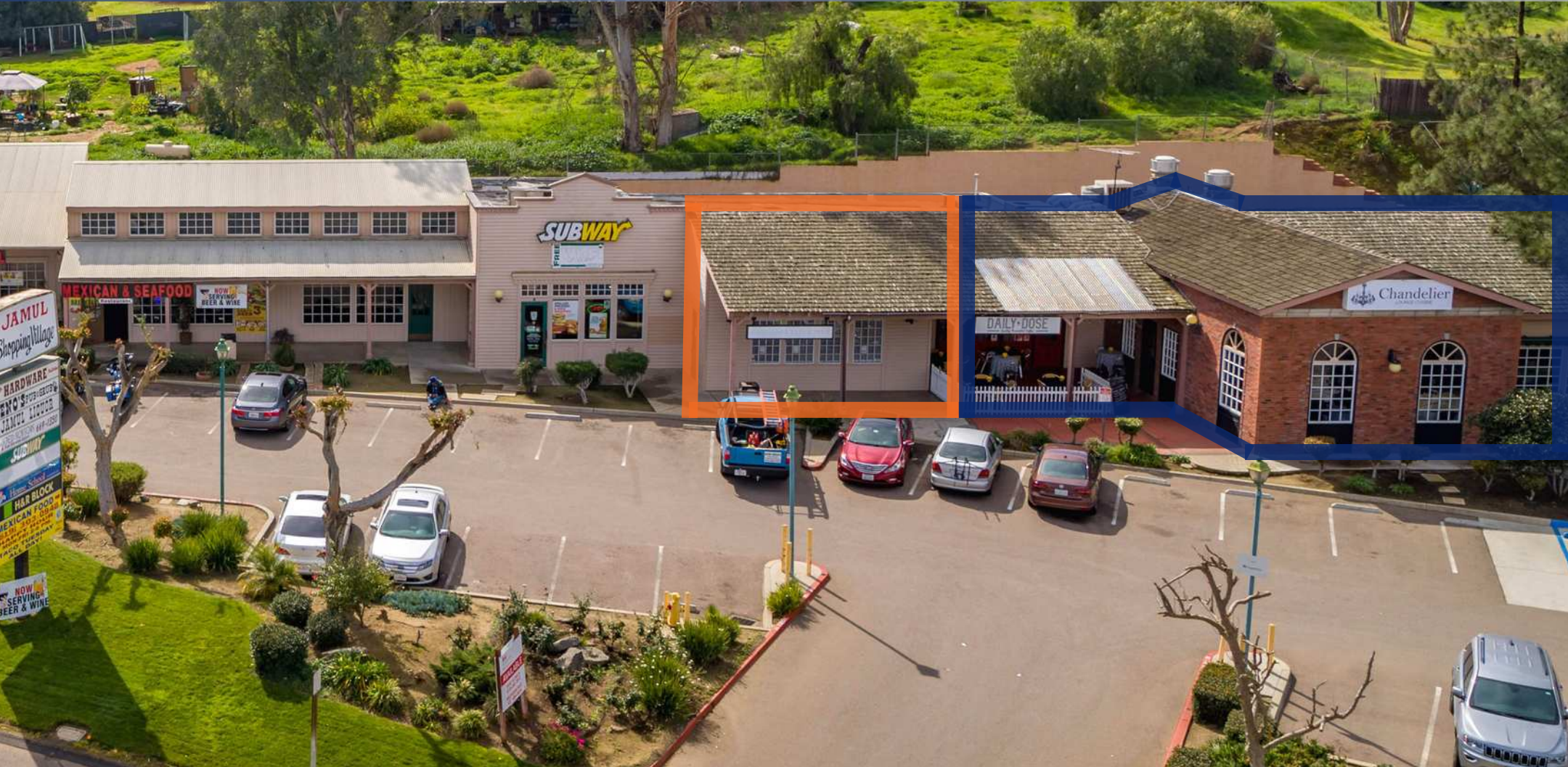


FOR LEASE

13881 CAMPO ROAD, JAMUL, CA 91935

± 1,030 SF RETAIL SPACE AVAILABLE

± 3,360 SF RESTAURANT SPACE AVAILABLE



PRESENTED BY

JAMIE CACHUELA

DRE # 02068445

JAMIE.CACHUELA@SVN.COM

619.323.2864



619.442.9200

4455 Murphy Canyon Road
Suite 200 San Diego, CA 92123

DISCLAIMER

13881 CAMPO RD

Jamul, CA 91935

Disclaimer Statement:

The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax, zoning, property condition, and other factors which should be evaluated by your tax, financial, legal, and other advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

No representation or recommendation is made by SVN | Vanguard as to the legal sufficiency or tax consequences of this document or the transaction to which it relates. These are questions for your attorney and/ or other advisors. In any real estate transaction, it is recommended that you consult with a professional such as an attorney, accountant, civil engineer, property inspector or other person, with experience in evaluating the transaction, and the legal documents prepared in connection therewith.

PROPERTY HIGHLIGHTS



- Premier Jamul retail center with great visibility from Campo Road
- Anchored by True Value Hardware + Napa Auto Parts
- Signalized intersection
- Lease rate \$2.25/SF plus NNN

Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Meas...	Distance
Hwy 94	Indian Springs Dr NW	11,649	2020	0.10 mi
Hwy 94	Indian Springs Dr NW	12,149	2018	0.10 mi
Jefferson Rd	Olive Vista Dr N	3,100	2013	0.21 mi
Jefferson Rd	Olive Vista Dr N	3,146	2018	0.21 mi
Campo Road	Lyons Valley Rd SE	13,868	2020	0.28 mi
Hwy 94	Lyons Valley Rd SE	14,458	2018	0.29 mi
Lyons Valley Rd	Reservoir Dr NE	6,029	2015	0.48 mi
Clark Ln	Proctor Valley Rd NW	2,800	2013	0.48 mi
Lyons Valley Rd	Reservoir Dr NE	6,252	2018	0.48 mi
Clark Ln	Proctor Valley Rd NW	1,118	2018	0.48 mi

Made with TrafficMetrix® Products



RESTAURANT PHOTOS



JAMUL
Shopping Village

HARDWARE
RENO'S PUB & GRUB
JAMUL LIQUOR
TWISTED SCISSORS 669-1350
SUBWAY
Home School
H&R BLOCK
MEXICAN FOOD
(619) 303-0948
HAPPY HOUR
MON-FRI 2-6 PM
TACO TUESDAY
ALL DAY!

NOW
SERVING
BEER & WINE

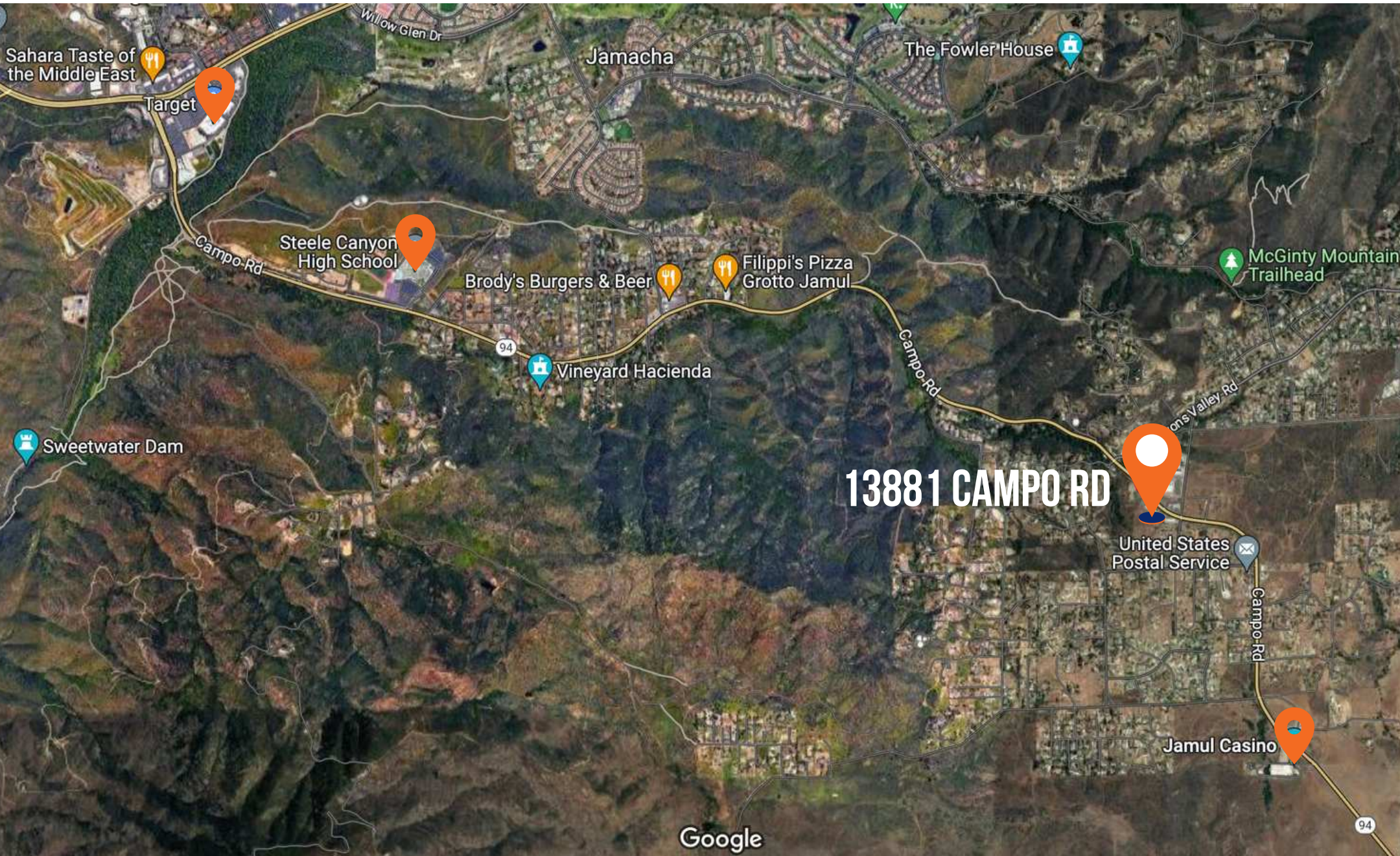
kw
AVAILABLE
BOB PETERSON
619-242-7872
MELISSA WOLF
619-242-9254

YOUR NAME
HERE



AREA MAP 1

**Click map to view property*



AREA MAP 2



FOR LEASE

13881 CAMPO RD JAMUL, CA 91935 ± 3,360 SF RESTAURANT SPACE AVAILABLE

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