

For LEASE

Retail / Office Space

7859 Golden Ave, Lemon Grove, CA 91945

7859 Golden Ave. - 2,600 Sf

- ◆ Large Retail Space - 1,070 SF
- ◆ Four Private Offices - 1,530 SF
- ◆ Three Restrooms
- ◆ Retail and Office Areas Can Be Leased Separately

Features:

- ◆ Entrances on Broadway and Golden Ave.
- ◆ High Visibility Center with Heavy Foot Traffic
- ◆ Easy Freeway Access Right off the 94 at the Lemon Grove Ave. Exit.
- ◆ Ample Parking
- ◆ Water and Trash Paid by Landlord

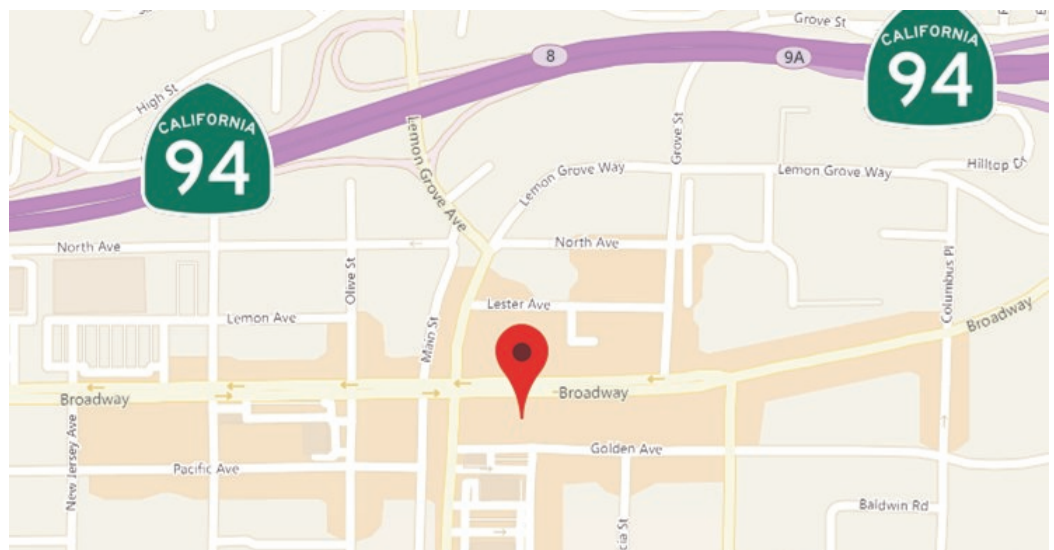
Location:

- ◆ Right off 94 Freeway, Just East of Broadway and Lemon Grove Ave Intersection.

Zoning:

- ◆ Village Commercial 3 - Allows for Retail Sales, Retail Services, Office, Medical Office, Restaurants and More.

Rent: \$1.25/Sf + NNN (\$0.26/Sf)



Exclusively Offered By:

Kiefer Harter, Associate

Phone: 858.531.2730

E-mail: Kiefer@ewiese.com



WIESE & ASSOCIATES
Real Estate Brokerage & Management

Website: www.ewiese.com Address: 1425 N. Second Street, El Cajon, CA 92021

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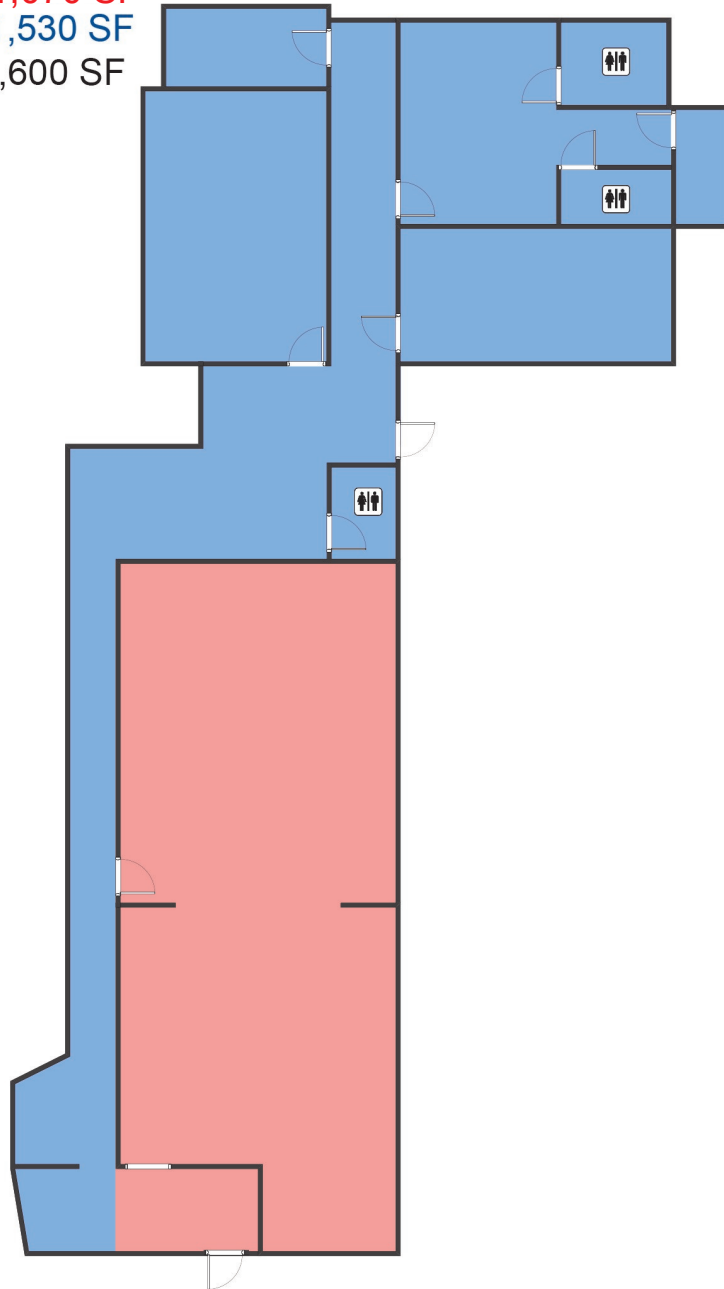
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Total - 2,600 SF



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