

SCHOOL SPACE FOR LEASE

1101 CAMINO REAL | REDONDO BEACH, CA



The Offering

Second floor school space for lease in Redondo Beach. The offering provides exclusive use during the school days and hours listed on the next page. Several classrooms with dividers, kitchen, patio for outdoor eating and play, and large on-site parking lot. This space would work great for private or public/charter schools. No preschools.

RILEY ROHDE 213.808.4764 | riley.rohde@kidder.com | LIC N° 02207141

ROBERT FLETCHER 213.225.7246 | robert.fletcher@kidder.com | LIC N° 01706060

ERIC KNOWLES 858.369.3017 | eric.knowles@kidder.com | LIC N° 00944210

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



km Kidder
Mathews

SCHOOL SPACE FOR LEASE

PROPERTY HIGHLIGHTS

PREMISES	±4,500 SF, four classrooms, each equipped with a movable divider, kitchen, and a patio for an outdoor eating and play area
SCHOOL DAYS AND HOURS	8:00am to 4:00pm on Mondays, Tuesdays, and Thursdays and 8:00am to 3:00pm on Wednesdays and Fridays
UTILITIES	Tenant to pay its share of sewer, water, gas, electric, and trash
PARKING	On-site parking
RESTROOMS	Two restrooms on second floor: one women's restroom (4 adult toilets) and one men's restroom (2 adult toilets and 3 urinals)
APPROVALS	A Conditional Use Permit is likely needed (verify with city)
SHARED VS EXCLUSIVE	Landlord requires shared use of all spaces outside the school's days and hours
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



FOR LEASING INFORMATION PLEASE CONTACT

RILEY ROHDE
213.808.4764
riley.rohde@kidder.com
LIC N° 02207141

ROBERT FLETCHER
213.225.7246
robert.fletcher@kidder.com
LIC N° 01706060

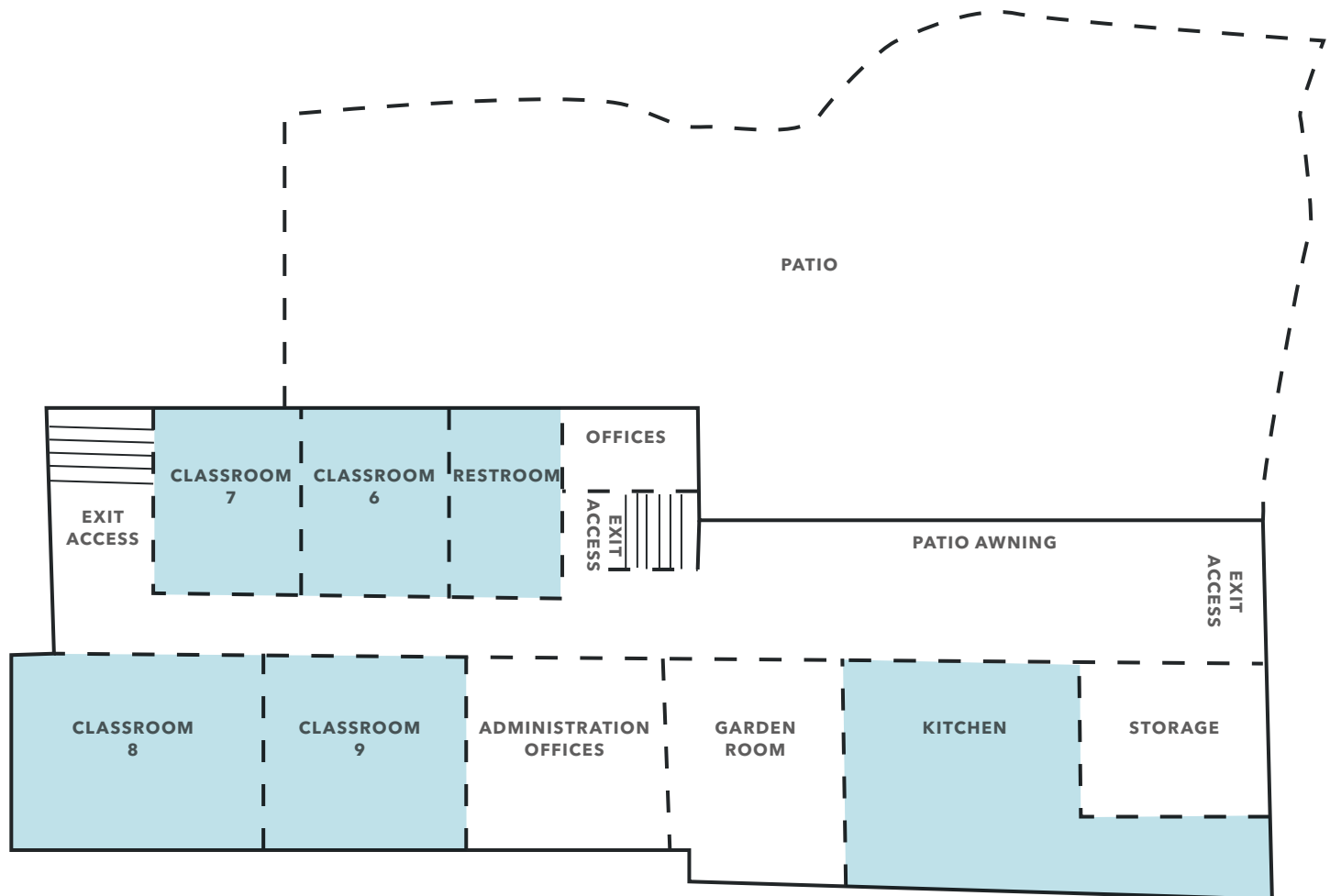
ERIC KNOWLES
213.225.7213
eric.knowles@kidder.com
LIC N° 00944210

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



FLOOR PLAN



LEGEND

■ Available

Not to scale. Buyer to verify.

FOR LEASING INFORMATION PLEASE CONTACT

RILEY ROHDE
213.808.4764
riley.rohde@kidder.com
LIC N° 02207141

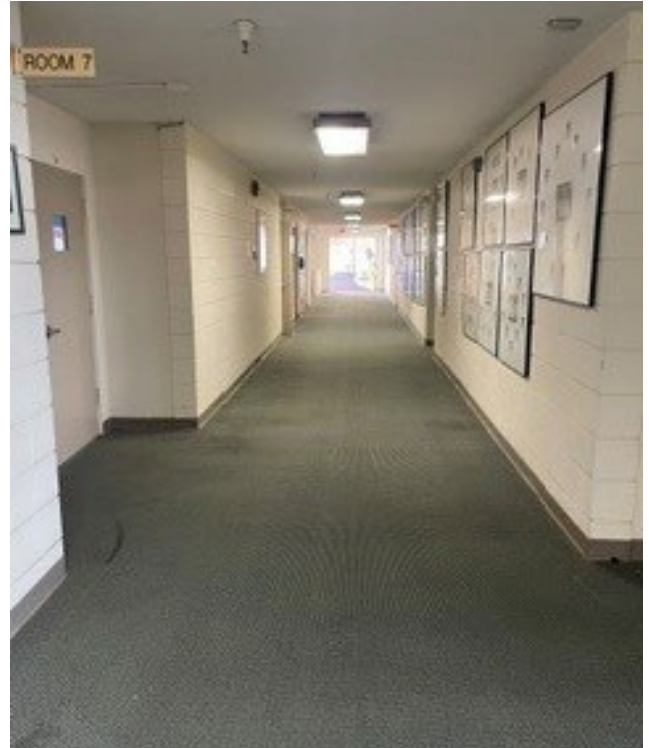
ROBERT FLETCHER
213.225.7246
robert.fletcher@kidder.com
LIC N° 01706060

ERIC KNOWLES
213.225.7213
eric.knowles@kidder.com
LIC N° 00944210

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

SCHOOL SPACE FOR LEASE



FOR LEASING INFORMATION PLEASE CONTACT

RILEY ROHDE
213.808.4764
riley.rohde@kidder.com
LIC N° 02207141

ROBERT FLETCHER
213.225.7246
robert.fletcher@kidder.com
LIC N° 01706060

ERIC KNOWLES
213.225.7213
eric.knowles@kidder.com
LIC N° 00944210

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

