

# EDUCATIONAL PROPERTY FOR SALE

2549 MADRUGADA DR, CHINO HILLS, CA 91709

14,515± SF ON 2.16± AC FOR SALE





## DESCRIPTION

The subject property is located on Madrugada Dr, one block north of Grand Ave, a major east/west corridor. The property has great access to the 71 freeway to the east and Chino Hills Parkway to the west. The property is surrounded by low density residential with retail and commercial amenities nearby and adjacent to schools.

The property is currently used as an elementary school and is comprised of one building totaling 14,515± SF. The building can accommodate 240 students and includes 13 classrooms, offices, a computer lab, and small conference areas. The building is built around a courtyard which is used for typical school amenities and play areas. There is also a paved parking lot with 61± spaces.

## BUILDING FEATURES

BUILDING SIZE	14,515± SF
ACREAGE	2.16± AC
USE	Educational Facility
STUDENT CAPACITY	240
ZONING	Public Institutional
YEAR BUILT	1994
COUNTY	Orange
APN	1024-361-16-0000
PRICE	Call for Details

FOR MORE INFORMATION, PLEASE CONTACT:

**CHARLIE HOWARTH | 949.542.9484**

Senior Associate

Charlie.Howarth@foundrycommercial.com

Licensed Real Estate Broker

**CHRIS BURY | 949.939.6238**

Partner, Senior Vice President

Chris.Bury@foundrycommercial.com

Licensed Real Estate Broker

**FOUNDRY**  
COMMERCIAL

Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.

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## PHOTOS



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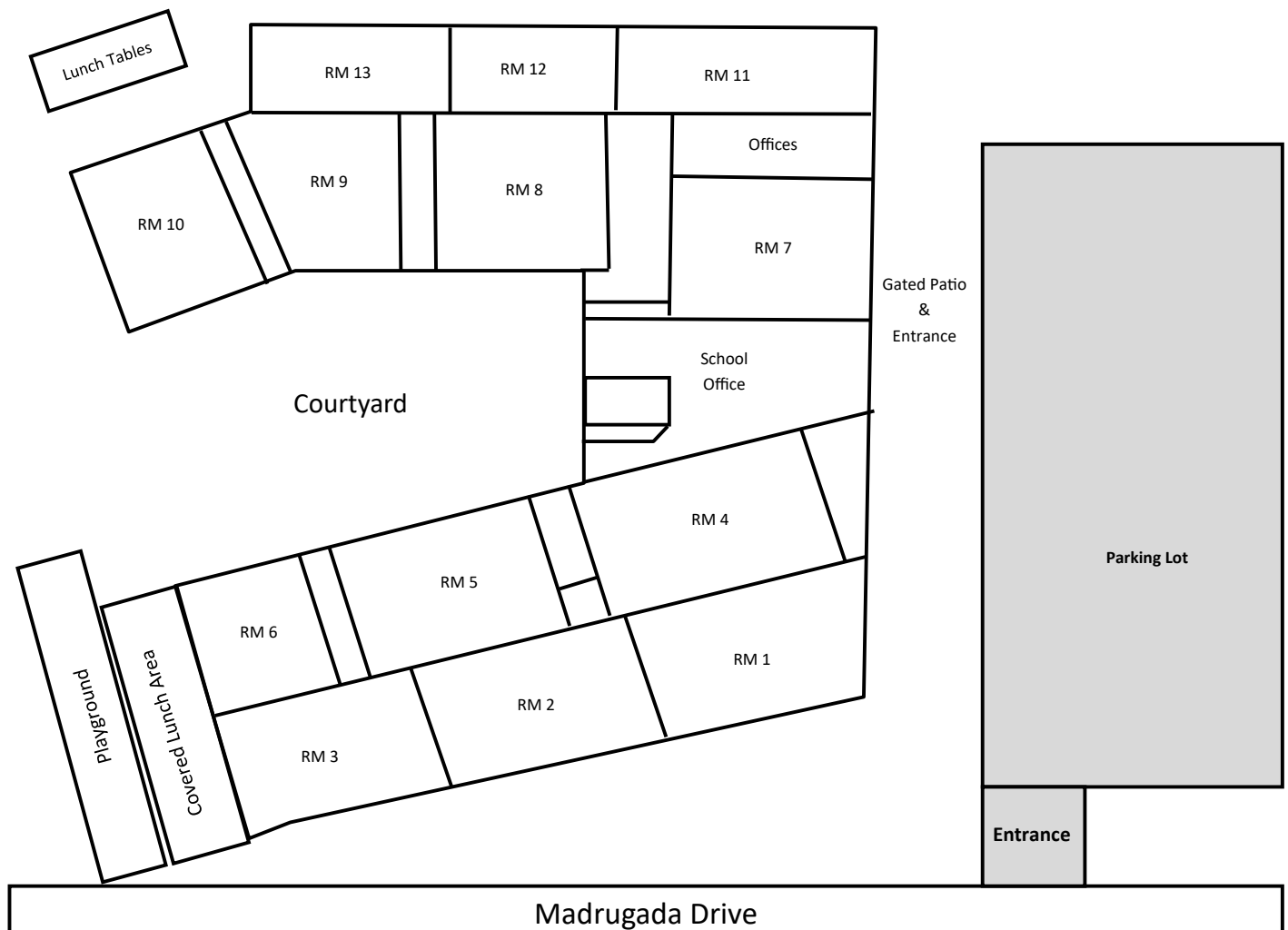
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**FLOOR PLAN**

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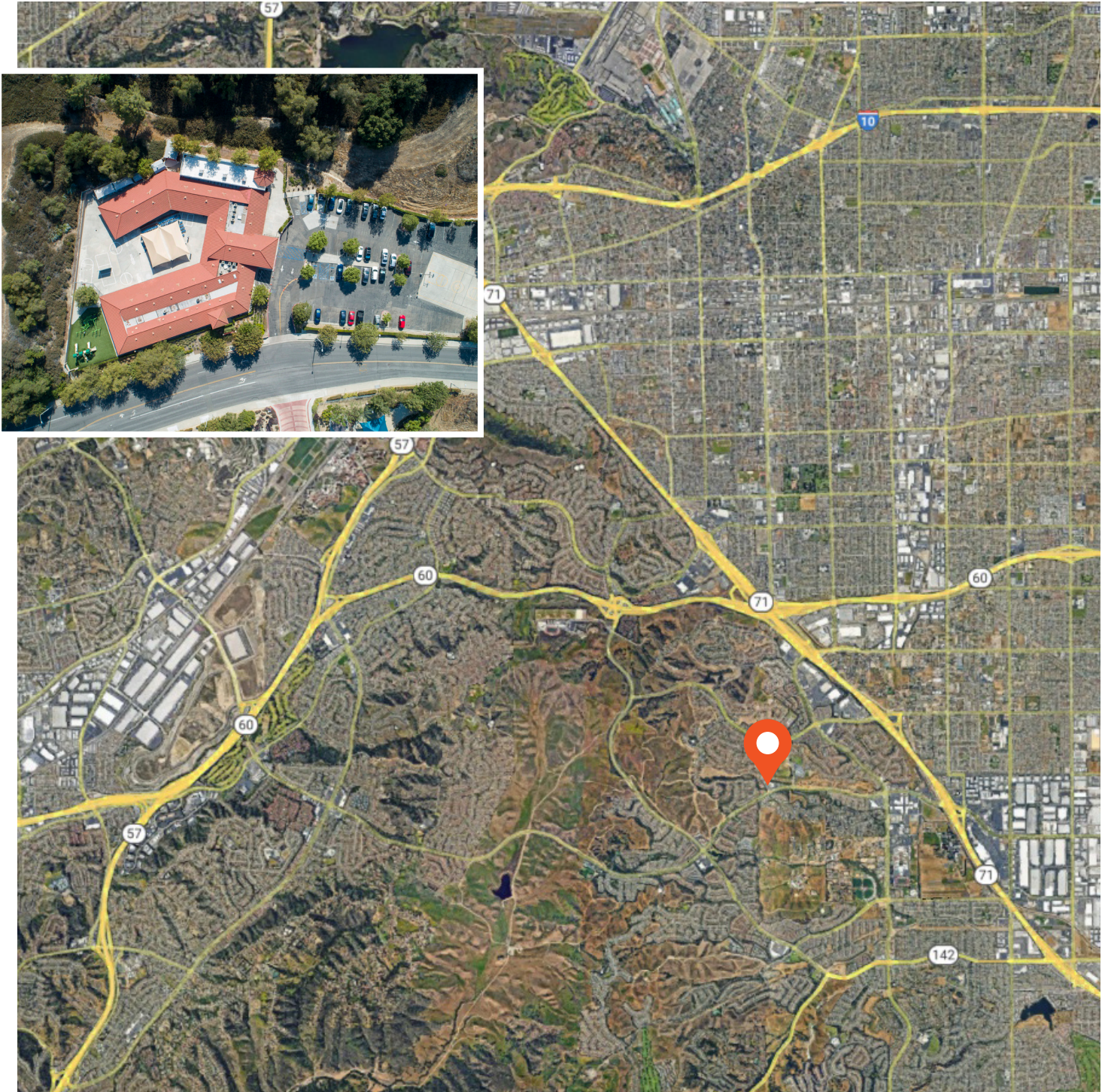
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## PROPERTY OUTLINE & MAP



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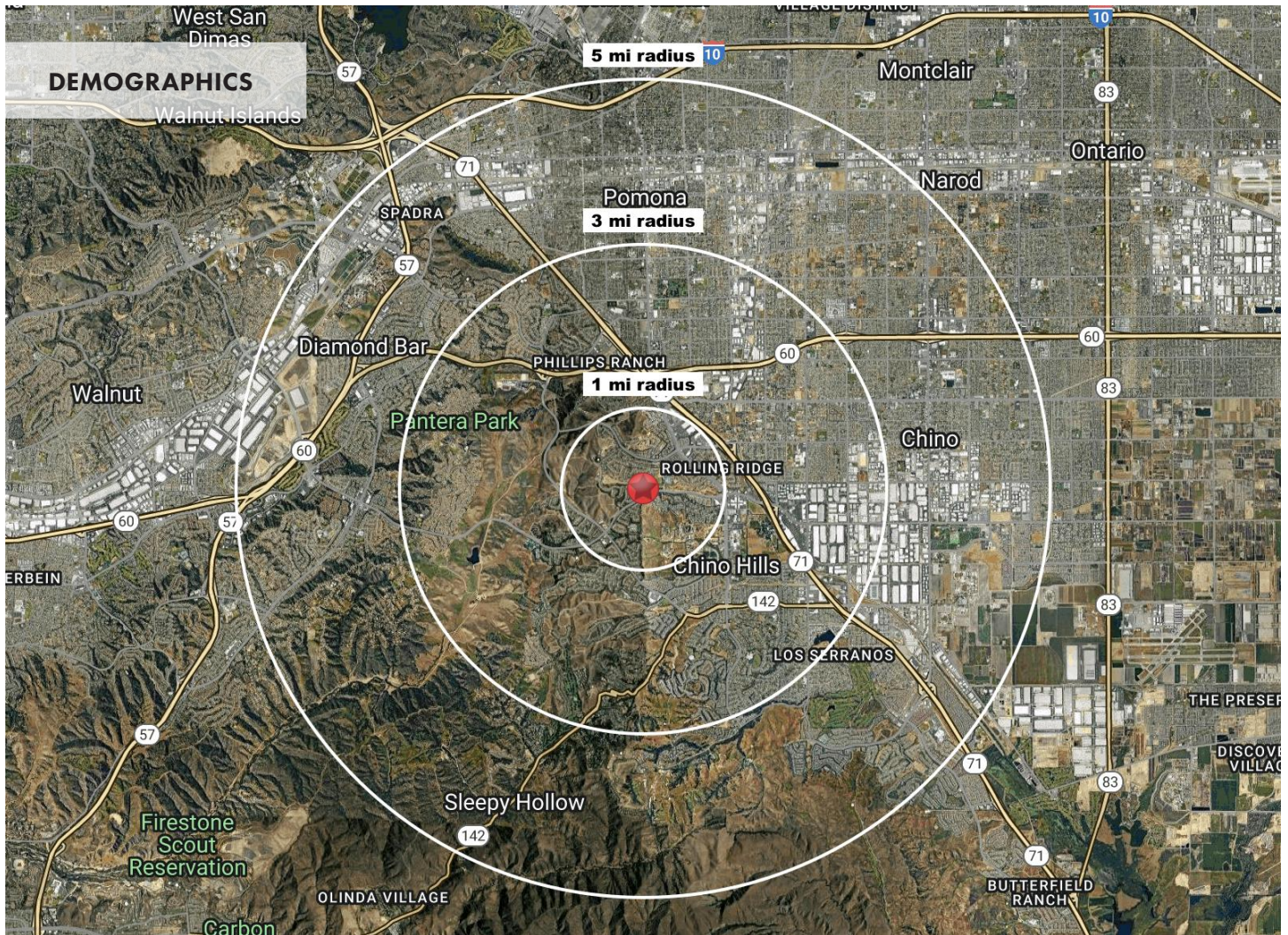
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## 1 MILE RADIUS

	<b>13,137</b> ESTIMATED POPULATION 2023
	<b>38.8</b> MEDIAN AGE
	<b>\$750,284</b> MEDIAN HOME VALUE 2023
	<b>3,031</b> TOTAL EMPLOYEES
	<b>\$750,284</b> AVG HOUSEHOLD INCOME

## 3 MILE RADIUS

	<b>104,109</b> ESTIMATED POPULATION 2023
	<b>37.4</b> MEDIAN AGE
	<b>\$654,523</b> MEDIAN HOME VALUE 2023
	<b>32,957</b> TOTAL EMPLOYEES
	<b>\$654,523</b> AVG HOUSEHOLD INCOME

## 5 MILE RADIUS

	<b>297,774</b> ESTIMATED POPULATION 2023
	<b>35.5</b> MEDIAN AGE
	<b>\$616,728</b> MEDIAN HOME VALUE 2023
	<b>109,925</b> TOTAL EMPLOYEES
	<b>\$616,728</b> AVG HOUSEHOLD INCOME

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