

# INDUSTRIAL FOR LEASE

FILM & TV LOCATION CASINO OR WAREHOUSE ON TRIBAL GROUNDS 20,000 SQ FT FOR LEASE

777 Crestwood Rd , Boulevard, CA 91905



PRICE PER UNIT:	-
AVAILABLE SF:	20,000 SF
LEASE RATE:	\$12,000.00 Per Month (NN)
LOT SIZE:	3500.0 Acres
BUILDING SIZE:	20,000 SF
GRADE LEVEL DOORS	
DOCK HIGH DOORS:	
CEILING HEIGHT:	FT
YEAR BUILT:	2000
ZONING:	Commercial

## PROPERTY OVERVIEW

Warehouse on Tribal Grounds 20,000 sq ft for Lease. Be creative. Used for Film and TV Locations. Currently set up as a non-working Casino. Fully equipped.

## PROPERTY FEATURES

- Fully Equipped Casino not available for gambling just for Film and TV Location
- Creative Space

**KW COMMERCIAL**  
7817 Ivanhoe Avenue  
La Jolla, CA 92037

**LOU LOLLIO**  
Commercial Managing Director  
O: 760.659.0305  
C: 310.293.9860  
loulollo@kw.com  
CA #00829436

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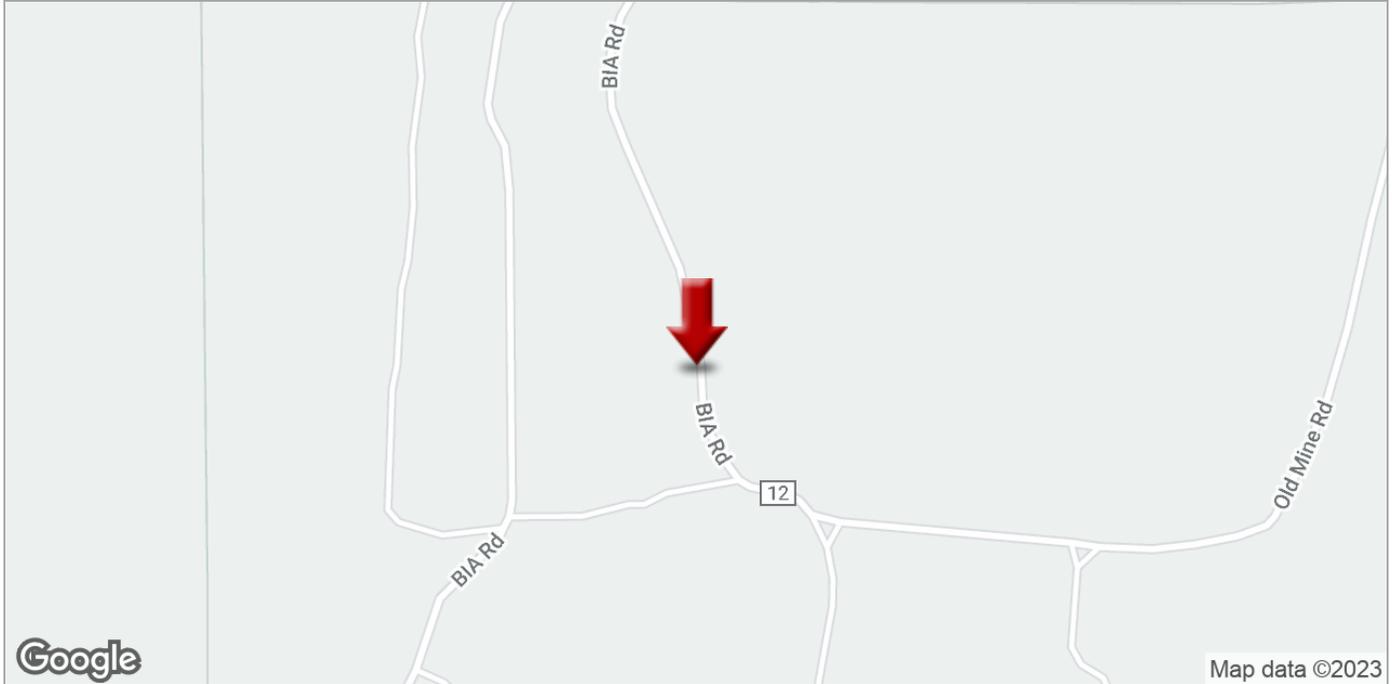
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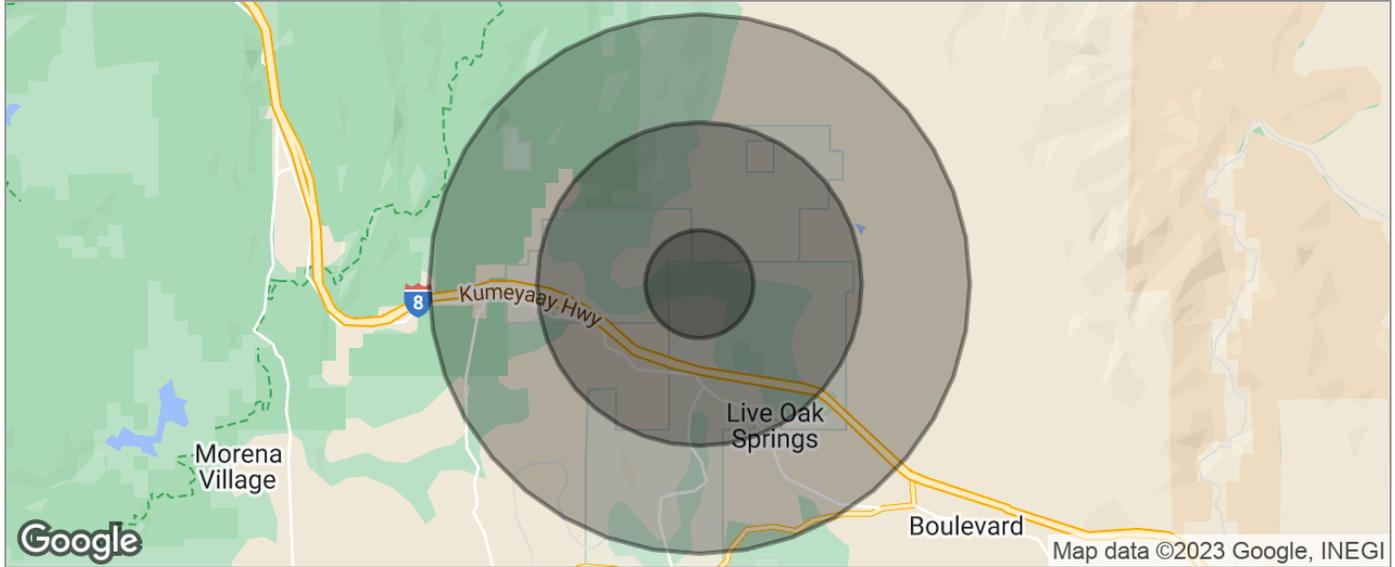
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	51	463	1,286
MEDIAN AGE	38.4	38.1	38.1
MEDIAN AGE (MALE)	37.1	36.8	36.8
MEDIAN AGE (FEMALE)	39.3	39.0	39.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	16	145	404
# OF PERSONS PER HH	3.2	3.2	3.2
AVERAGE HH INCOME	\$65,564	\$65,112	\$64,915
AVERAGE HOUSE VALUE	\$352,847	\$337,234	\$337,115
RACE	1 MILE	3 MILES	5 MILES
% WHITE	76.5%	77.1%	77.3%
% BLACK	3.9%	4.3%	4.4%
% ASIAN	0.0%	1.1%	1.2%
% HAWAIIAN	0.0%	0.6%	0.8%
% INDIAN	5.9%	7.6%	7.7%
% OTHER	3.9%	4.3%	4.5%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	35.3%	36.7%	36.8%

\* Demographic data derived from 2020 ACS - US Census

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
777 Crestwood Rd.	Warehouse/Distribution	\$12,000 PER MONTH	Modified Net	20,000 SF	VACANT

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