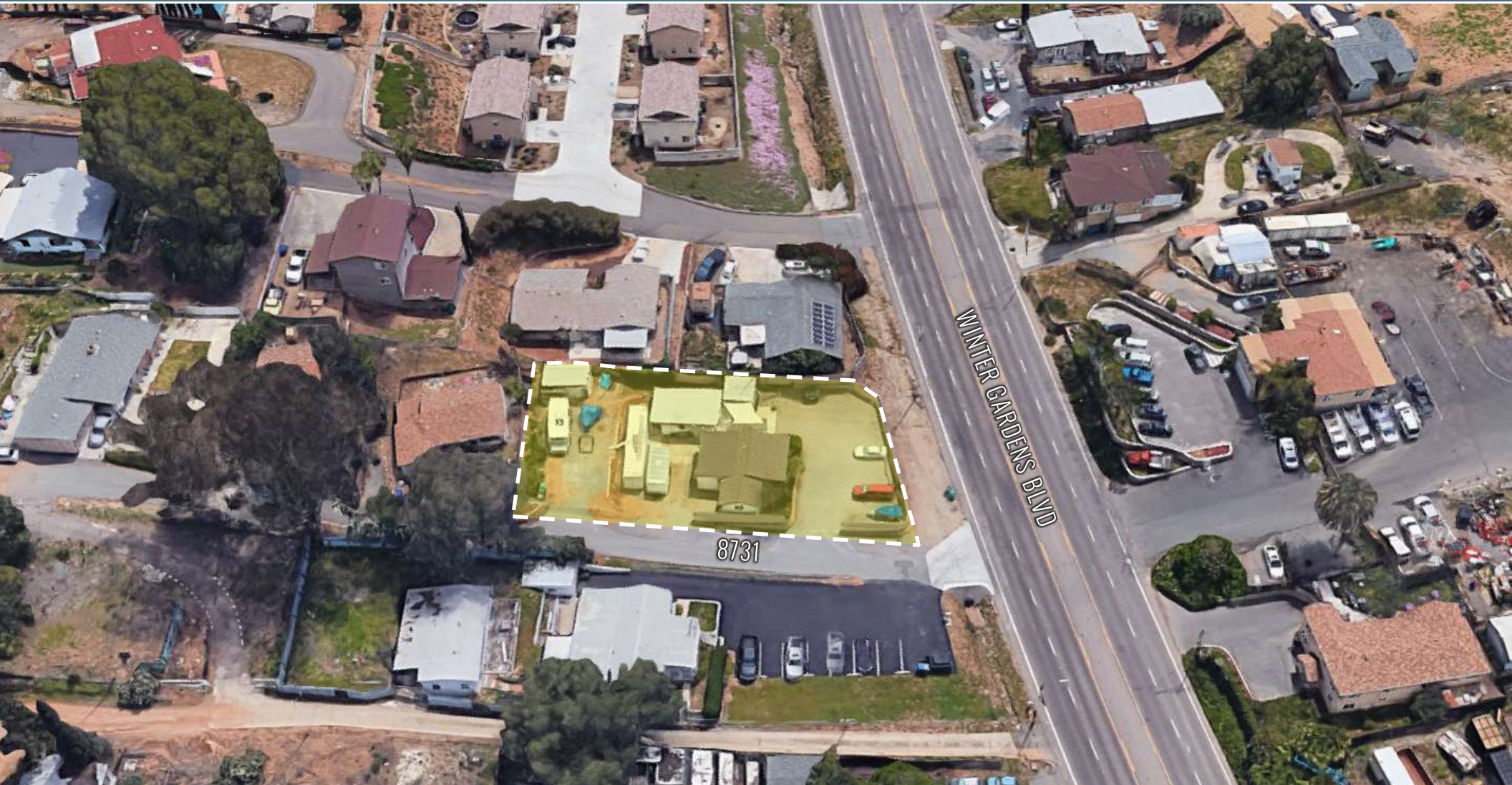


M54 OFFICE AND YARD FOR SALE

12,798 SF CONTRACTORS YARD
ALLOWS FOR OUTSIDE STORAGE

8731

WINTER GARDENS BLVD., LAKESIDE, CA 92040



Ken Robak | Lic. 01236527
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(619) 469-3600
Ken@PacificCoastCommercial.com

Nick Mane | Lic. 01939391
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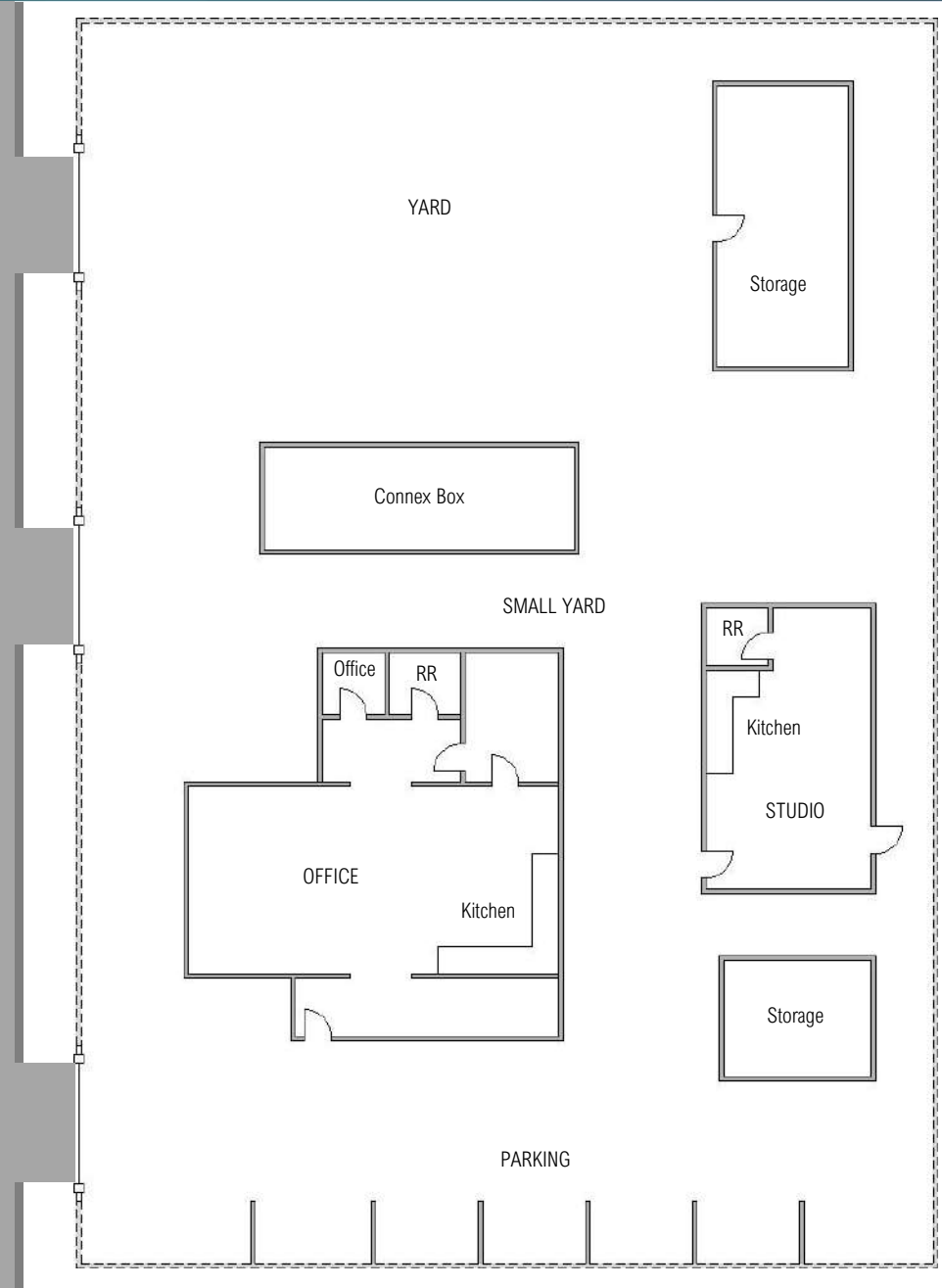


The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information including zoning and use should be verified prior to purchase or lease.

PROPERTY FEATURES & SITE PLAN



LOT SIZE:	+/- 0.29 Acre (12,798 SF)
BUILDING SIZE:	Office Building: +/- 900 SF 1 Bd/1Ba Studio: +/- 340 SF Storage: +/- 220 SF
ZONING:	County of San Diego Zoned M54
FEATURES:	Fenced and Secure Contractor Storage Yard Storage Structure and Connex Box Office Building Has Solar System: 3.8kWh (owned) 7 Onsite Parking Spaces
APN:	385-330-21
SALE PRICE:	\$675,000



Site plan not fit to scale;
for reference purposes only.

WINTER GARDENS BLVD

PROPERTY PHOTOS



PROPERTY PHOTOS



CONTACT INFORMATION

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**PACIFIC COAST
COMMERCIAL**

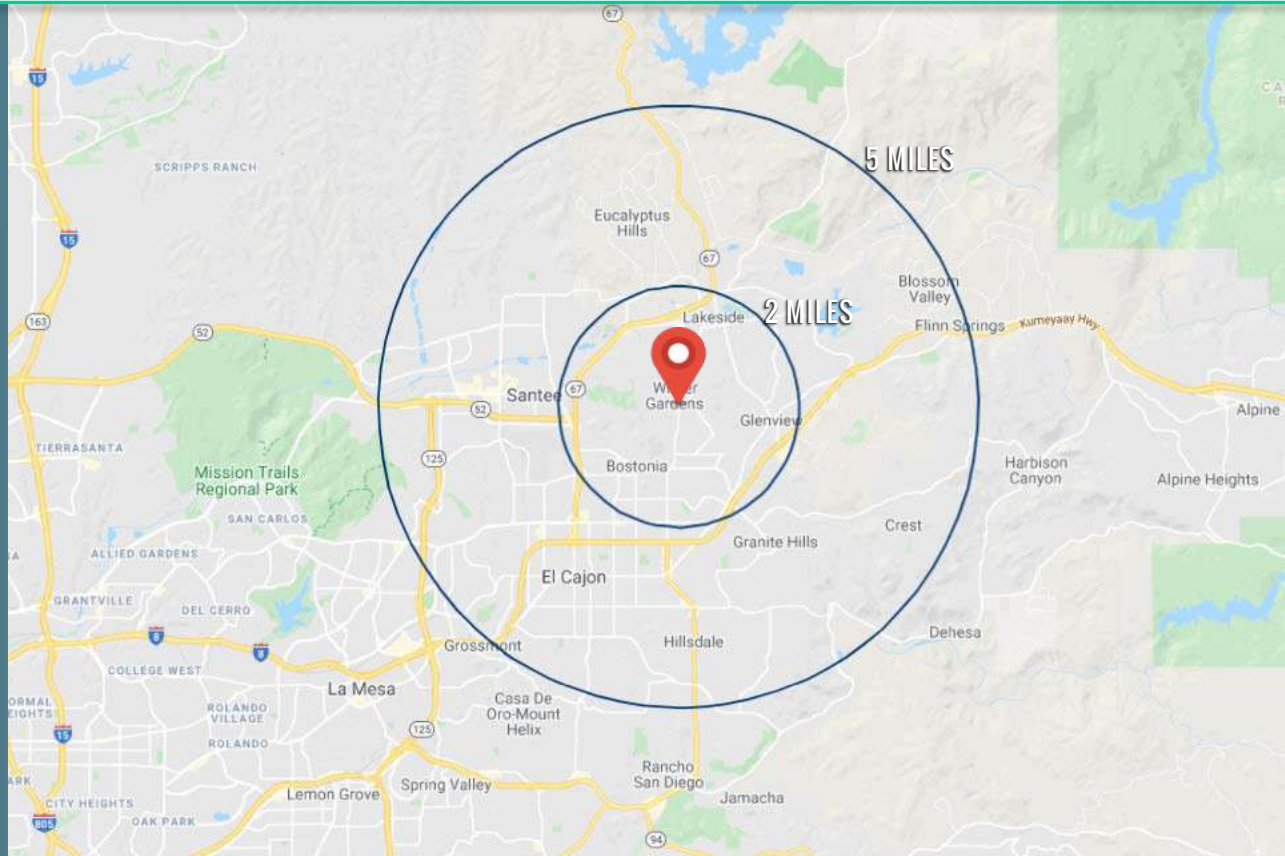
SALES - MANAGEMENT - LEASING



The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information including zoning, financials, leases, square footage, permits and use should be verified during due diligence and prior to completing a purchase or lease.

M54 OFFICE & YARD FOR SALE

8731 Winter Gardens Blvd., Lakeside, CA 92040



AREA DEMOGRAPHICS

	2 miles	5 miles
population	59,689	252,665
population (2025)	60,989	257,682
total households	21,119	88,757
average age	37	36
total employees	15,804	80,933
total businesses	2,182	9,366
consumer spending	\$6 M +	\$2 B +
avg. household income	\$90,217	\$90,720
owner occupied	12,037	50,033
renter occupied	9,082	38,723