

1235 PIERRE WAY
El Cajon, CA 92021

*Reduced Monthly
Rate @*
\$1,950



**FREIGHT
ELEVATOR**

**FLEX-OFFICE/STORAGE SPACE
FOR LEASE**

Suite 202: $\pm 1,513$ SF

CALL US NOW!
(619)259-0791

leasing@uwventures.com

www.uwventures.com

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AVAILABLE FOR LEASE

Suite: 220

Size: ±1,513 SF

Lease Rate: \$1,950 /month (includes NNN)

NNN Rate: \$0.50/SF/month

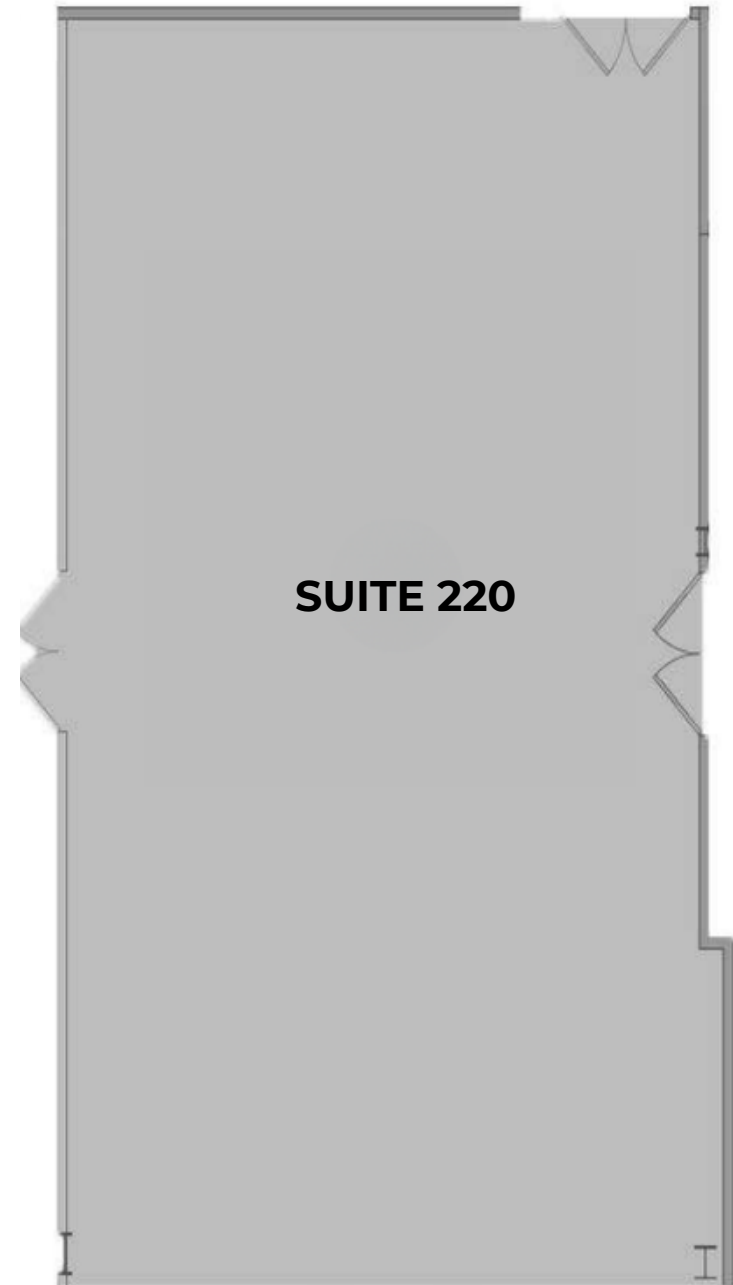
Parking: 2 Assigned Spaces

Bathroom: 3 Common Area Restrooms

PROPERTY FEATURES

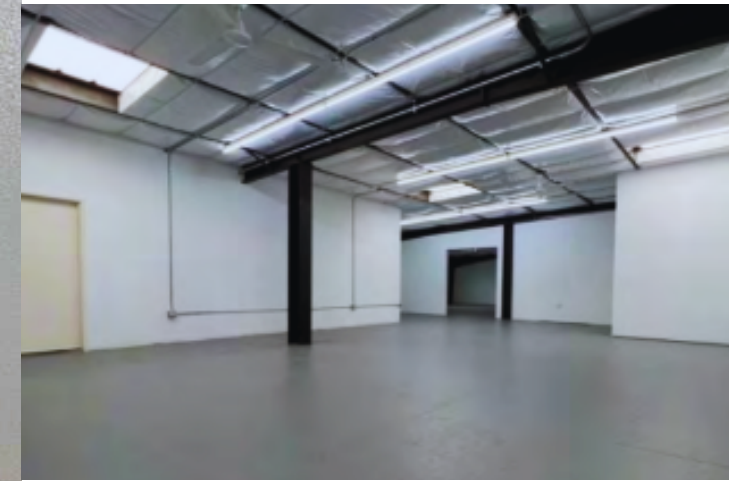
- Located within blocks of Freeway 8 and Highway 67, facilitating easy transportation and logistics
- Freight elevator, central air and heating, high ceilings, operable windows, and ample on-site parking
- Open floorplan for customizable use

FLOOR PLAN



Suite plan is not to scale; for reference purposes only.

SPACE PHOTOS



PROPERTY PHOTOS



AERIAL PHOTOS



TYNE COFFEE CO.

IN-N-OUT BURGER
MATTRESS FIRM
FISH GRILL
Urbane Cafe
THE HOME DEPOT

Walmart
ASHLEY
Applebee's
AT&T
BEST BUY
ALDI
PARKWAY PLAZA
DICK'S SPORTING GOODS
HomeGoods
Burlington
REGAL
WELLS FARGO

TARGET

FOOD 4 LESS

Pollo Loco

[HomeStreet] Bank
STARBUCKS COFFEE
L&L HAWAII
MoneyGram

senior Aerospace Kelema

WAGGLES
RECREATION

Schilling Paradise

el culichi

BUCKBOARDS
BARBECUE & BREW

SOUTHERN CALIFORNIA STYLE

HAWAII MATHEWS BODY SHOP
11000 California Street, 91606

1235 Pierre Way

LAMEA REC VAN

LIFE LINE
PACKAGING, INC.

JAY & NIGHT
Power Sweeping

MD CARE

Sunset Marine

Wendy's

PANCHOS
Authentic Mexican Food

DISCOUNT TIRE

NARANCA ELEMENTARY
NARANCA POLICE OFFICE (SCHOOL DISTRICT)

INTERSTATE 8