

**1235 PIERRE WAY**  
**El Cajon, CA 92021**

*Reduced Monthly  
Rate @*  
**\$1,950**



**FREIGHT  
ELEVATOR**

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

Suite 220: ±1,513 SF

**CALL US NOW!**  
**(619)259-0791**

leasing@uwventures.com

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## AVAILABLE FOR LEASE

**Suite:** 220

**Size:** ±1,513 SF

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

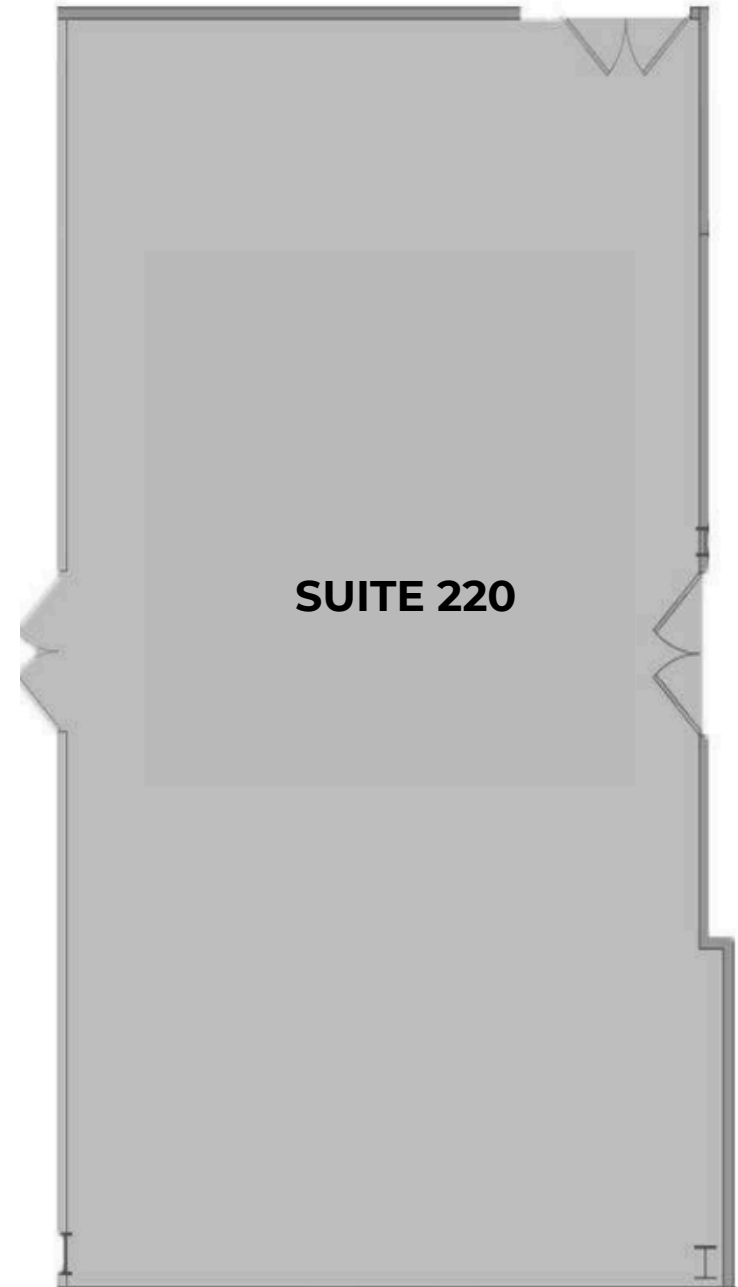
**Parking:** 2 Assigned Spaces

**Bathroom:** 3 Common Area  
Restrooms

## PROPERTY FEATURES

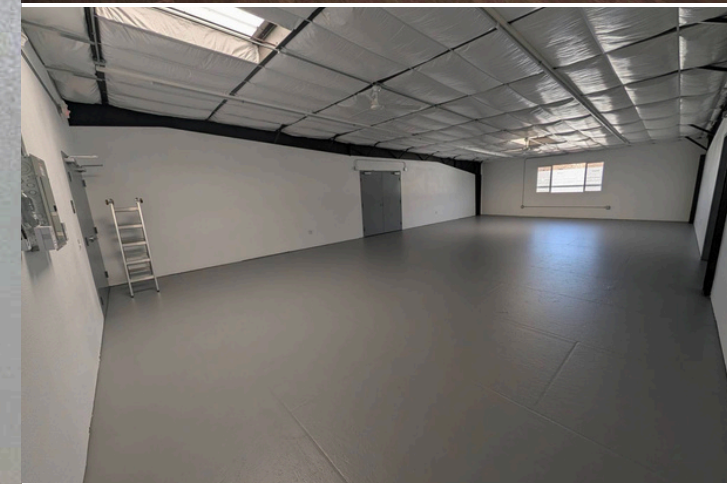
- Located within blocks of Freeway 8 and Highway 67, facilitating easy transportation and logistics
- Freight elevator, central air and heating, high ceilings, operable windows, and ample on-site parking
- Open floorplan for customizable use

## FLOOR PLAN



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

# SPACE PHOTOS



# BUILDING PHOTO



# AERIAL 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  
WELLS FARGO  
REGAL

TARGET

FOOD 4 LESS

Pollo Loco

[HomeStreet] Bank  
STARBUCKS COFFEE  
L&L  
MONEYGRAM

senior Aerospace  
Kelema

WAGGLES  
RECREATION

LAMEA REC VAN

LIFE LINE  
PACKAGING, INC.

JAY & NIGHT  
Power Sweeping

MD CARE

Sunset Marine

Wendy's

PANCHOS  
Authentic Mexican Food

BUCKBOARDS  
BARBECUE & BREW

HARVEY MATTHEWS BODY SHOP  
11000 California Street, Ste. 100, San Diego, CA 92120

1235 Pierre Way



DISCOUNT TIRE

NARANCA ELEMENTARY  
NARANCA POLICE OFFICE (SCHOOL DISTRICT)

INTERSTATE  
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