

# FOR LEASE

± 20,490 SF EDUCATIONAL FACILITY



**13208 LAKESHORE DRIVE, LAKESIDE, CA 92040**



**JASMINE GOLIA** | Lic. 02131001  
Sales & Leasing Associate  
[Jasmine@PacificCoastCommercial.com](mailto:Jasmine@PacificCoastCommercial.com)

**VINCE PROVENZANO** | Lic. 00780182  
President of Brokerage  
[Vince@PacificCoastCommercial.com](mailto:Vince@PacificCoastCommercial.com)

**OFFICE (619) 469-3600** | Lic. 01209930  
10721 Trenea St., Suite 200  
San Diego, CA 92131

  
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## THE PROPERTY FEATURES

|                 |  |
|-----------------|--|
| ADDRESS         | 13208 Lakeshore Dr<br>Lakeside, CA 92040   |
| RECENT PAST USE | School<br>Tenant to Verify its Use with the City   |
| PROPERTY SIZE   | Two (2) Buildings Totaling $\pm$ 20,490 SF   |
| PARKING         | Abundant Onsite<br>No Parking on Weekends  |
| LEASE RATE      | Negotiable, Modified Gross   |
| AVAILABLE       | Non-Profit Organizations Preferred<br>For-Profit Tenants Responsible for Any<br>Increase in Property Taxes |

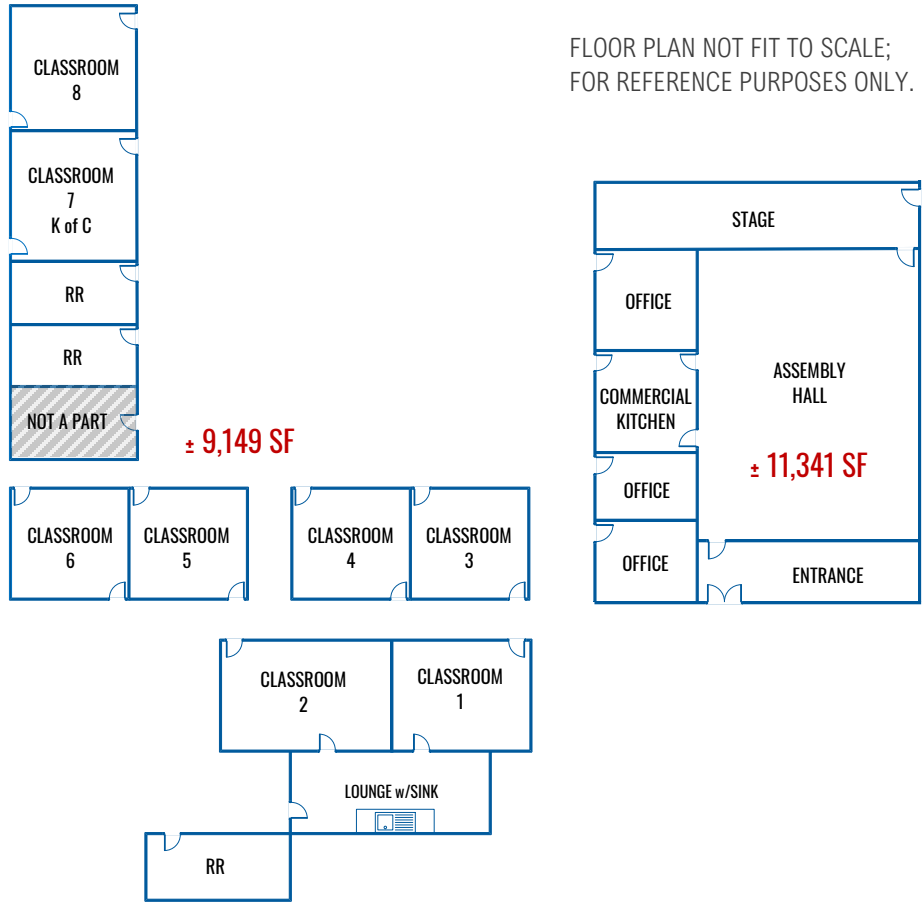


### highlights

- > Surrounded by Numerous Retail Amenities, Schools, Churches, Parks & Neighborhoods
- > Immediate Access to CA-67 and Convenient to I-8
- > Close Proximity to Public Transportation
- > Existing Furniture Available for Use
- > HVAC Throughout



FLOOR PLAN EDUCATIONAL FACILITY



**CLASSROOMS**  
8 CLASSROOMS  
MULTIPLE COMBINATIONS



**FACULTY/ADMIN**  
4 STAFF OFFICES



**RESTROOMS**  
3 RESTROOMS ONSITE



**ASSEMBLY HALL**  
OPTION TO USE



**OUTSIDE PLAY AREA**  
FENCED PLAY AREA & BASKETBALL COURT



**COMMERCIAL KITCHEN**  
OPTION TO USE



# AERIAL

SURROUNDING AREA



WILLOWBROOK  
COUNTRY CLUB

CALIFORNIA  
67

13208  
LAKESHORE DR

LAKESIDE COUNTY  
PARK

LAKEVIEW VILLAGE



CENTRAL LAKESIDE SHOPPING  
CENTER



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 lease.

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