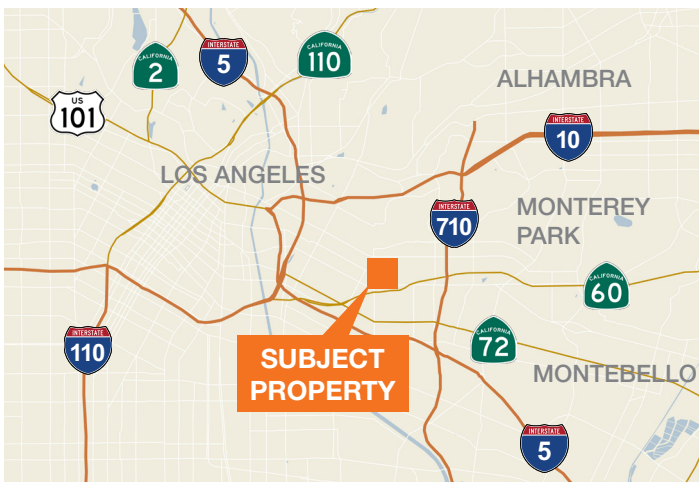




School Space For Lease

±4,500 SF



OFFERING

La Trinidad United Methodist Church is offering the opportunity to lease school space within its Church campus. The offering provides exclusive use during traditional school hours. Amenities available include office, kitchen, assembly hall, large outdoor play area, and on-site parking. Excellent site for preschool, private, or charter school.

[See next page for offering details](#)

Contact

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For Lease

3565 E 1st St

Los Angeles | CA

Summary

PREMISES	Large hall/classroom with foyer; office, kitchen, plus 4 additional small classrooms on 2nd floor
ASKING LEASE RATE	Negotiable
UTILITIES	Tenant to pay its share of utilities
PLAY AREA	Large fenced play area (±4,500SF)
PARKING	Fenced, on-site parking lot
RESTROOMS	Men's R/R = 3 toilets Women's R/R = 2 toilets Single R/R off play area (staff)
APPROVALS	A conditional use permit is likely (check with city) along with state licensing for preschools
SHARED VS. EXCLUSIVE	An office can be made fully exclusive, the remaining space would be shared with Church
NON PROFIT/FOR PROFIT	Non-profit is preferred; Landlord will consider for-profit (tenant to be responsible for any increase in property taxes)



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Location Aerial



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