

AVAILABLE NOW

RARE NURSERY OR OTHER SCHOOL, TUTORING CENTER, COUNSELING OR OFFICE SPACE
IMMEDIATELY FOR LEASE IN SIERRA MADRE

3,000 SQUARE, 6 OFFICES, KITCHEN, LARGE WORK AREA
TWO BATHROOMS, LARGE OUTDOOR AND STORAGE



212 NORTH LIMA STREET, SIERRA MADRE, CA 91024

FREE PARKING ON SITE, PLUS ABUNDANT UNENCUMBERED STREET PARKING

AVAILABLE SPACE: +/-3,000 SF

LEASE RATE: \$1.55 PER MONTH, TENANT PAYS ALL UTILITIES AND MAINTENANCE

BILL UKROPINA, CRE

626 844 2200

Bill.Ukropina@cbcrrt.com

CalDRE #00820557

CHRISTINA BURDETTE

(972) 310-7042

Christina.Burdette@cbrealty.com



**COLDWELL BANKER
COMMERCIAL**

REALTY

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212 North Lima Street
Sierra Madre, CA 91024



PROPERTY DESCRIPTION

For Lease – Prime +/-3,000 SF Space in Sierra Madre

An exceptional opportunity awaits in the heart of Sierra Madre! This versatile 3,000 SF space is ideal for a nursery school, daycare, office, or other approved uses. With five well-sized classrooms, a spacious 40-person commons area, and a fully equipped island kitchen with a refrigerator and two ranges, the layout is designed for functionality and comfort. Outdoor amenities include a welcoming 1,000 SF entry patio and a 3,000 SF asphalt playground, perfect for recreation and activities. Additionally, a 700 SF gym or rec room is ready for tenant improvements, offering endless possibilities. A 150-person auditorium is also available for weekday or evening gatherings, with the potential for bonus garden space.

Don't miss out on this rare space—contact us today for more details!

OFFERING SUMMARY

Lease Rate:	\$1.55 per month, Tenant pays all utilities and maintenance)
Available SF:	+/-3,000 SF
Lot Size:	14,430 SF
Building Size:	6,765 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	771	2,155	5,484
Total Population	1,873	5,056	13,406
Average HH Income	\$195,302	\$180,972	\$194,724

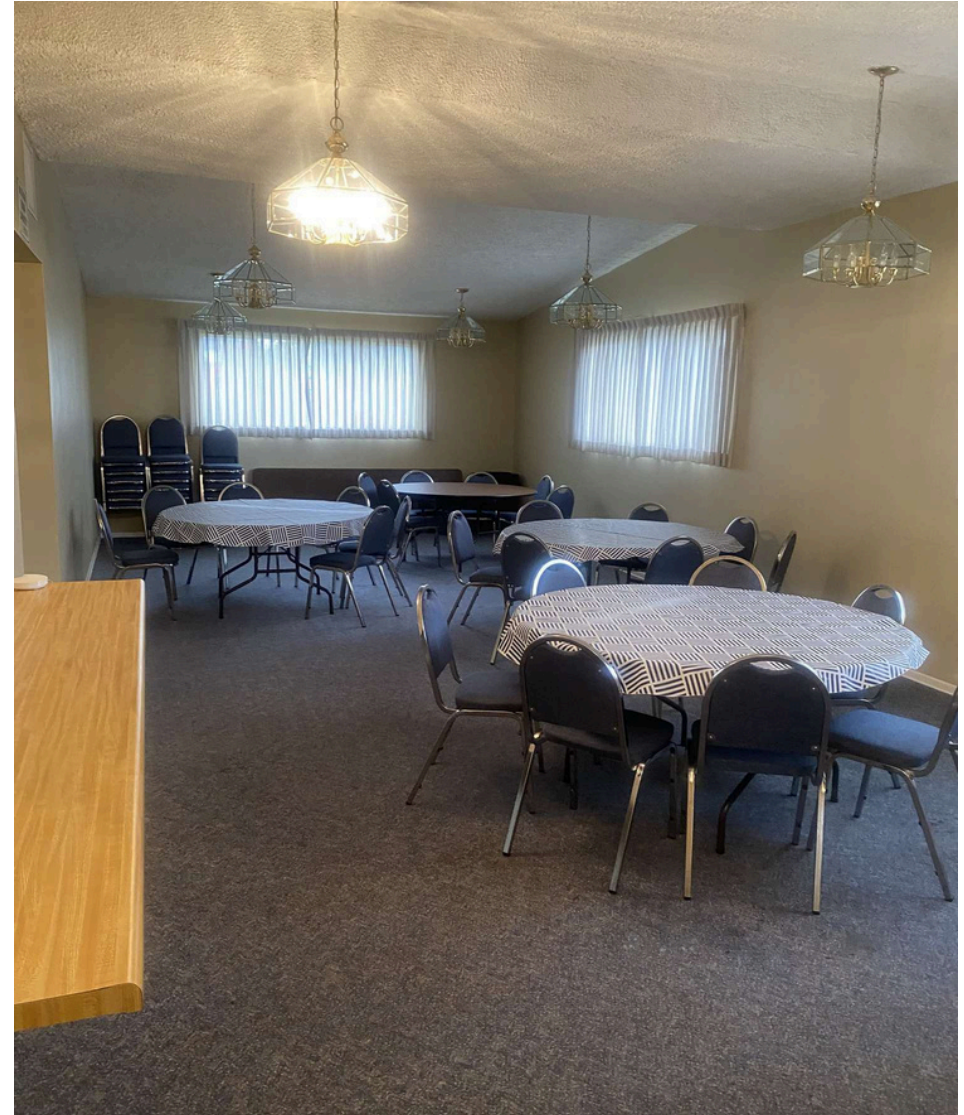
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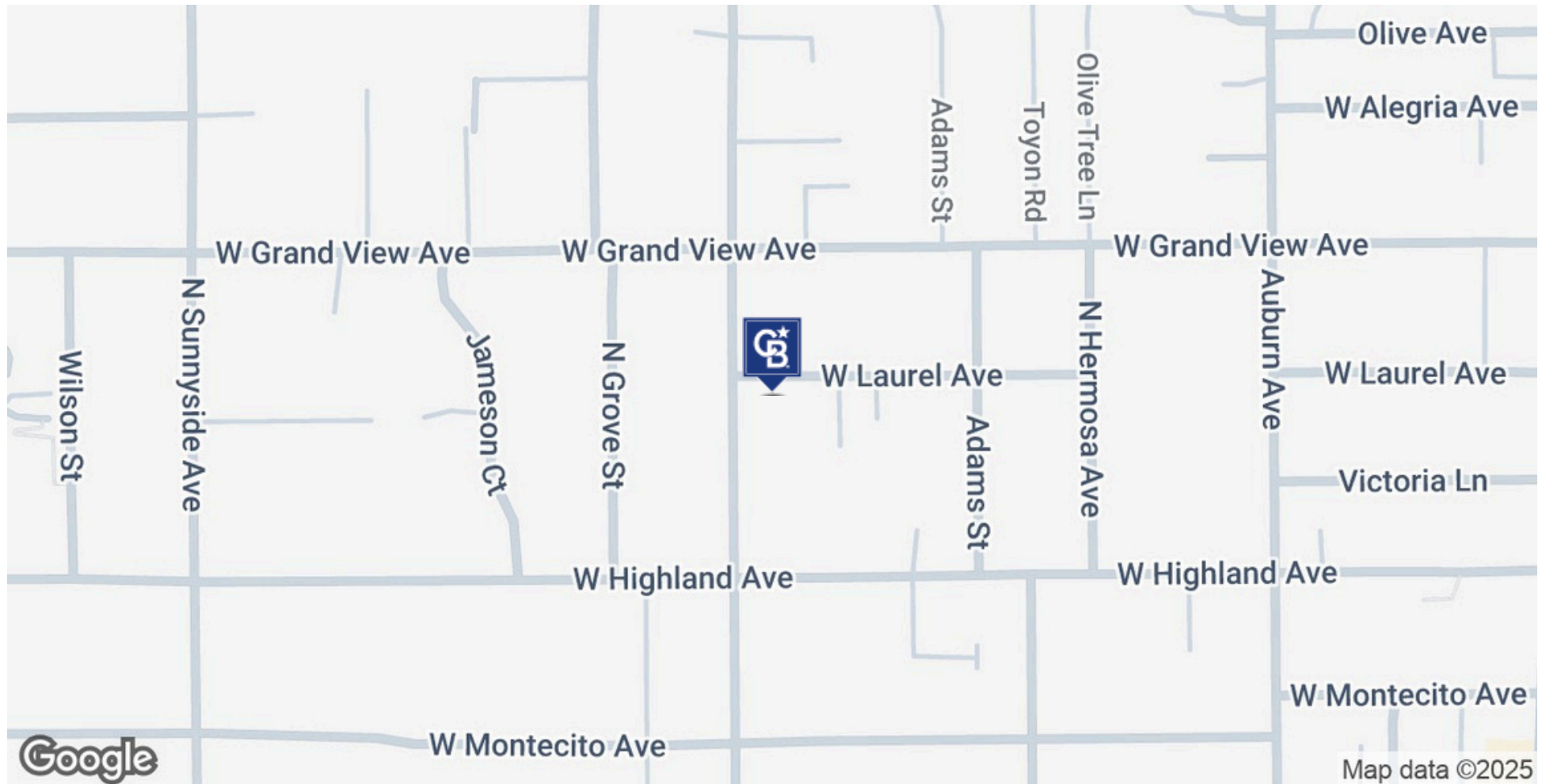
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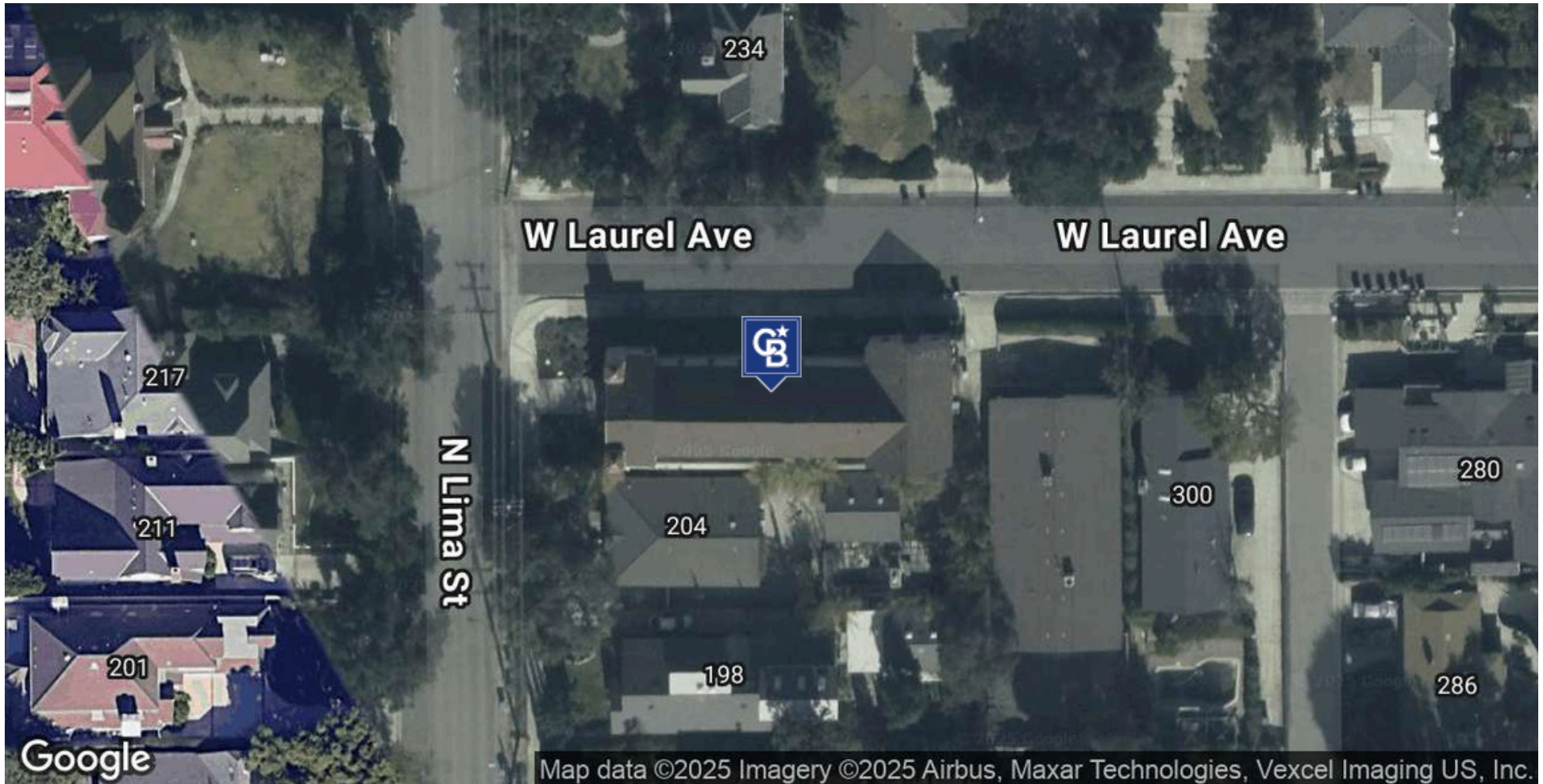
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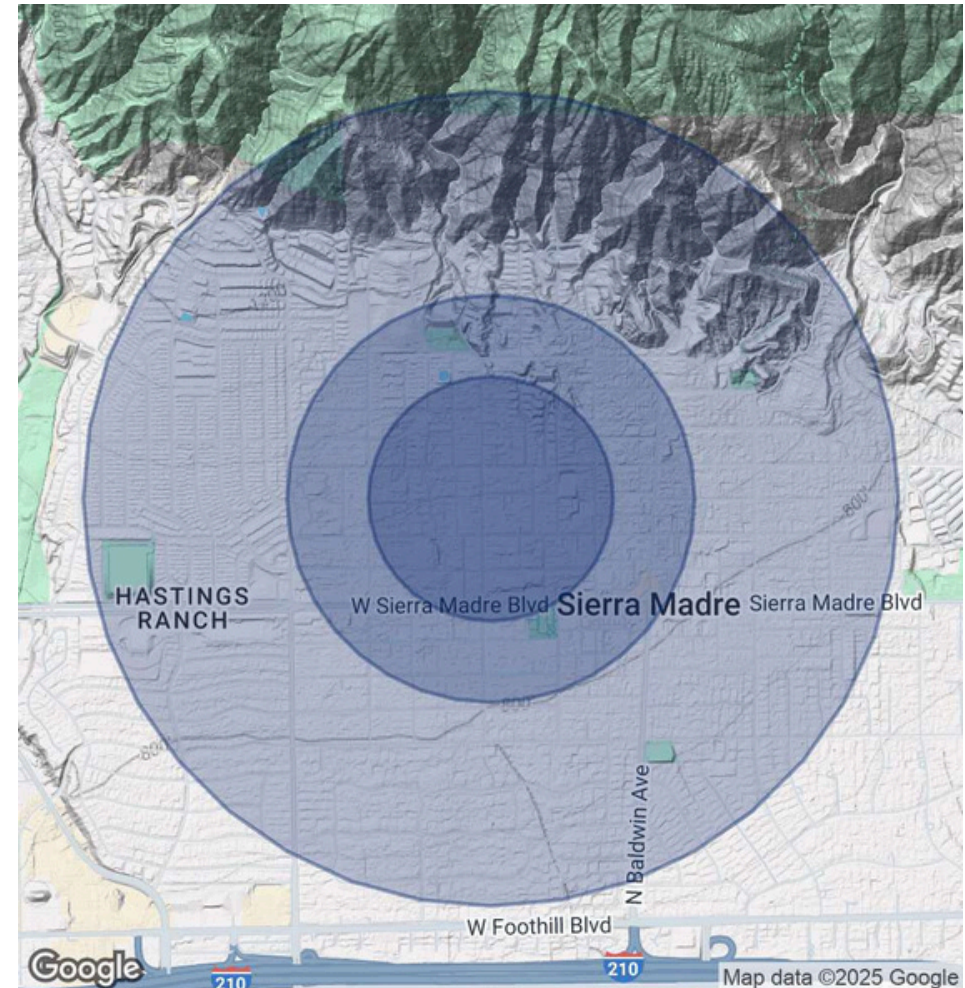
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,873	5,056	13,406
Average Age	47 46	46 45	47 45
Average Age (Male)	48	47	48
Average Age (Female)			

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	771	2,155	5,484
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$195,302	\$180,972	\$194,724
Average House Value	\$1,615,718	\$1,554,824	\$1,511,052

Demographics data derived from AlphaMap



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