



SPECTRUM PROPERTIES

Commercial Real Estate Services

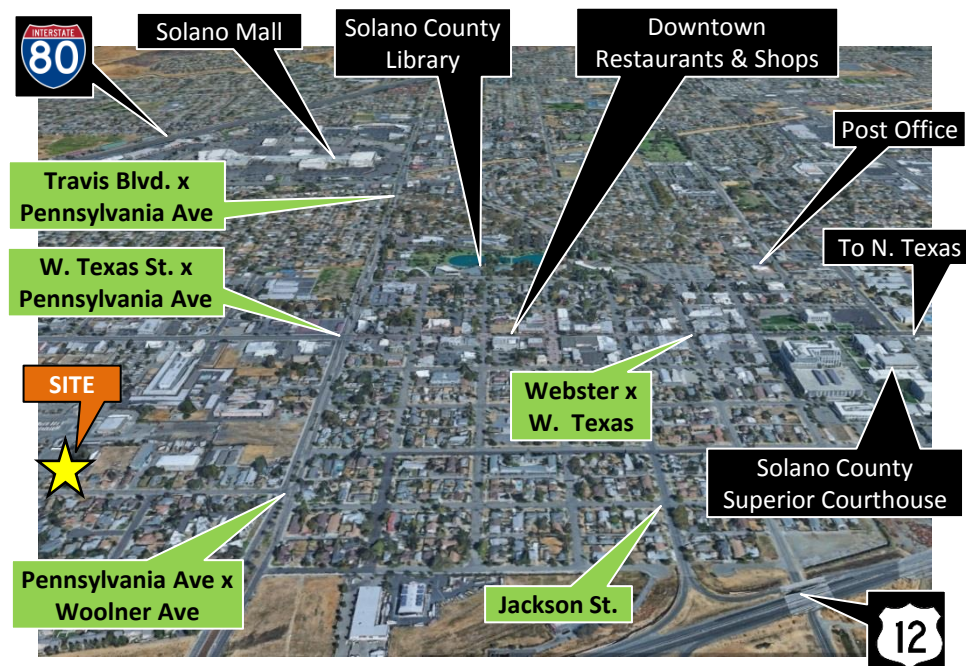
Spectrum Properties
Commercial Real Estate Services
(707) 469-8000
www.SpectrumPropertiesRE.com
CA DRE # 01860534

RARE CHILDCARE & YARD FOR LEASE



1406 WOOLNER AVE - FAIRFIELD, CA Charming building with fenced front yard area and play structure currently used as child care facility in HR zoning. Welcoming area, class areas, staff and child restrooms, admin area, break/prep area, separate storage room or office, fenced playground with multiple play areas (bark, grass, etc). Use grandfathered per City if used within 12 months of date of last operation by prior tenant. (Still Optional)

SUBJECT PROPERTY is located in a Residential neighborhood in a welcoming garden setting; but still close to I-80 and Hwy 12 and businesses. City zoning: <https://www.codepublishing.com/CA/Fairfield/html/Fairfield25/Fairfield2506.html>



PROPERTY FEATURES

1406 Woolner Ave	2,187 sf \$1.65/sf/mo +CAM Youth/Staff RR's, class areas, admin area, break/prep area, separate storage room/office
Features	• Rare OnSite Parking (3) • Street Parking • Large Fenced Play Yard • Fire Alarm • Many Possibilities

FOR MORE INFORMATION PLEASE CALL 707- 469-8000

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