

FOR LEASE 1,450 SF WAREHOUSE SUITE

LEMON GROVE COMMERCIAL BUSINESS PARK | 7912 - 7936 Lester Ave. Lemon Grove, CA



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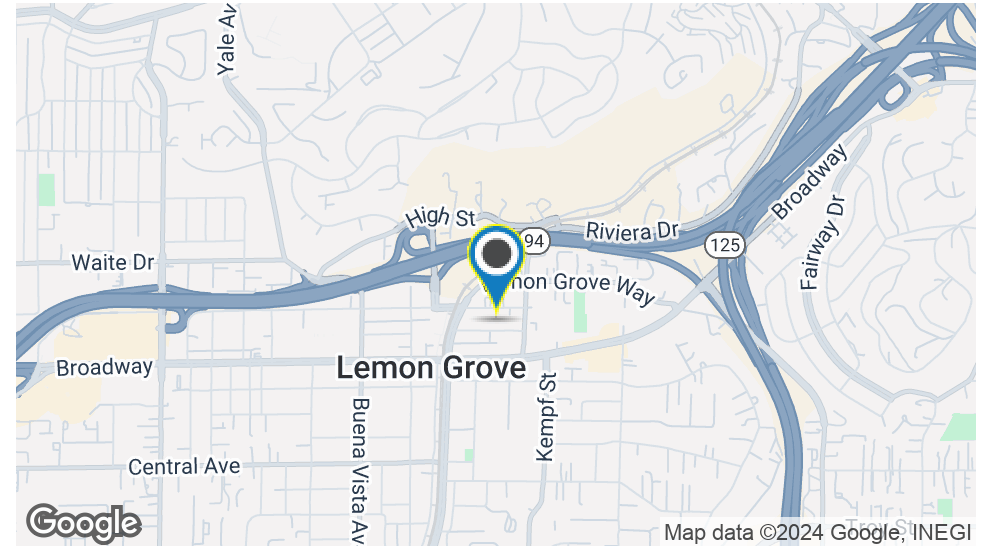
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FOR LEASE 1,450 SF Warehouse Suite

7912-7936 LESTER AVE, LEMON GROVE, CA 91945



LEASE INFORMATION

Lease Rate:	\$2,375 per month (Rent + CAM)
Available SF:	1,450 SF

FEATURES

- Approximately 1,450 SF total size
- Water and Trash included in rent.
- Spacious warehouse with small office & bathroom.
- Front roll-up door, with front & rear man doors
- Well-lit warehouse with skylights
- Location Location Location! One block from Lemon Grove downtown main street
- Up and coming area, part of the new "Downtown Village Specific Plan"
- *Sorry, no automotive based businesses.

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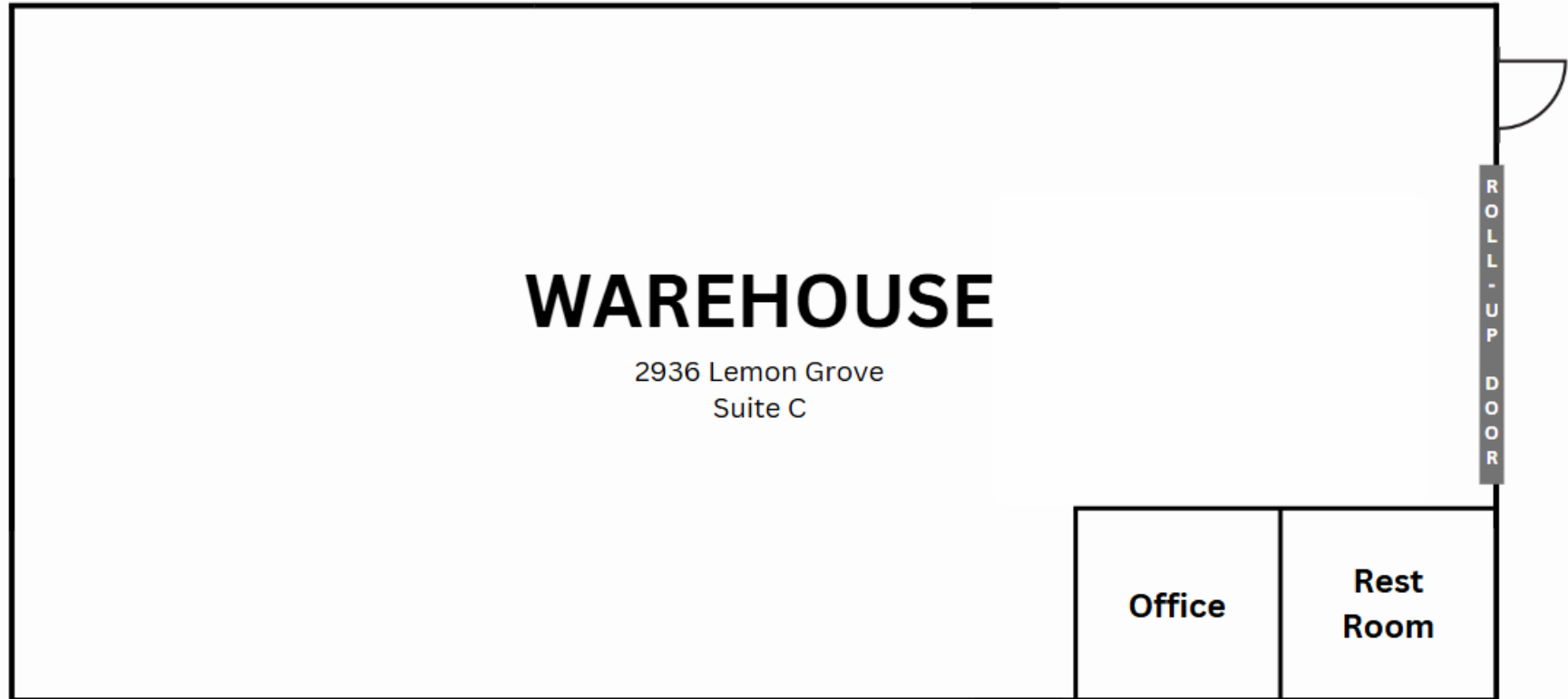
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Lemon Grove Commercial Business Park

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
7936 Lester Ave, Suite C	Available	1,450 SF	Modified Gross	\$2,375 per month

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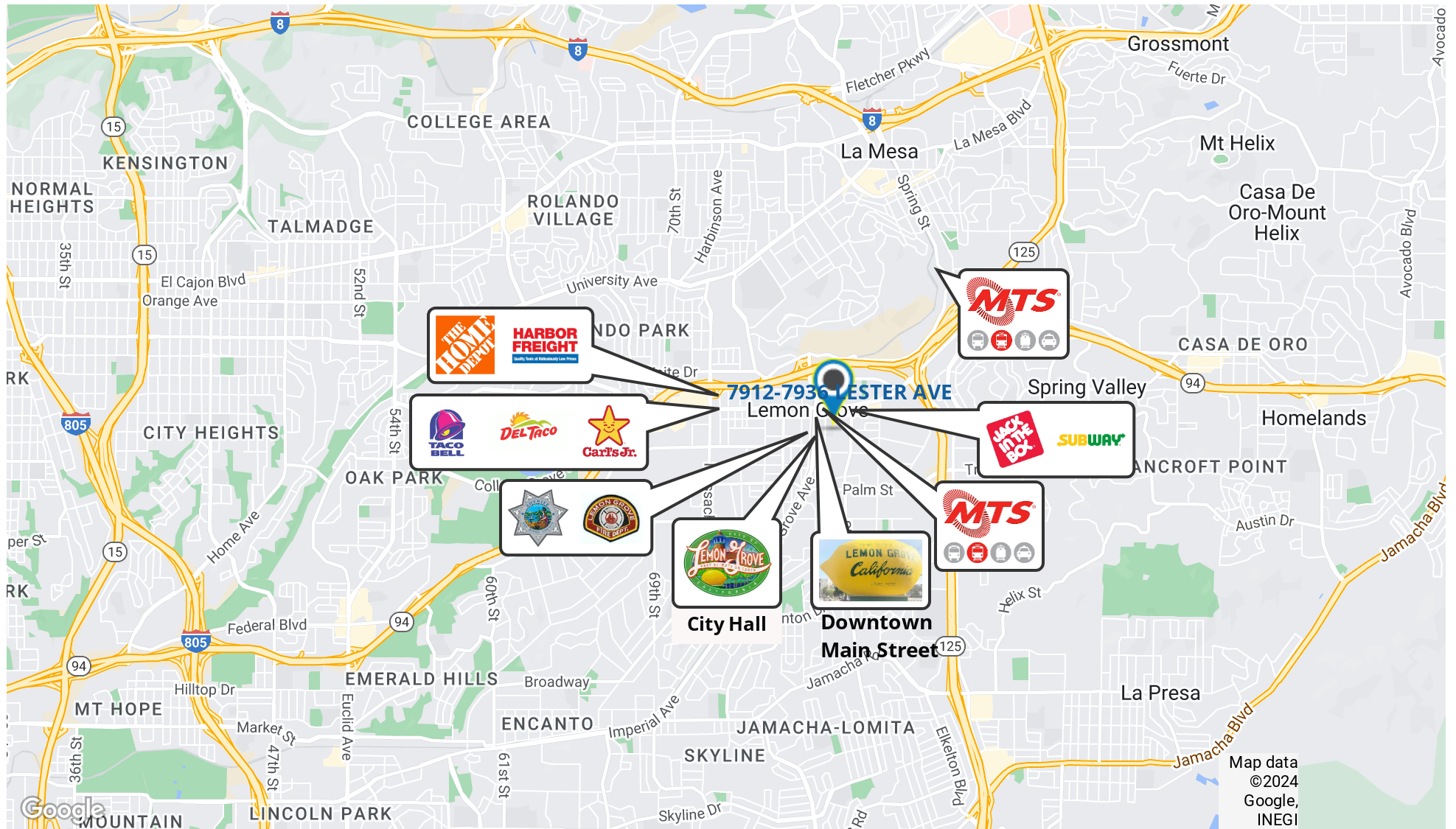
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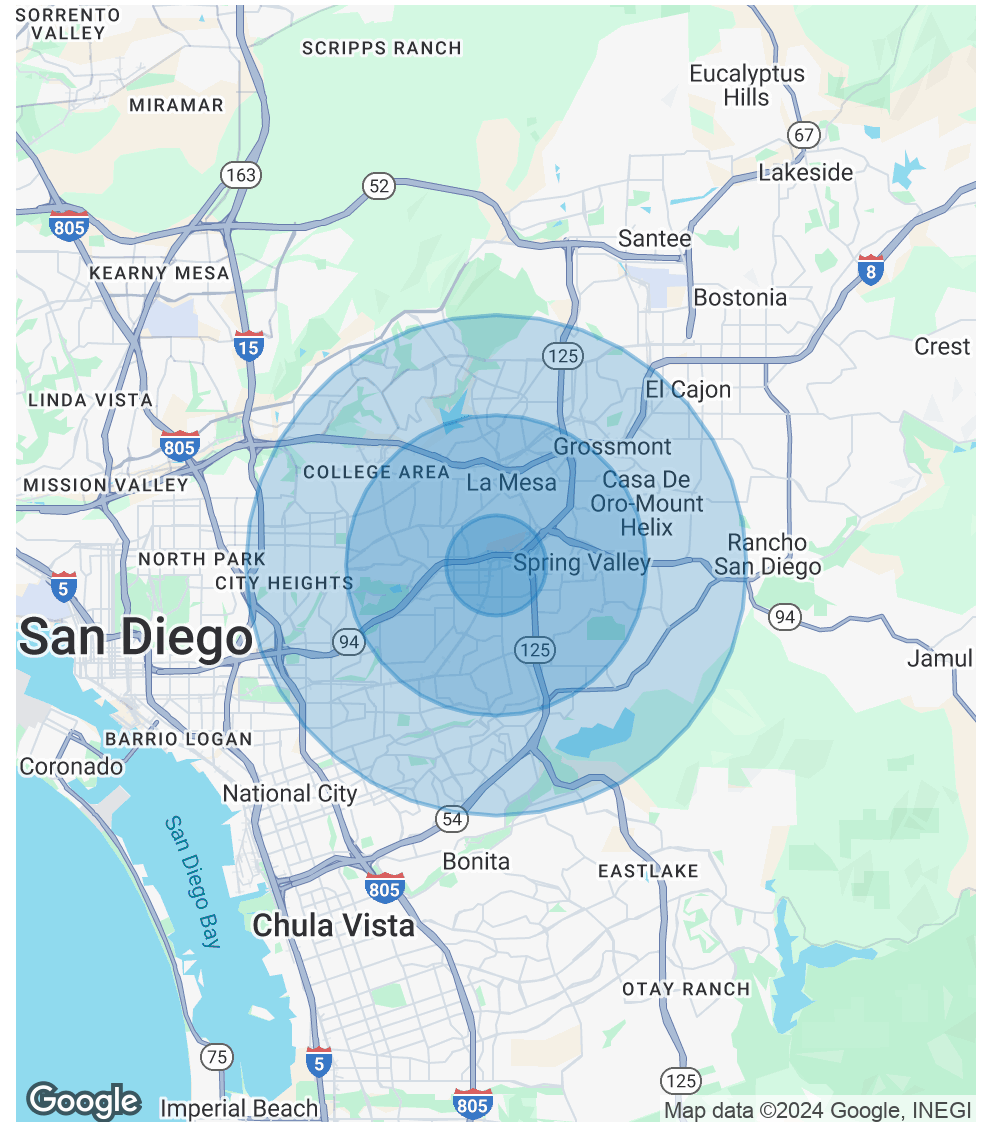
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,458	185,225	473,111
Average age	35.2	34.6	34.6
Average age (Male)	34.0	33.6	33.6
Average age (Female)	36.8	35.6	35.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,923	65,546	160,704
# of persons per HH	2.7	2.8	2.9
Average HH income	\$63,573	\$64,513	\$68,759
Average house value	\$419,046	\$424,098	\$458,990

* Demographic data derived from 2020 ACS - US Census



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