



# For lease

## Central Lakeside Shopping Center

9720-9760 Winter Gardens Blvd & 12061 Woodside Ave

 **JLL** SEE A BRIGHTER WAY

## Property overview

Central Lakeside Shopping Center is a well-located, grocery- and drug-anchored neighborhood center in the heart of Lakeside, offering immediate access to State Highway 67 and strong visibility along Winter Gardens Boulevard. Anchored by Grocery Outlet and Walgreens and supported by high-traffic tenants such as Starbucks and KFC, the center serves as a daily-needs retail destination within a supply-constrained trade area



High-visibility location with  $\pm 23,000$  CPD and immediate access to SR-67 ( $\pm 80,000$  CPD.)



Anchored by Grocery Outlet & Walgreens



Located within a well-established residential community



Abundant parking with  $\pm 316$  parking stalls ( $\pm 5.26$  spaces per 1,000 SF)



$\pm 470$  linear feet of frontage on Winter Gardens Blvd and an additional  $\pm 300$  feet along Woodside Ave.





9720-9760 Winter Gardens Blvd / Lakeside, CA



# Site plan

Site	Tenant	SF
12061	KFC	3,226
9720	Grocery Outlet	13,969
9728	Walgreens	21,150
9730	Simply Shear & Spa	1,500
9732-40	O'Reilly Auto Parts	6,600
9742	Giant Pizza King	1,200
9744-9746	Yas Lounge	2,100
9748	Available	1,700
9750	Available	1,000
9760	Starbucks	1,789
9760A-B	Jersey Mike's Subs	2,135
9760C	DC Doctors Chiropractic	1,660
9760D	Available	1,707
<b>Total SF</b>		<b>56,736</b>



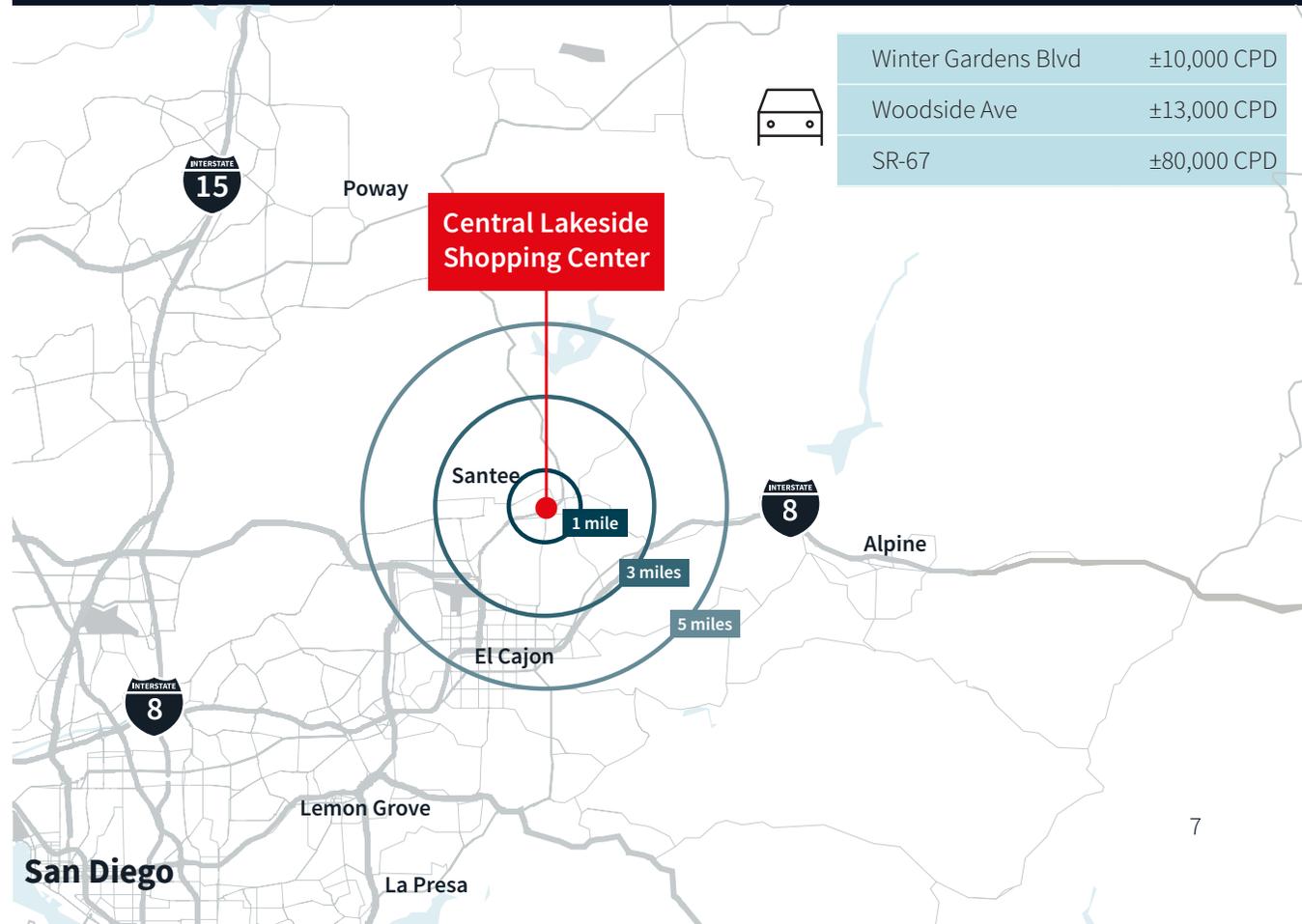
9720-9760 Winter Gardens Blvd / Lakeside, CA



# Demographics

	1 mile	3 miles	5 miles
 <b>Population</b>	13,050	97,381	216,028
 <b>Households</b>	4,978	34,114	75,198
 <b>Average HH income</b>	\$110,530	\$129,528	\$118,007

Source: Esri 2025



9720-9760 Winter Gardens Blvd / Lakeside, CA





**Bryan A. Cunningham**

*Senior Vice President*

bryan.cunningham@jll.com

+1 858 410 6326

RE LIC #01348498

**Brian J. Quinn**

*Senior Vice President*

brian.quinn@jll.com

+1 858 352 2902

RE LIC #01009041

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2026 Jones Lang LaSalle Brokerage, Inc. All rights reserved.

Jones Lang LaSalle Brokerage, Inc. RE lic. #01856260