

# Office Suite for Lease

## Great Freeway Visibility



**1522-24 Graves Avenue | El Cajon, CA 92021**

**Brian Crepeau**  
VP - Brokerage & Asset Management  
Brian@PacificCoastCommercial.com  
Lic. 01169628

**Vanessa Reza**  
Senior Advisor - Sales & Leasing  
Vanessa@PacificCoastCommercial.com  
Lic. 01856646

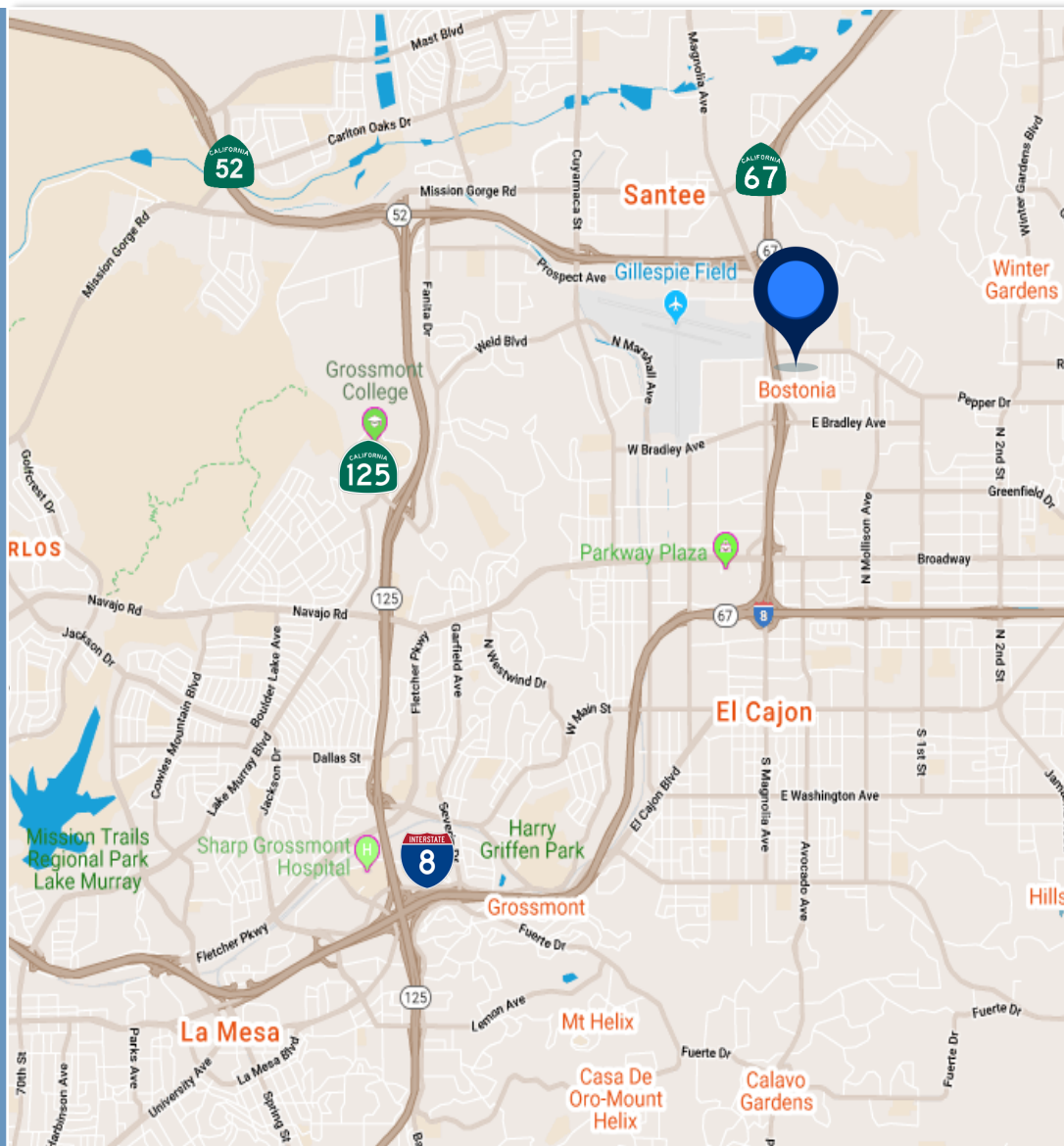
**Valeria Perez Raban**  
Sales & Leasing Associate  
Valeria@PacificCoastCommercial.com  
Lic. 02232370

  
**PACIFIC COAST  
COMMERCIAL**  
SALES - MANAGEMENT - LEASING

# Office Suites for Lease

## PROPERTY FEATURES

- 1524 Graves Ave, Suite A: +/- 1,047 SF 1st Floor Office
- Located in a well maintained center anchored by 7-Eleven, Sombrero Mexican Food & Farmers Insurance
- Immediate access to Hwys 67, 52 & I-8
- Signage available on rear part of the building facing Highway 67
- **Office Lease Rate: \$1.79/ SF - Modified Gross** (No NNN)



**1522-24 Graves Avenue | El Cajon, CA 92021**

**Brian Crepeau**  
VP - Brokerage & Asset Management  
Brian@PacificCoastCommercial.com  
Lic. 01169628

**Vanessa Reza**  
Senior Advisor - Sales & Leasing  
Vanessa@PacificCoastCommercial.com  
Lic. 01856646

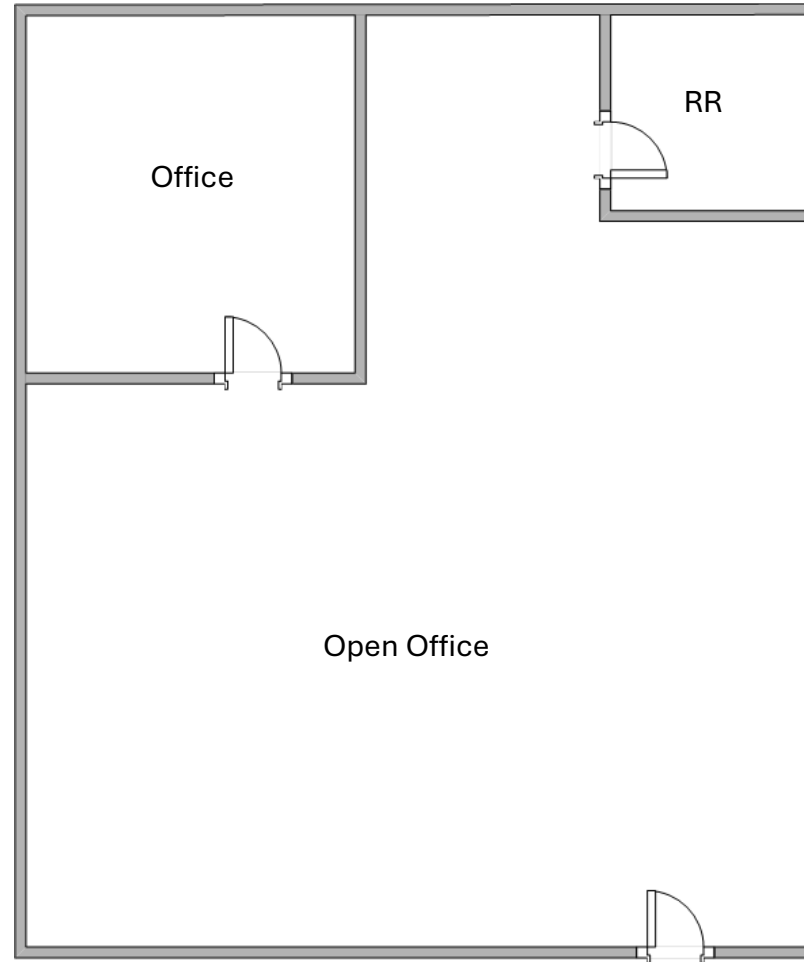
**Valeria Perez Raban**  
Sales & Leasing Associate  
Valeria@PacificCoastCommercial.com  
Lic. 02232370



# AVAILABILITY

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 and use, should be verified prior to purchase or lease. Floor Plan Not Fit to Scale; for Reference Purposes Only.

Suite	Size	Description
1524 A	1,047 SF	Open Office, One Private Office, Restrooms



**(619) 469-3600**  
 10721 Treena St, Ste 200  
 San Diego, CA 9213  
[www.PacificCoastCommercial.com](http://www.PacificCoastCommercial.com)  
 Lic. 01209930

**Brian Crepeau**  
 VP - Brokerage & Asset Management  
[Brian@PacificCoastCommercial.com](mailto:Brian@PacificCoastCommercial.com)  
 Lic. 01169628

**Vanessa Reza**  
 Senior Advisor - Sales & Leasing  
[Vanessa@PacificCoastCommercial.com](mailto:Vanessa@PacificCoastCommercial.com)  
 Lic. 01856646

**Valeria Perez Raban**  
 Sales & Leasing Associate  
[Valeria@PacificCoastCommercial.com](mailto:Valeria@PacificCoastCommercial.com)  
 Lic. 02232370