



SCHOOL SPACE FOR LEASE

8964 N MAGNOLIA AVE., SANTEE, CA

FOR
LEASE

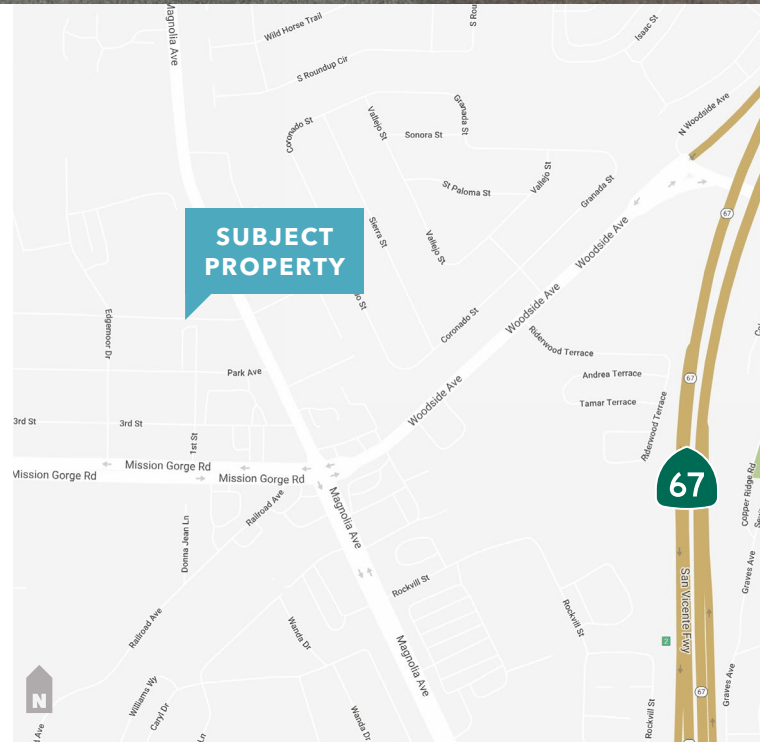


Offering

The Santee 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, assembly hall, kitchen, pre-school play area, with on-site parking lot. This space would work great for preschool and other private school, public/charter school programs.

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

ROBERT FLETCHER
858.369.3034
robert.fletcher@kidder.com
LIC N° 01706060



**Kidder
Mathews**

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.

KIDDER.COM

FOR LEASE

8964 N Magnolia Avenue

SANTEE, CA 92071

Summary

PREMISES	±3,250 SF; 5 classrooms, office, 2 outdoor play areas and kitchen Assembly hall also available (additional 2,040 SF)
UTILITIES	Tenant to pay its share of sewer, water, gas, electric, and trash.
PARKING	On-site parking.
RESTROOMS	4 single restrooms plus staff restroom.
APPROVALS	Tenant to verify with the city and social services.
SHARED VS. EXCLUSIVE USE	Landlord requires shared use of some classrooms and outdoor areas.
NON-PROFIT / FOR PROFIT	Non-profit is preferred; Landlord will consider for-profit (Tenant to be responsible for any increase in property taxes).
LEASE RATE	\$1.75/SF MG



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

ROBERT FLETCHER
858.369.3034
robert.fletcher@kidder.com
LIC N°01706060

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.



8964 N Magnolia Avenue

Floor Plan

FOR LEASE

8964 N Magnolia Avenue

SANTEE, CA 92071



ERIC KNOWLES

858.369.3017

eric.knowles@kidder.com

LIC N° 00944210

ROBERT FLETCHER

858.369.3034

robert.fletcher@kidder.com

LIC N° 01706060

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.

