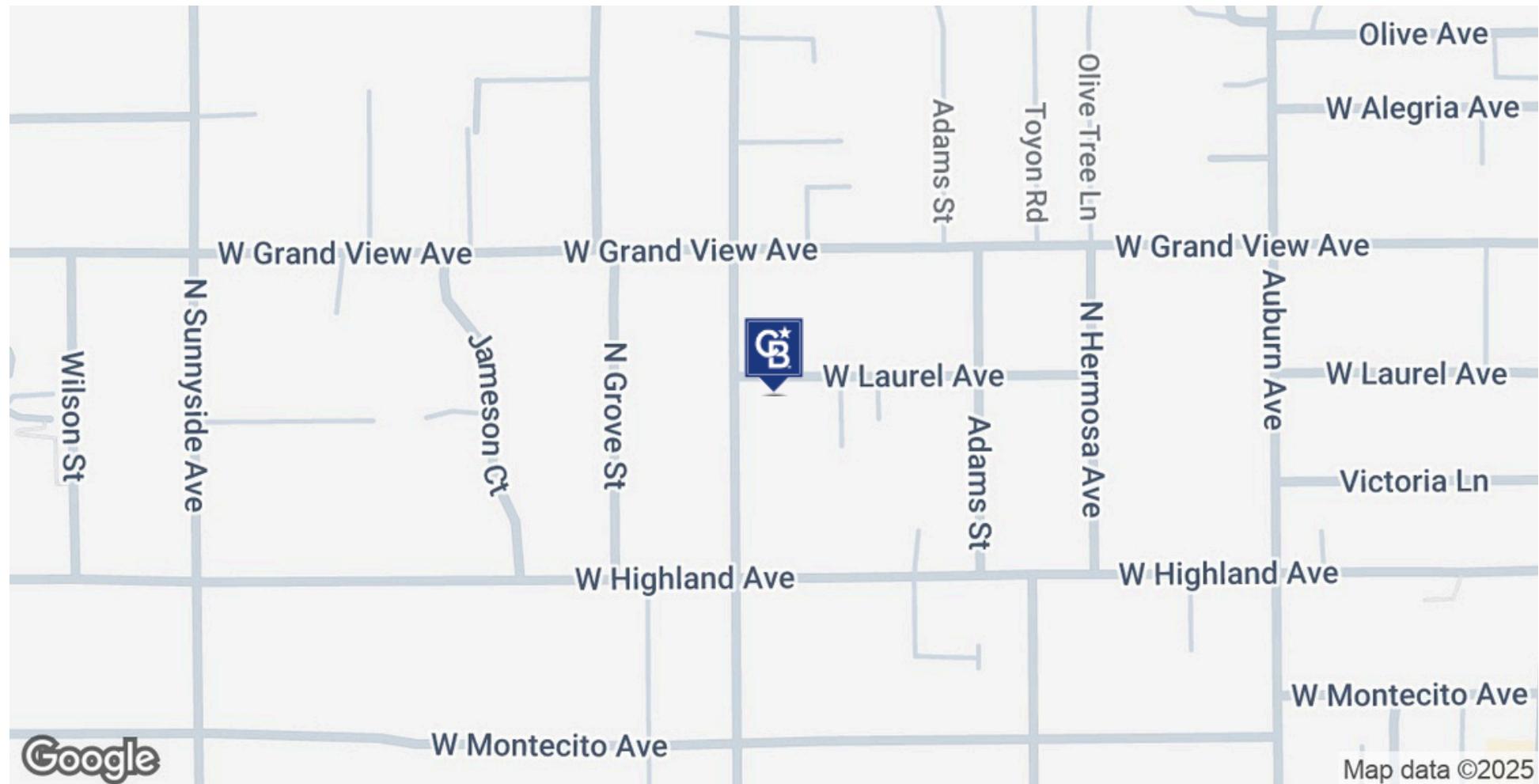
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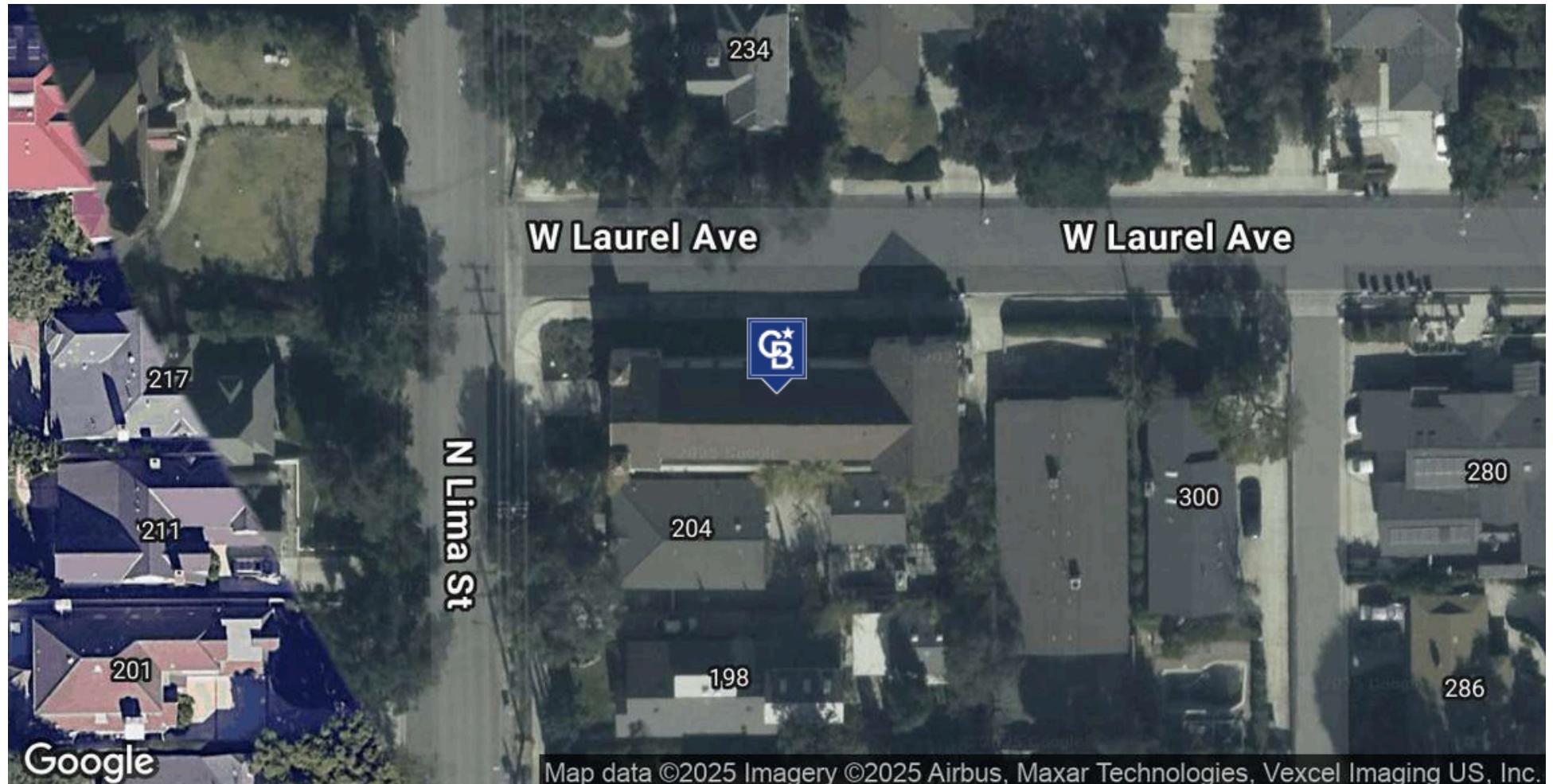
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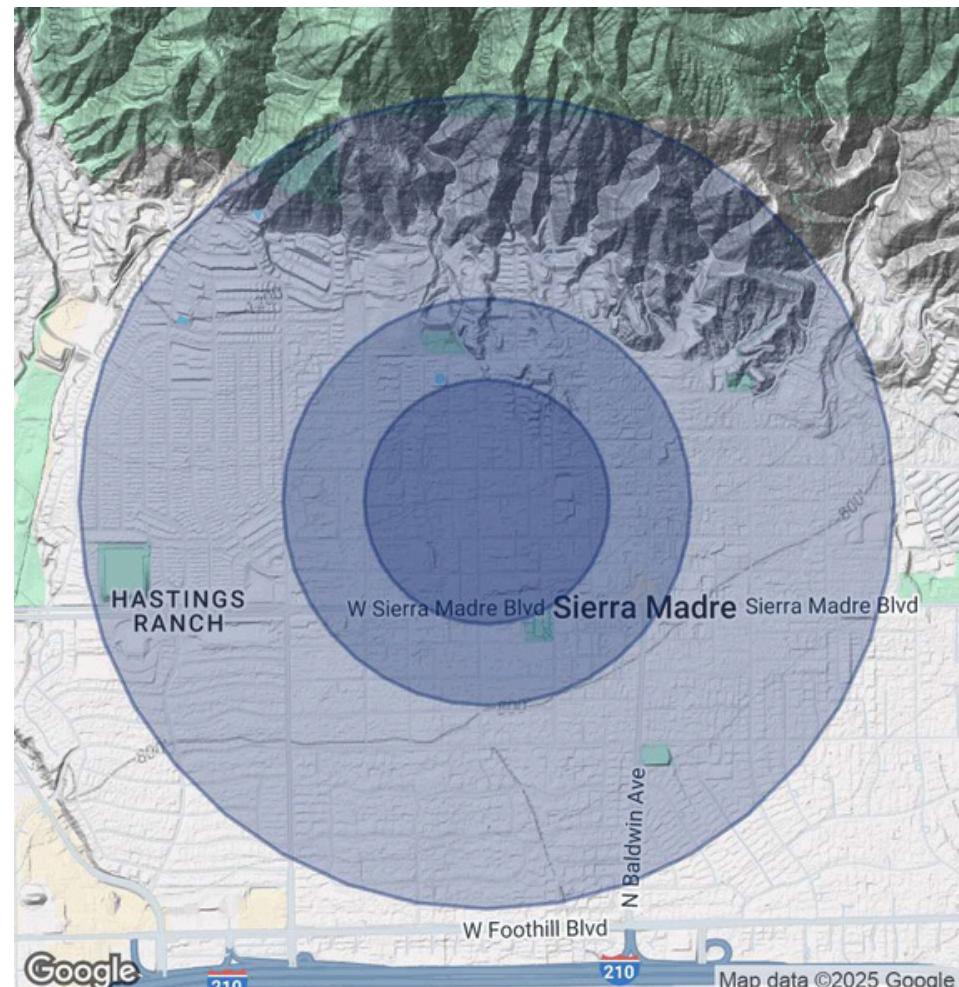
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,873	5,056	13,406
Average Age	47.46	46.45	47.45
Average Age (Male)	48	47	48
Average Age (Female)			

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
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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