

FOR LEASE | 2,135 SF

9720-9760 Winter Gardens Blvd Lakeside, CA 92040

HIGHLIGHTS:

- Suite 9760 B available for sublease
- Adjacent to #1 Starbucks in sales in East County
- Signalized corner
- Abundant parking
- Convenient bus stop in front of property
- Join great tenants such as Starbucks, KFC, O'Reilly Auto Parts, Walgreens, and Crunch!



AVAILABLE: 2,135 SF

For more information about this property, please contact:

Anthony Acosta
(619) 491-0335 ext. 18
Anthony@DuhsCommercial.com
CA License: 01900150

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.
3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0696 | www.DuhsCommercial.com



PHOTOS

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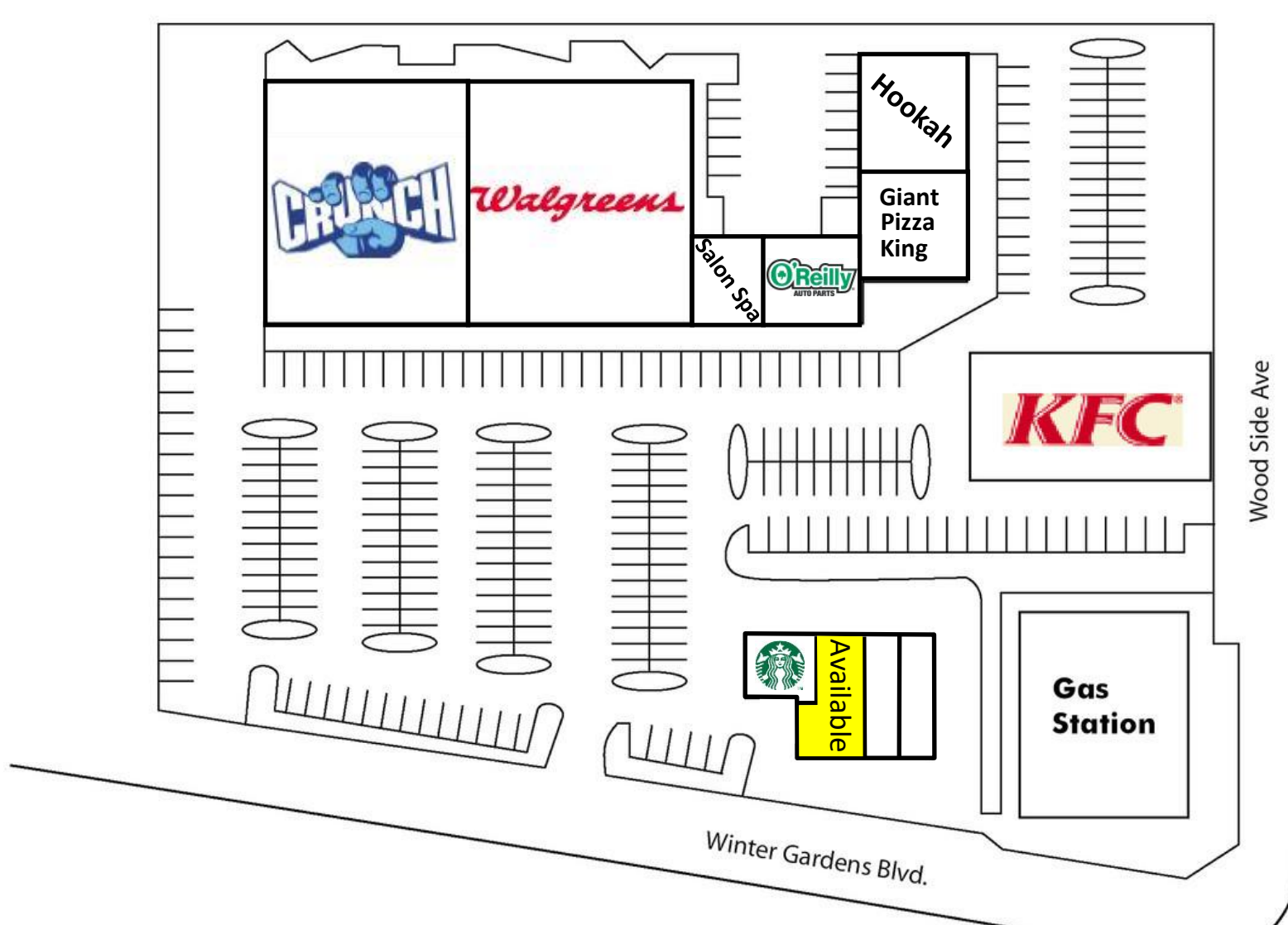
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SITE PLAN

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AERIAL

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DEMOGRAPHICS: (2018)

	<u>1Mile</u>	<u>3Miles</u>	<u>5Miles</u>
Total Population:	16,061	98,796	213,464
Avg. HH Income:	\$76,379	\$87,307	\$80,049

TRAFFIC COUNT: (2017)

Woodside Ave / Shamrock Ln	13,000 ADT
Hwy 67 / Winter Gardens Blvd	59,000 ADT
Winter Gardens Blvd	10,000 ADT

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