8755 Winter Gardens Blvd

Lakeside, CA 92040

Industrial For Lease

Leasing Brochure

Office, Yard & Storage Buildings on ±11,500 SF

M54 Zoning

MATTHEWS™

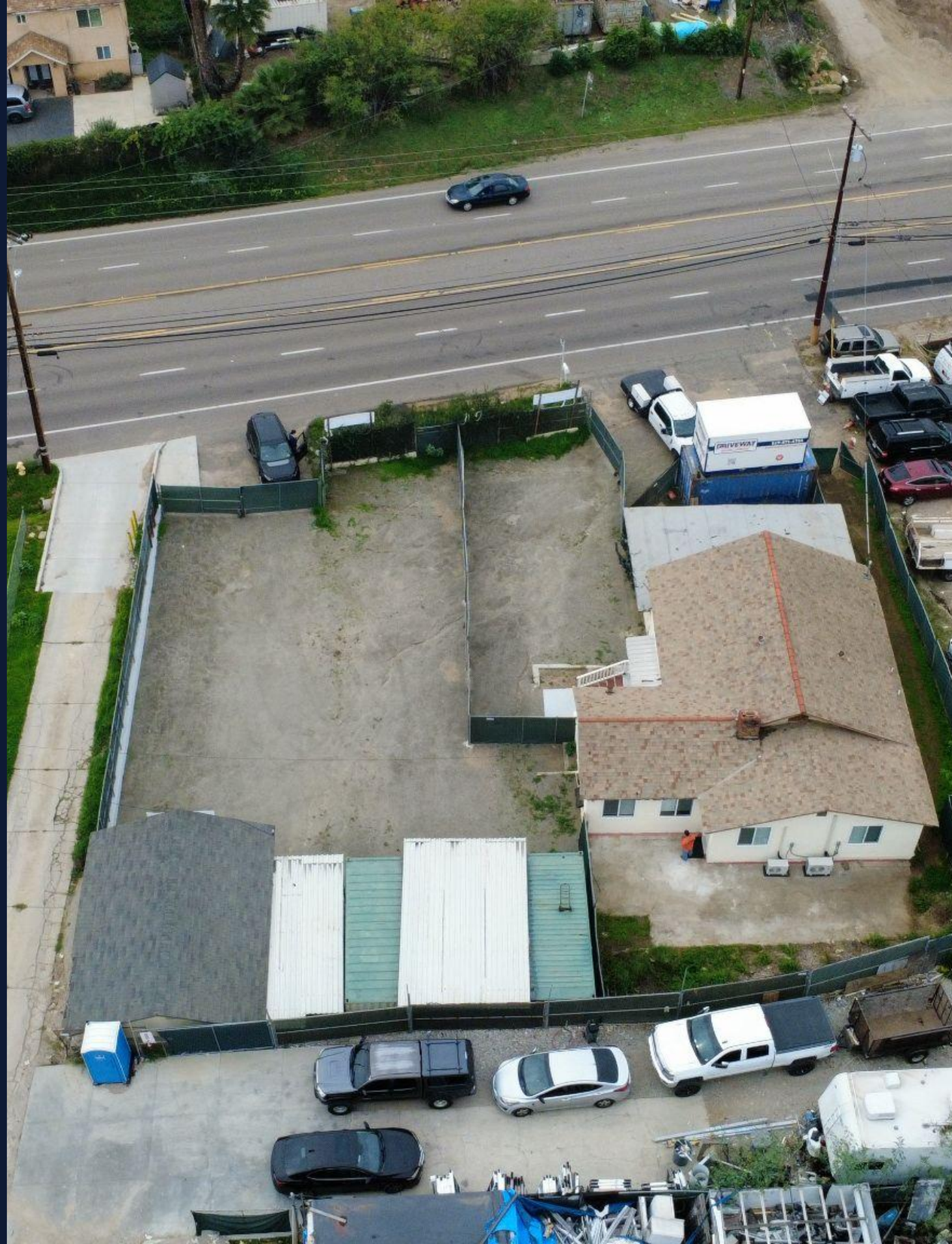
EXCLUSIVELY LISTED BY

Ben Turner
Senior Associate
(858) 324-1912
ben.turner@matthews.com
License No. 02150960 (CA)

Chris Nelson
FVP & Senior Director
(858) 257-4562
chris.nelson@matthews.com
License No. 02055962 (CA)

David Harrington
Broker of Record
Broker License No. 01320460 (CA)
Broker Firm No.02168060 (CA)

MATTHEWS™



LEASE HIGHLIGHTS

±11,500 SF
Parcel Size

$7,500
Per Month + Utilities

Newly Renovated Office Building (Two Private Offices, Kitchen, Restroom, Conference Room, Mini-Split HVAC, Washer/Dryer)

Storage Garage/Warehouse

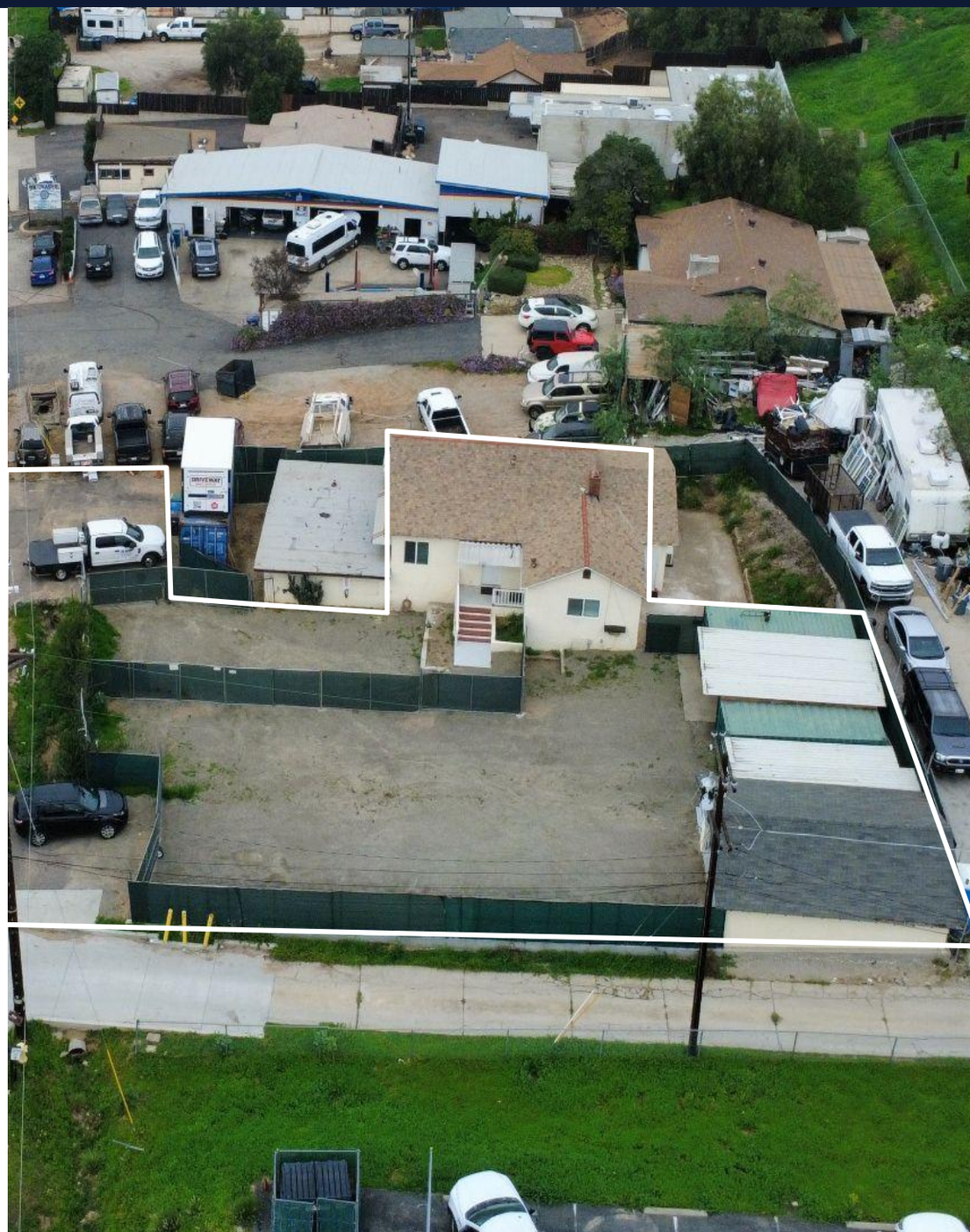
Additional Covered Storage and Enclosed Containers

M54 Industrial Zoning (Wide Range of Industrial Uses Permitted)

Fully Fenced & Secured

Ample Parking

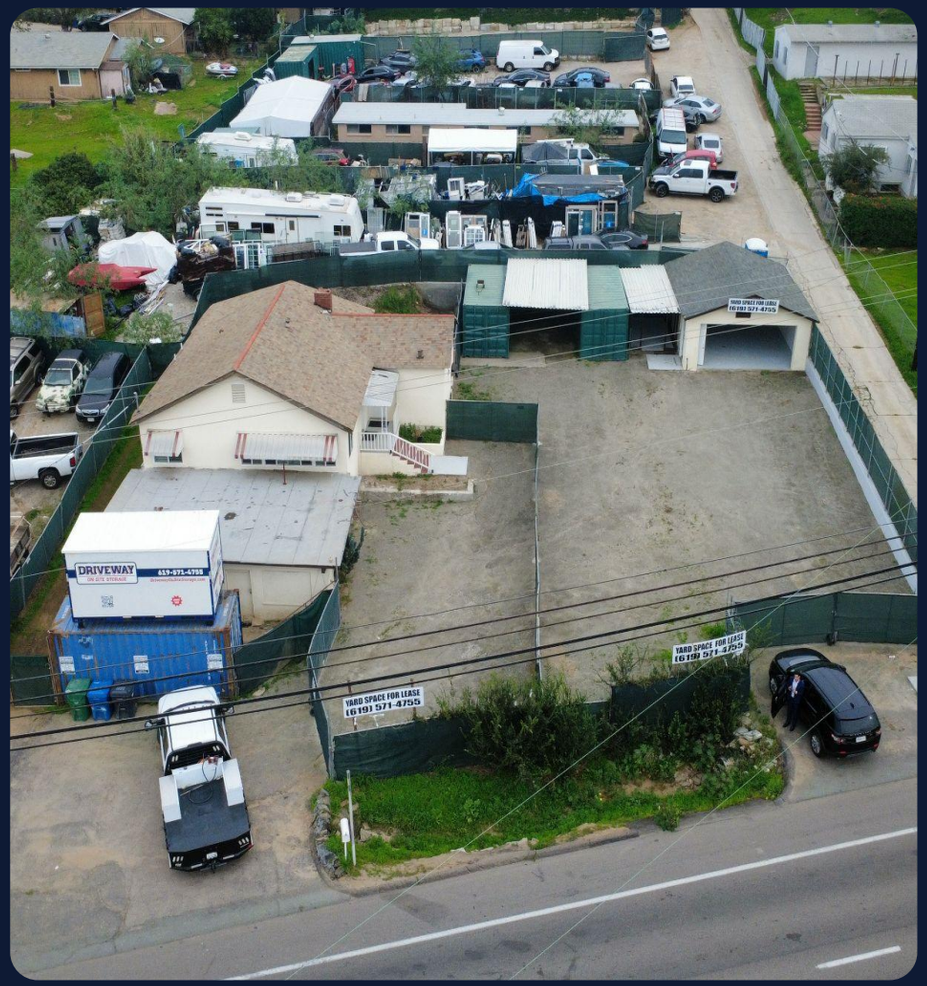
Power & Water Available



E
For Lease
±11,500 SF
Winter Gardens Blvd ± 7,650 VPD

HD SUPPLY
SCANTIBODIES
COMPUCRAFT INDUSTRIES
C&M
Zettner Flooring Inc.
Subject Property
N
ARCE
Kirk Paving
GKN AEROSPACE
52
± 77,000 VPD
fix AUTO
67
± 93,000 VPD
TPR INDUSTRY
JOHNSTON MOTORSPORTS
Gillespie Field
Sigler
JOHNSTONE SUPPLY
SAN DIEGO AIR&SPACE MUSEUM IN BALBOA PARK
SAN DIEGO TRANSMISSIONS
Since 1978
ANDERSON PLUMBING HEATING & AIR
AirVac A BECKER COMPANY
STRATA FOREST PRODUCTS
PRECISION ELECTRIC COMPANY SERVING SAN DIEGO SINCE 1984
GKN AEROSPACE
PPP PACIFIC PRODUCTION PLUMBING INC.
senior Aerospace Ketema
AJM
TORO
RUSH TRUCK LEASING
CALIFORNIA SHEET METAL
Safelite AutoGlass
Dynalectric San Diego An EMCOR Company
INTERSTATE 8
± 100,000 VPD

Property Photos



MARKET OVERVIEW

8755 Winter Gardens Blvd
Lakeside, CA 92040

LAKESIDE, CA

Eastern San Diego County has evolved into one of Southern California's most supply-constrained and functionally diverse industrial submarkets, benefiting from proximity to the U.S.–Mexico border, regional freeways, and one of the nation's largest consumer bases. Lakeside sits within the East County industrial corridor, an area characterized by limited developable land, stable population growth, and a strong base of skilled labor supporting logistics, construction services, light manufacturing, and defense-adjacent operations. The region's industrial inventory is largely built-out, which has preserved pricing power for well-located assets and supported long-term tenant retention.

The surrounding area benefits from access to San Diego's employment centers while maintaining lower operating costs relative to coastal submarkets. East County continues to attract industrial users seeking functional space with efficient transportation access and reduced congestion. Strong household incomes, a high rate of workforce participation, and ongoing infrastructure investment reinforce the area's durability across economic cycles, positioning Lakeside as a practical and competitive location for industrial occupancy.

Greater San Diego Industrial Market Overview

Greater San Diego's industrial market is defined by limited developable land, long-term supply constraints, and sustained demand from logistics, defense-related manufacturing, life sciences support users, and cross-border trade activity. The region functions as a critical Southern California distribution and production hub, supported by proximity to the U.S.–Mexico border, major freeway corridors, port facilities, and air cargo infrastructure. While new construction has increased in select submarkets, overall inventory growth remains measured due to zoning restrictions and high land costs, reinforcing the value of existing industrial assets. Market conditions have shifted toward balance as vacancy has normalized from historic lows, yet fundamentals remain supported by a diverse tenant base and strong regional employment drivers. Well-located infill industrial properties continue to benefit from replacement-cost pressure and tenant preference for proximity to population centers, labor, and transportation networks.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	4,777	75,130	172,453
Current Year Estimate	4,670	70,249	153,695
2020 Census	4,423	59,514	112,549
Growth Current Year-Five-Year	2.29%	6.95%	12.20%
Growth 2020-Current Year	5.58%	18.04%	36.56%
Households	**1-Mile**	**3-Mile**	**5-Mile**
Five-Year Projection	1,666	30,972	68,850
Current Year Estimate	1,567	28,157	59,878
2020 Census	1,558	23,281	43,389
Growth Current Year-Five-Year	6.29%	10.00%	14.98%
Growth 2020-Current Year	0.61%	20.94%	38.00%
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$55,674	$62,500	$81,317

SAN DIEGO, CA

San Diego is a dynamic metropolitan area and one of California's most desirable destinations, offering a unique blend of coastal lifestyle, innovation, and economic strength. As a hub for defense, biotech, higher education, and cross-border trade with Mexico, it benefits from an extraordinary combination of research institutions, entrepreneurial activity, and international connectivity. The region's mild climate, vibrant cultural scene, and high quality of life create compelling conditions for both retail and investment opportunities.

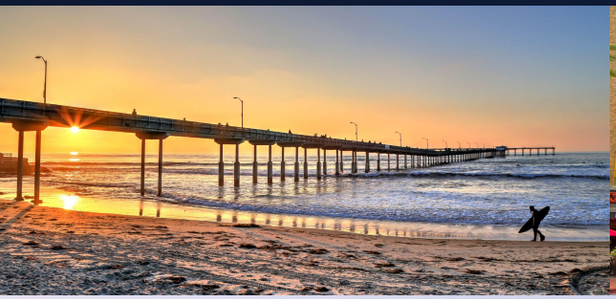
San Diego's industrial market is fueled by sustained tenant demand, geographic constraints, and strategic access to the U.S.–Mexico border. Submarkets such as Otay Mesa, Kearny Mesa, and Miramar are characterized by low vacancy rates, rising rents, and a diverse tenant mix spanning logistics, defense, and life sciences. Limited land availability and strict development regulations have created a supply-constrained environment, enhancing long-term asset value. As cross-border trade and e-commerce continue to expand, San Diego remains a high-performing industrial hub attracting institutional investment.

Total Population
3.3 Million

Annual Visitors
32 Million

Tourism Economic Impact
$22 Billion

GDP
$295.6 Billion



EXCLUSIVELY LISTED BY

Ben Turner
Senior Associate
(858) 324-1912
ben.turner@matthews.com
License No. 02150960 (CA)

Chris Nelson
FVP & Senior Director
(858) 257-4562
chris.nelson@matthews.com
License No. 02055962 (CA)

David Harrington | Broker of Record | Broker License No. 01320460 | Broker Firm No.02168060 (CA)

Confidentiality & Disclaimer Statement

This Leasing Package contains select information pertaining to the business and affairs of **8755 Winter Gardens Blvd, Lakeside, CA 92040** ("Property"). It has been prepared by Matthews™. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.