

FOR LEASE

# 2189 EASTMAN AVE | SUITE C

2189 EASTMAN  
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OFFICE / R&D AND HVAC MANUFACTURING

km Kidder  
Mathews



# 2189 EASTMAN | SUITE C

## PROPERTY OVERVIEW

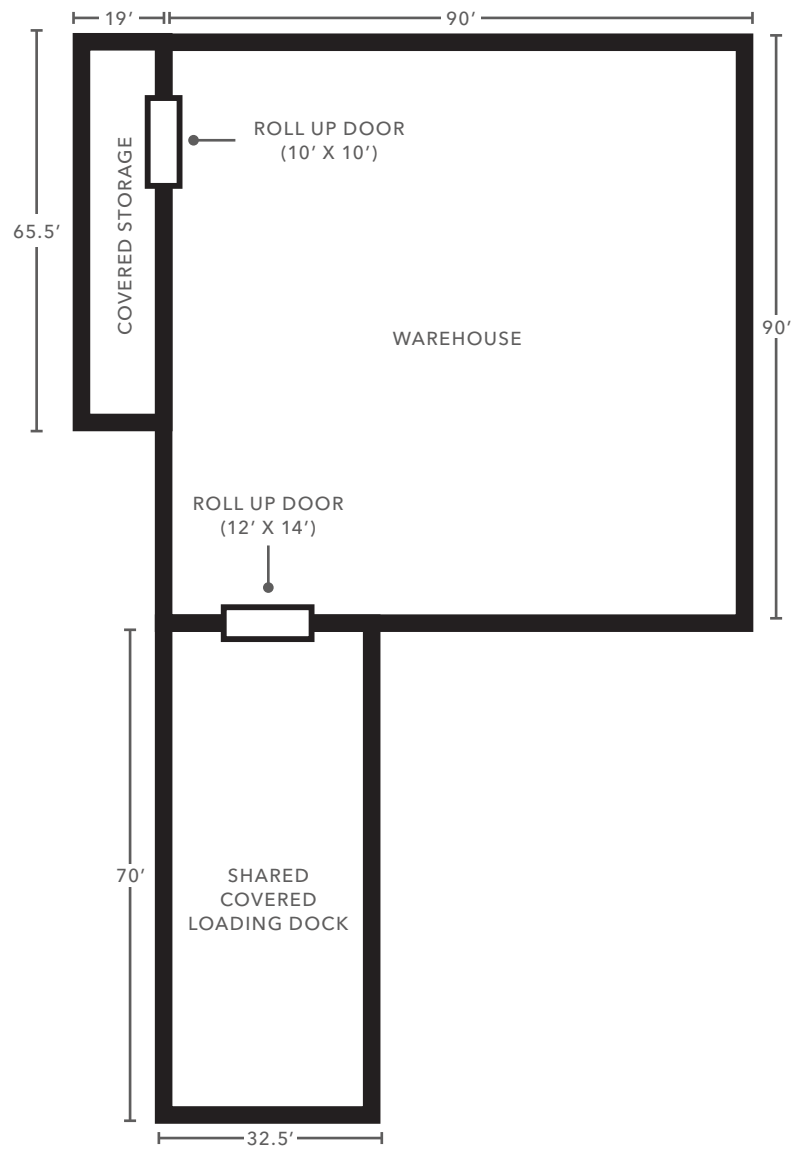
BUILDING AREA	10,846 SF
WAREHOUSE SF	8,100 SF
COVERED STORAGE	1,245 SF
COVERED LOADING	1,501 SF
LEASE RATE	\$0.80/SF/NNN* (Year 1) (*\$0.22/SF/Mo NNN)
ROLL UP DOOR	1 (10' x 10')
OCCUPANCY	Available now
CLEAR HEIGHT	24'
PARKING SPACES	17

## PROPERTY HIGHLIGHTS

- Dock-high loading
- Ceilings can be raised to 24' clear height
- Potential to build bathroom



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\*Not to scale



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AVAILABLE FOR LEASE



KIDDER MATHEWS



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**verizon** **PACIFIC HIGH SCHOOL**

**usbank**

**Lowé's**

**PACIFIC VIEW MALL**

<b>Target</b>	<b>macy's</b>	<b>TRADER JOE'S</b>	<b>JCPenney</b>
<b>CHASE</b>	<b>california PIZZA KITCHEN</b>	<b>GameStop</b>	<b>ROSS DRESS FOR LESS</b>
<b>24 HOURS FITNESS</b>	<b>SEPHORA</b>	<b>Red Robin</b>	<b>OLD NAVY</b>

**Mobil** **Starbucks**

**7 ELEVEN** **WESTERN UNION**

**ExtraSpace Storage**

**PACIFIC VIEW MALL**

<b>COFFEE BEAN TEA LEAF</b>	<b>Office DEPOT</b>	<b>ALDI</b>	<b>SALLY BEAUTY</b>
<b>petco</b>	<b>LAMPS PLUS</b>	<b>ROSS DRESS FOR LESS</b>	<b>MATTRESS FIRM</b>
<b>Orangetheory FITNESS</b>	<b>SHERWIN-WILLIAMS</b>	<b>Lakeshore LEARNING STORE</b>	<b>FedEx</b>

**PACINSETTIA PLAZA**

<b>DEL TACO</b>	<b>On the Border MATTRESS</b>	<b>Budget</b>	<b>SUPERCUTS</b>
<b>THE HONEY BAKED Ham</b>	<b>O'Reilly AUTO PARTS</b>	<b>AVIS</b>	<b>SAS</b>
<b>enterprise</b>	<b>Target</b>	<b>McDonald's</b>	

**PACINSETTIA PLAZA**

<b>AMERICA'S TIRE</b>	<b>Chevron</b>	<b>REGENCY THEATRES</b>
<b>MADEWEST</b>		

**RIVIERA PLAZA**

<b>WinCo FOODS</b>	<b>Starbucks</b>	<b>BLACK ANGUS</b>	<b>WaBa</b>
<b>DOLLAR TREE</b>	<b>Chick-fil-A</b>	<b>the Habit BURGER GRILL</b>	<b>Arby's</b>
<b>Durlington</b>	<b>CHUCK E CHEESE'S</b>	<b>ups</b>	<b>BLAZE PIZZA</b>

**VENTURA GATEWAY**

<b>SPROUTS FARMERS MARKET</b>	<b>FIVE BELOW</b>	<b>BARNES &amp; NOBLE</b>	<b>STONE FIRE</b>
<b>Famous Footwear</b>	<b>Michaels</b>	<b>GameStop</b>	<b>SHARKY'S</b>
<b>KOHL'S</b>	<b>PETSMART</b>	<b>THE VITAMIN SHOPPE</b>	<b>Urbane Cafe</b>

**2189 EASTMAN AVE**

**SEAWARD**

**Kaiser Permanente**

**FedEx Ground**

AVAILABLE FOR LEASE

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this property, please contact*

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