

FALCON SQUARE RETAIL

21535 Palomar Road, Wildomar, CA 92595

FOR LEASE



576± SF
SUITE AVAILABLE



\$1.35± NNN's
STARTING MONTHLY
LEASE RATE



One-Story Retail Building

- **Suite E: 576± SF**
 - Showroom, 1 Office and Bathroom
 - Immediate Occupancy Available
 - Lease Rate: \$1.35 PSF NNN
 - (Individually Metered for Electrical)
 - Signage Available
 - Contact Agent to Tour
 - NNN's are approximately \$0.38 PSF

Property Features:

- Attractive Single Story Small Suite
- Easy Access to I-15
- Good Visibility
- Long Term Tenants

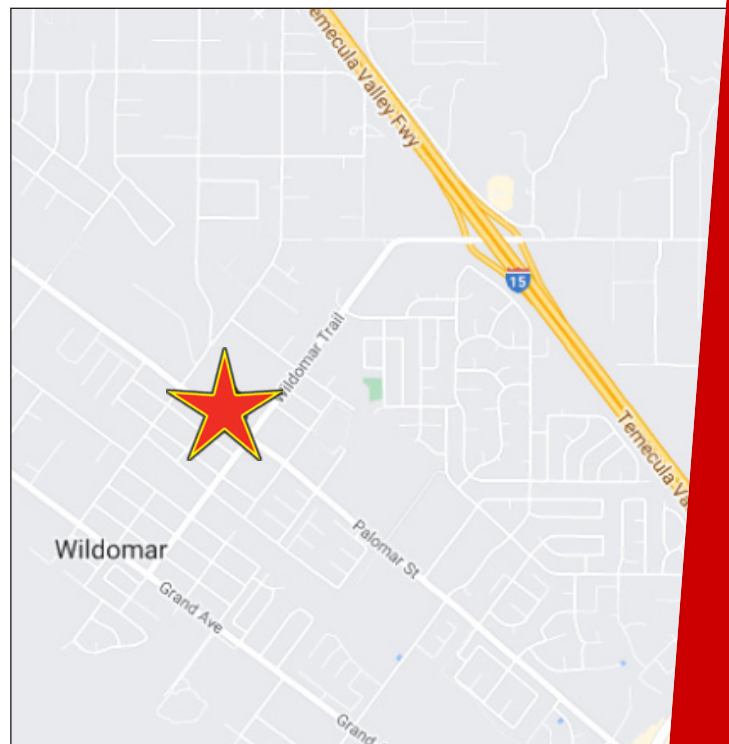
Traffic Counts

Source: CoStar 2022

ADT

Palomar Street and Wildomar Trail 13,305

Palomar Street and Gruwell Street SE 15,544



Exclusively Marketed By:

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The above information, while not guaranteed, has been secured from sources we believe to be reliable.
Floor plan, site plan, price, tenant mix, and availability subject to change without notice.

SUITE AVAILABILITY

Suite	SF	Price PSF	Monthly
E	576±	\$1.35 PSF/NNN* (\$777.60/month)	Showroom, 1 Office and Bathroom.

*Plus individually metered utilities and NNNs.
Current 2022 NNNs at \$0.38/SF i.e. \$218.88.
Note: Suites are based on usable area and do not include core factor.

