

34830, 34846, 34862, 34878 MONTE VISTA DRIVE
WILDOMAR, CA 92595

FOR LEASE
± 1,402 SF - ± 2,815 SF
RETAIL UNITS



JACKIE BEAUCHAMP

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WILDOMAR, CA 92595**

**FOR LEASE
± 1,402 SF - ± 2,815 SF
RETAIL UNITS**



PROPERTY HIGHLIGHTS

- ±1,402 SF / ±2,815 SF Retail Units for Lease
- Ample Parking (5:1 Ratio)
- C-P-S (Scenic Highway Commercial) Zoning (Verify)
- Easy Access to 15 FWY
- Monument Signage
- **CALL AGENT TO SHOW!**



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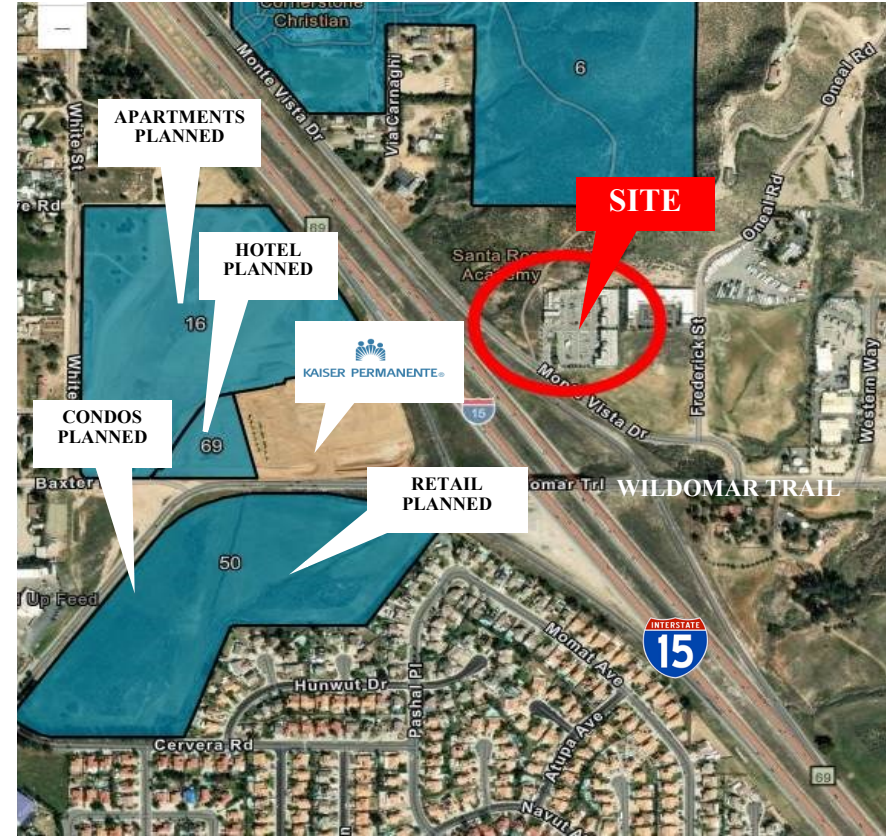


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**CORPORATE OFFICE: 1495 E. WARNER AVENUE ~ SANTA ANA, CA 92705
Orange County 714-241-1141
Inland Empire: 951-684-1251**

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34830, 34846, 34862, 34878 MONTE VISTA DRIVE
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FOR LEASE
± 1,440 SF - ± 2,304 SF
INDUSTRIAL UNITS

AVAILABILITY

SUITE	SQ. FT.	BASE RENT	CAM	DESCRIPTION	AVAIL. DATE
34862 Monte Vista Drive #109	1,402	\$2,455.00 (1.75MG)	Water and Trash Included	Showroom, Rear Office	Immediately
34862 Monte Vista Drive #110	1,402	\$2,455.00 (1.75MG)	Water and Trash Included	Showroom, Rear Breakroom w/Kitchenette	Immediately
Combined Units #109 & #110	2,804	See above	Water and Trash Included	Showroom, Rear Office, Rear Breakroom w/Kitchenette	Immediately
34878 Monte Vista Drive #120	2,815	\$4,925.00 (1.75MG)	Water and Trash Included	Reception + 3 Offices, Large Open Room Currently has a CUP for private school (verify with City of Wildomar)	30 Days Notice

24 MONTH LEASE PROMOTION:
YEAR 1 INTRODUCTORY RATE: 1.75/SF
YEAR 2: 1.95/SF

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