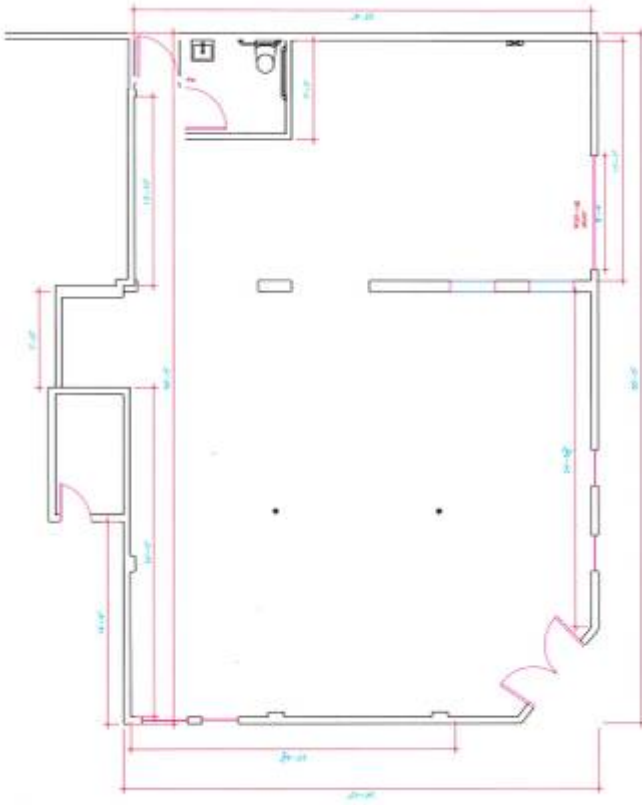


\$2680 / 1785ft - HIGH VISIBILITY RETAIL SPACE FOR LEASE (LAKESIDE)





10101 Maine Ave

1785 ft

"The Factory Building"

Get up to 6 MONTHS RENT ABATEMENT!

Perfect for high grossing COFFEE SHOP, YOGURT SHOP, BAKERY or COMBINATION.

1785 sq ft plus ADDITIONAL 1275 sq ft FENCED PATIO area included.

Also possible, sidewalk tables & chairs.

Close to completion of MAJOR REMODEL.

On order, NEW GLASS ROLE UP DOOR for private patio on busy sidewalk.

Built in 1910, this old wood trussed building is full of character with high ceilings and old brick architecture.

A high visibility corner property at a 4-way stop with 80' OF STREET FRONTAGE.

12,000 - 15,000 cars per day.

One block off Highway 67 for easy access and only 15 minutes to Convoy Ct. in Kearny Mesa.

Great foot traffic "night & day" from 3 popular restaurants. The "Eastbound Bar & Grill" and

"Pinnacle Peak Steakhouse" are your neighbors on this Up and Happening "Old Historic Maine Avenue".

SDG&E has completed under-grounding of utilities. Next step, removal of overhead power lines.

Street will have pedestrian lighting throughout downtown area.

Many annual events from the next door "Lakeside Rodeo Stadium Association" bring large crowds into town with Rodeo's, Concert's, town functions.

Annual Western Days street parade in April, Christmas Lighting street party in December.

1/2 mile from "El Capitan High School"

2 miles from Little League field serving all Southern California.

A few blocks away from busy skate park.

5 minutes to 2 major fishing/boating lakes, San Vicente and El Capitan reservoirs.

Excellent demographics and plenty of parking.

Property is currently being remodeled and for a limited time (pre-remodel), get a great TI allowance based on lease terms.

Terms: minimum 3 year lease plus NNN

Look online for google maps enter address 10101 Maine Ave, Lakeside 92040. Pan around for

"The Factory Building". (this pic is outdated, come and see new renovations)

Call Rick at Chiles and Associates for more information by clicking on CONTACT top of this page.