

# RETAIL/WAREHOUSE FOR LEASE

27354 Valley Center Rd | Valley Center | CA | 92082



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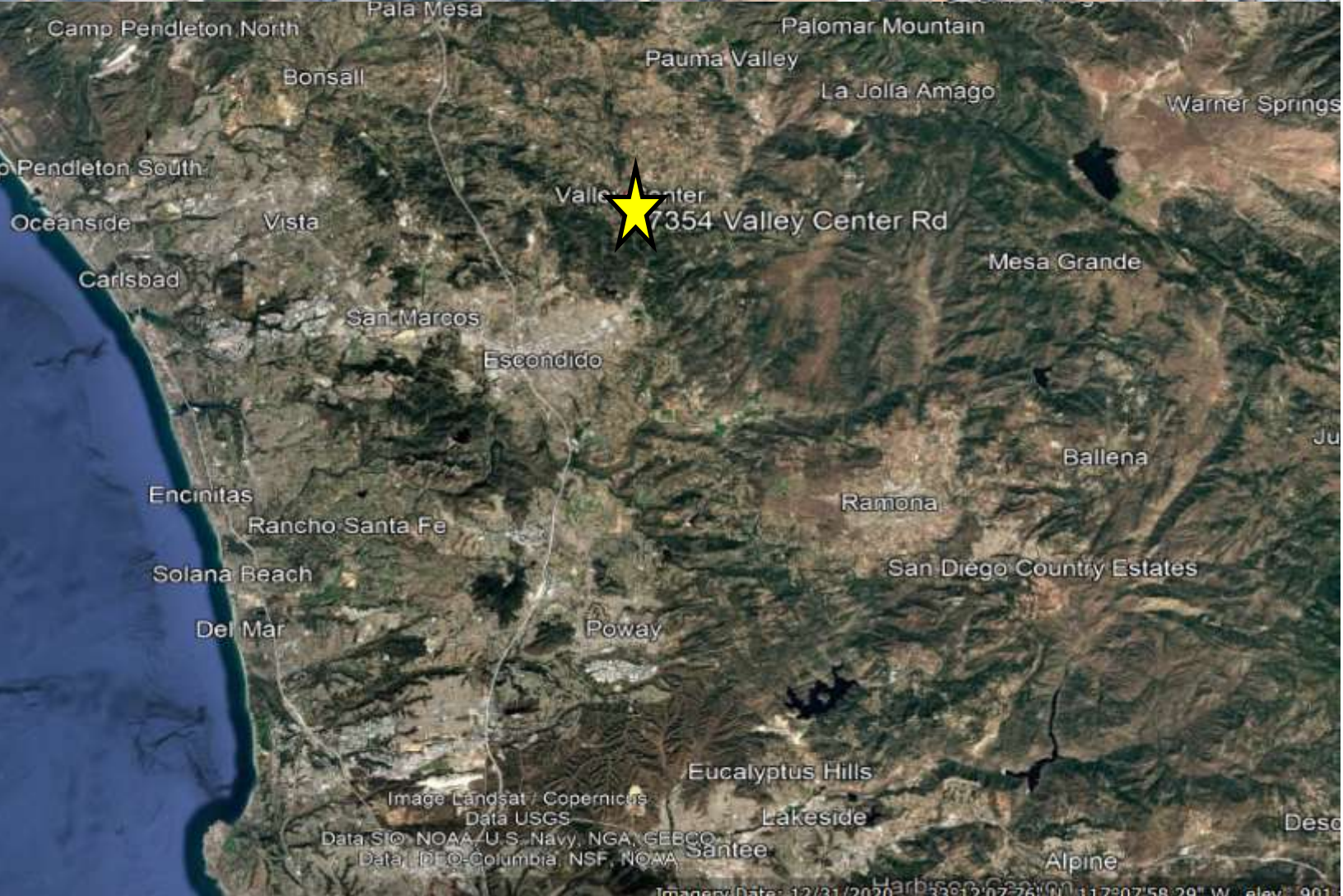
## HIGHLIGHTS

- ◆ 4,500 SF Warehouse
- ◆ Two roll up doors
- ◆ Customer Retail Area
- ◆ Traffic count  $\pm$ 1,593 p/day
- ◆ 41,818 SF Lot
- ◆ Zoning: C36
- ◆ New drought tolerant landscaping
- ◆ 20 ft ceilings
- ◆ Located in the heart of Valley Center
- ◆ 3 phase power, sprinklers

## RATE

- ◆ \$1.20 psf + NNN (\$.26)

# LOCATION





# FLOOR PLAN

