

SCHOOL SPACE FOR LEASE

1504 TABER STREET | CORONA, CA



The Offering

Canyon Community 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, assembly hall, kitchen, outdoor eating and play field, and large on-site parking lot. This space would work great for private, public/charter, or preschool programs.

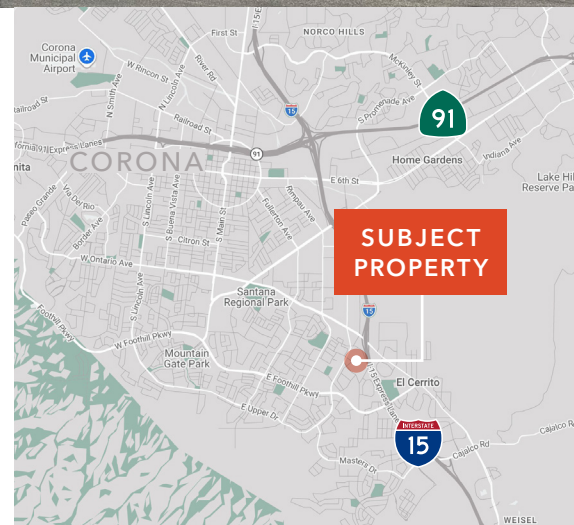
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km Kidder
Mathews

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PROPERTY HIGHLIGHTS

PREMISES	±6,300 SF, 10+ classrooms, offices, assembly hall, kitchen, and large outdoor 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 for its share of sewer, water, gas, electric, and trash
PARKING	On-site parking
RESTROOMS	4 restrooms
APPROVALS	A Conditional Use Permit is likely needed (verify with city)
SHARED VS EXCLUSIVE	Landlord requires shared use of some classrooms, assembly hall, kitchen, 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	\$2.50/SF MG



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FLOOR PLAN



LEGEND

Available

Not to scale. Buyer to verify.

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