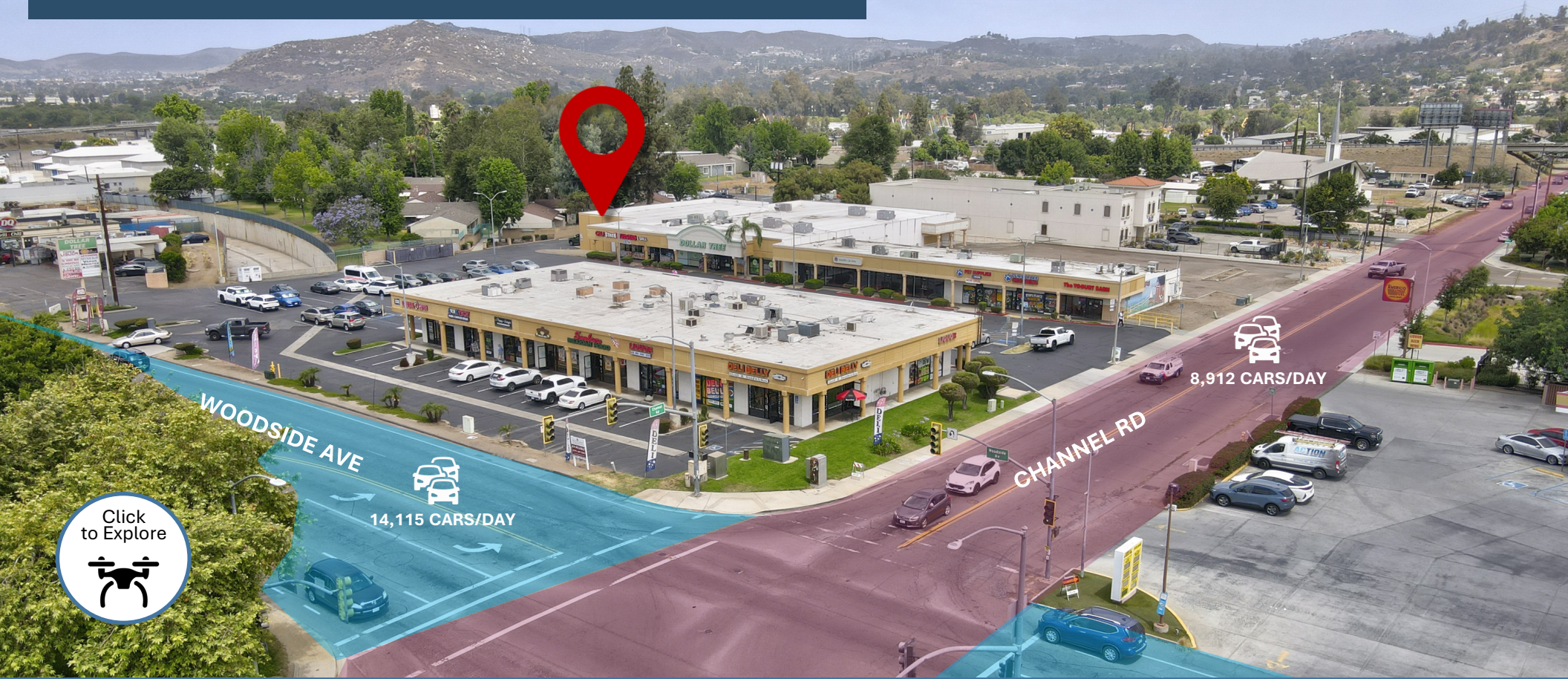


# AVAILABLE FOR LEASE at LAKESIDE VILLAGE CENTER ±3,800 SF AUTOMOTIVE SPACE / WHOLESALE RETAIL SPACE

12328-12346 WOODSIDE AVE. & 9828-9840 CHANNEL RD., LAKESIDE, CA 92040

RARE AUTOMOTIVE SPACE AVAILABLE JANUARY 1, 2026



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# AVAILABLE FOR LEASE

## ±3,800 SF AUTOMOTIVE SPACE / WHOLESALE RETAIL SPACE

12328-12346 WOODSIDE AVE. & 9828-9840 CHANNEL RD., LAKESIDE, CA 92040



### PROPERTY

Lakeside Village Center



### AVAILABLE

± 3,800 SF Suite  
Automotive / Wholesale Retail  
2 Grade Level Roll-Up Doors  
Available January 1, 2026



### VISIBILITY

High Visibility Center



### ACCESSIBILITY

1 Minute to Highway 67 On/Off Ramp



### PARKING

Abundant Parking



### POWER

300 Amps / 3 Phase



### TENANTS

Excellent Tenant Mix



**DOLLAR TREE**



# ±3,800 SF AUTOMOTIVE SPACE / WHOLESALE RETAIL SPACE

12328 WOODSIDE AVENUE, LAKESIDE, CA 92040

YOUR NAME

12328



## AVAILABLE

12328 Woodside Ave  
± 3,800 SF Warehouse Suite



## FEATURES

Office / Reception  
Open Warehouse  
2 Grade Level Roll-Up Doors

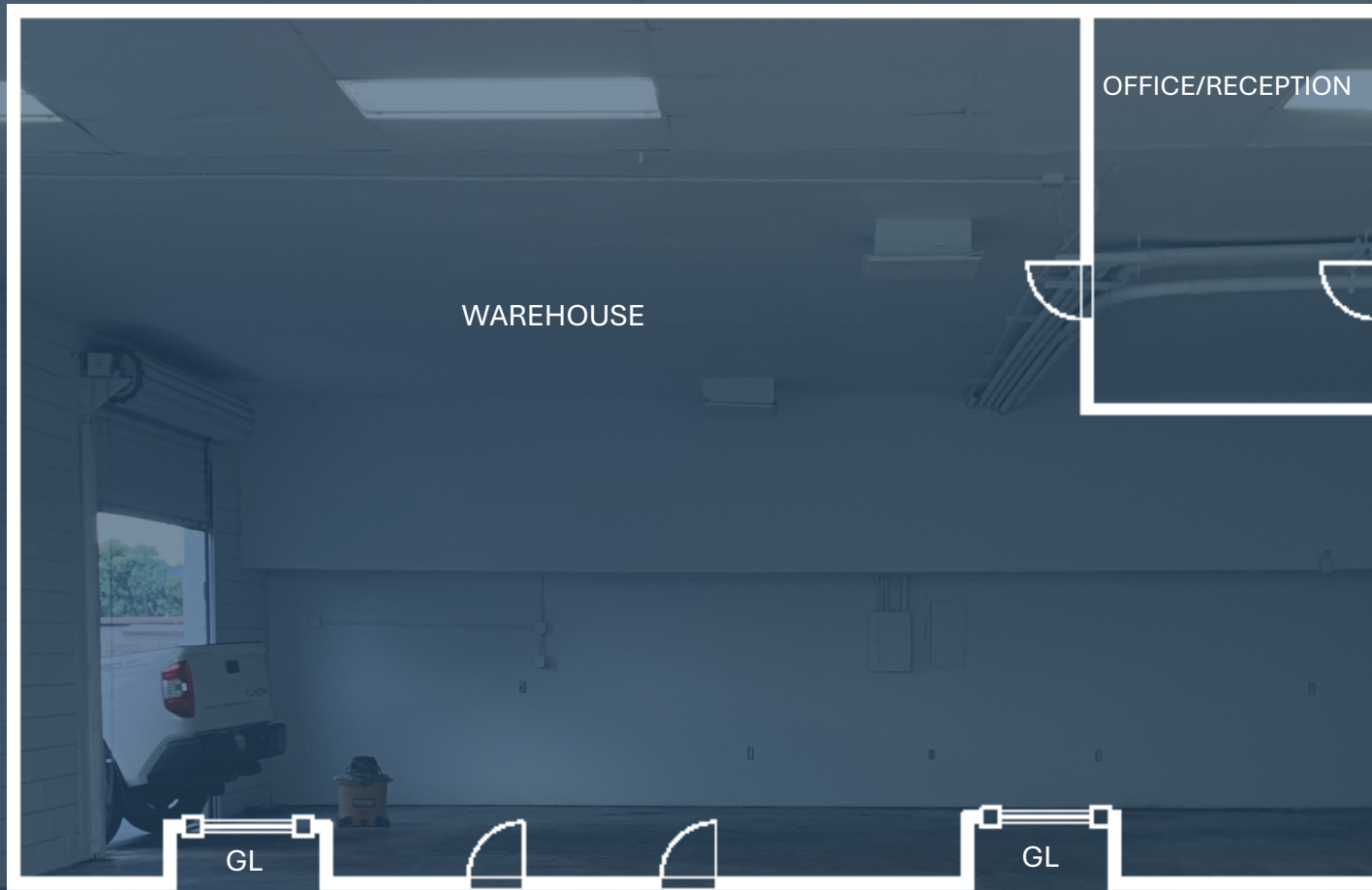


## LEASE RATE

Contact Agent

# ±3,800 SF AUTOMOTIVE SPACE / WHOLESALE RETAIL SPACE

12328 WOODSIDE AVENUE, LAKESIDE, CA 92040



Floor Plan Not fit to Scale; for Reference Purposes Only.

# LAKESIDE VILLAGE CENTER

## Dollar Tree Anchored Shopping Center

12328-12346 WOODSIDE AVE.

& 9828-9840 CHANNEL RD., LAKESIDE, CA 92040



POPULATION	3 MILE	5 MILE
2024 Total Population	81,567	194,516
2029 Population	80,626	191,958
Population Growth (2020-2024)	-0.7%	-0.9%
Median Age	39.7	38.5



HOUSEHOLDS	3 MILE	5 MILE
Total Households	28,013	66,202
HH Growth (2020-2024)	0%	-0.2%
Avg. HH Income	\$113,675	\$99,558
Renter Occupied	9,330	29,528
Owner Occupied	18,313	35,674



ECONOMY	3 MILE	5 MILE
Businesses	2,317	9,628
Employees	17,473	75,612
Consumer Spending	\$1.1 B+	\$2.3 B+

\* demographics source: costar





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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, financials, leases, square footage, permits and use should be verified during due diligence and prior to completing a transaction.