



YOUR NAME  
HERE

**7637 NORTH AVENUE**

LEMON GROVE | 91945

**FULL-BUILDING  
FOR LEASE**

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**STROM** | COMMERCIAL

# 7637 NORTH AVE

TEXT 858.361.5942 FOR  
VIDEO WALK THRU



FENCED IN YARD WITH LOADING DOCK



2 RESTROOMS + HVAC OFFICE



UPSTAIRS IS 1,800 SF



3,815 BUILDING ON 7,332 SF LOT

# 7637 NORTH AVE

## COMMERCIAL SPACE FOR LEASE



±3,815 SF | RATE: NEGOTIABLE

## BUILDING HIGHLIGHTS

- Lemon Grove Commercial Space
- Zoned: Heavy Commercial (HC)
- 9 parking space on-site
- Full 7,332 SF Lot (.17 Acres)
- Incredible Freeway Access
- Nearby all major retailers and dense residential submarkets
- Currently built-out as motorcycle dealership + workshop
- Fully Fenced-In Yard
- Signage Opportunity in Heavily Trafficked area
- Power = 220 Amps
- Roll-up door + loading dock + compressor

