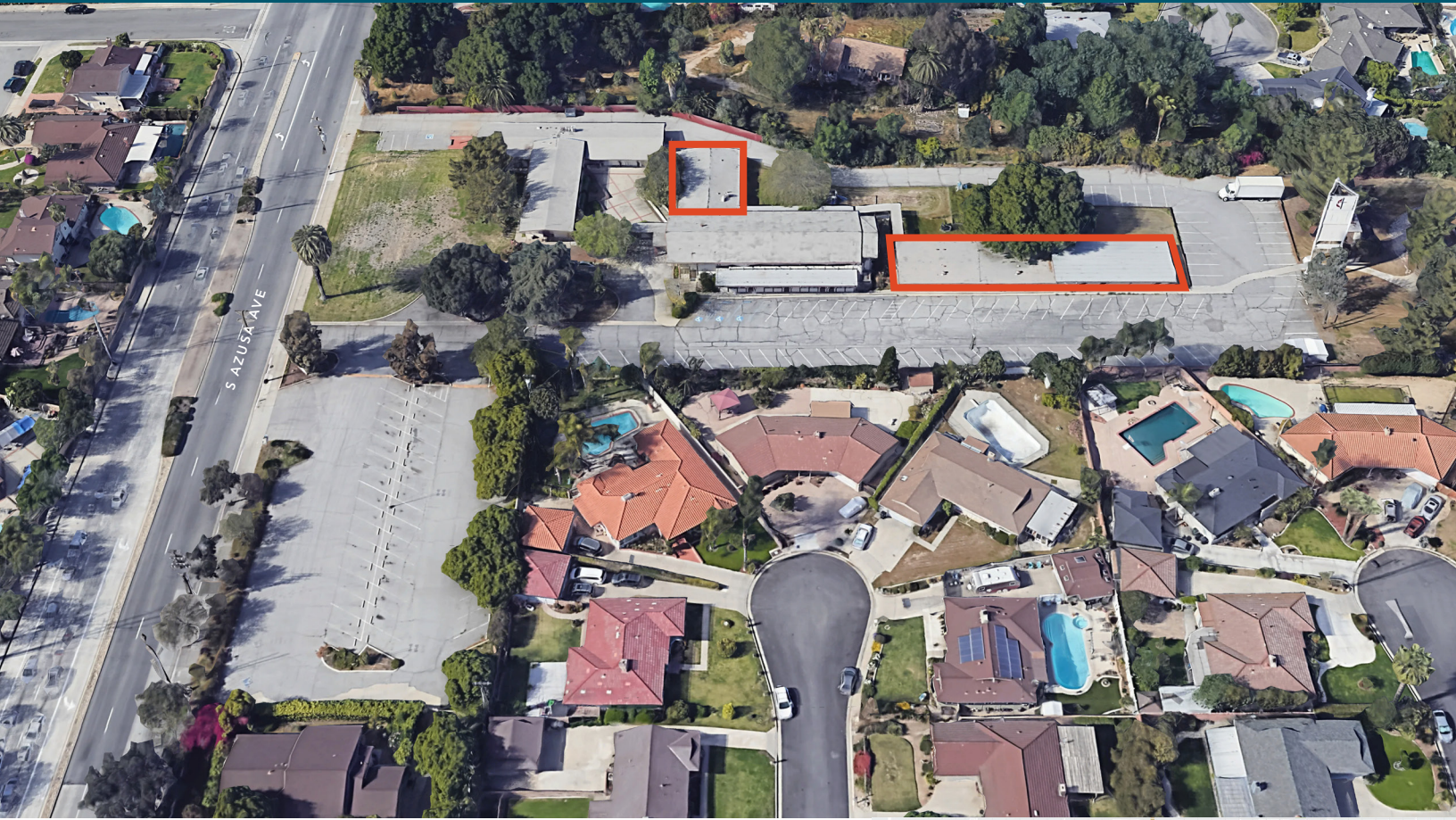




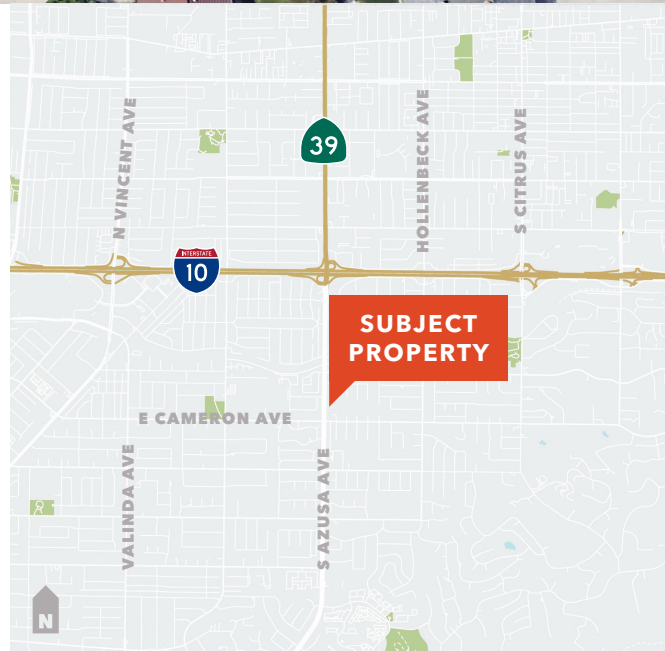
SCHOOL SPACE FOR LEASE

718 S AZUSA AVENUE, WEST COVINA, CA



Offering

West Covina 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, offices, parlor, kitchenette, and large on-site parking lot. This space would work great for private, public/charter, or preschool programs.



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School Space

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Summary

PREMISES	±5,000 SF, 6 classrooms, nursery, offices, parlor, kitchenette, and outdoor play area
UTILITIES	Tenant to pay its share of sewer, water, gas, electric, and trash
PARKING	On-site parking
RESTROOMS	5 Restrooms (4 childrens + 1 staff)
APPROVALS	A Conditional Use Permit is likely (verify with city)
SHARED VS. EXCLUSIVE	Landlord requires shared use of some classrooms, parlor, and outdoor areas
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	\$2.25 per square foot



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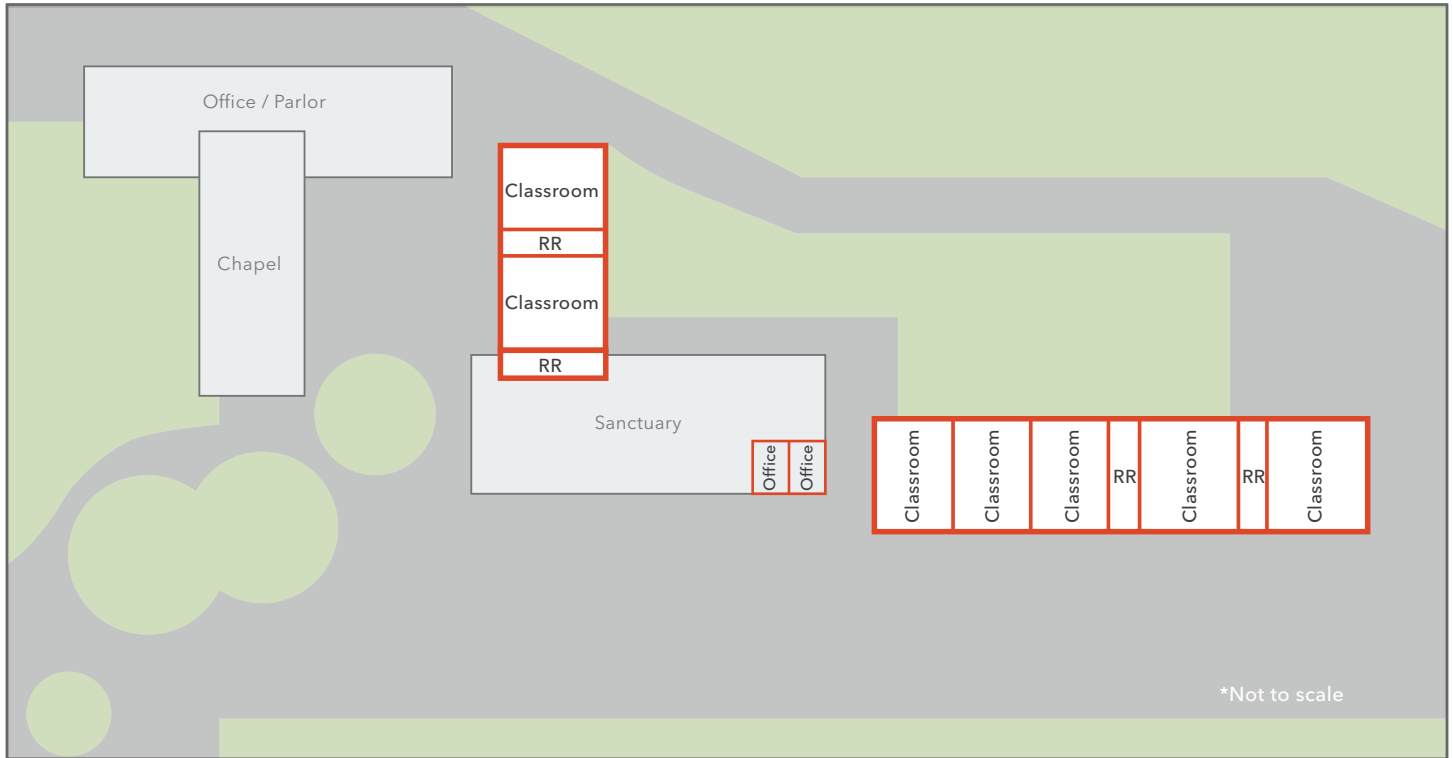
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