

# FOR SALE

## Retail Neighborhood Shopping Center



**COLDWELL BANKER  
COMMERCIAL**

### Property Information

39,616 square feet, plus 5,053 sf mezzanine  
Former GTM space of 28,000 sf plus 5,053 sf  
Former JOANN space of 11,616 sf  
**Total size of primary building: 44,669 sf**  
Cotija's Mexican Food has 1,622 sf

APNs:

480-105-08-00 1.17 acres (74,488 sf)

480-105-02-00 1.14 acres (49,658 sf)

**Total land size: 2.85 acres (124,146 sf)**

- Quick Access off Highway 94 via multiple exits
- High Traffic Count on Broadway: over 22,000 cars daily
- GC Zoning; General Commercial
- Heavy Power: 5 meters plus
- Adjacent to the Lemon Grove Depot Trolley Stop, Orange Line, and bus lines 856 and 936



**7663-75 Broadway  
Lemon Grove, CA 91945**

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**619-463-6600**

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**Mike Habib & Associates**

Coldwell Banker Commercial Realty  
9332 Fuerte Drive, La Mesa CA 91941  
<http://mikehabib.com>

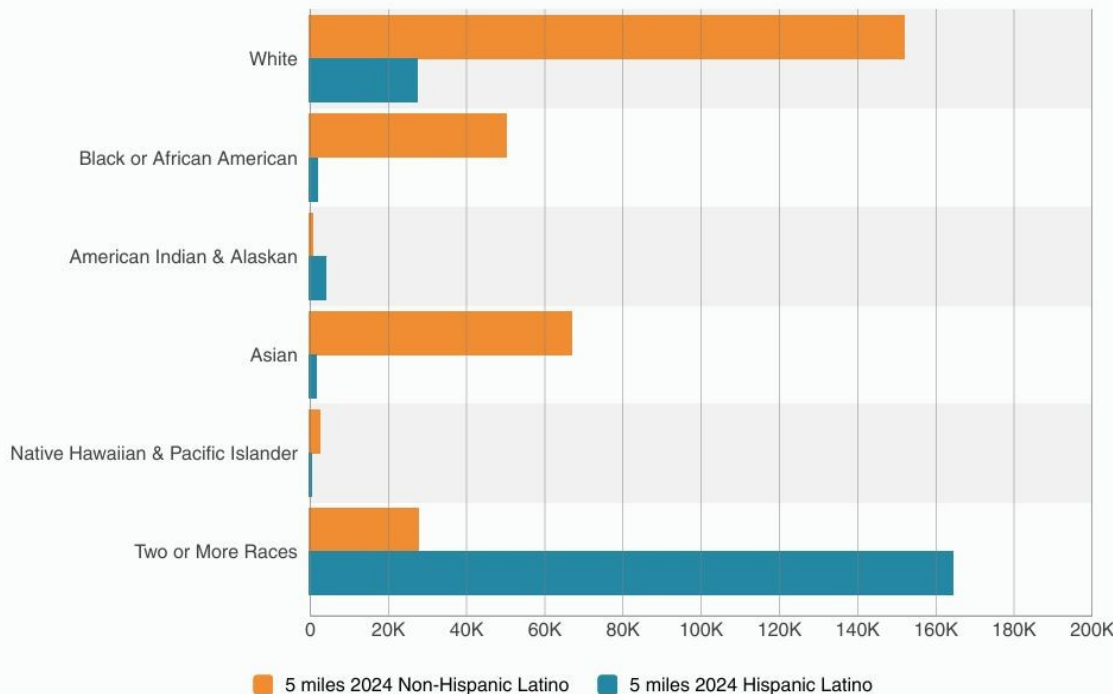
# 7663-75 BROADWAY, LEMON GROVE, CA 91945

## DEMOGRAPHICS within a 5 minute drive time

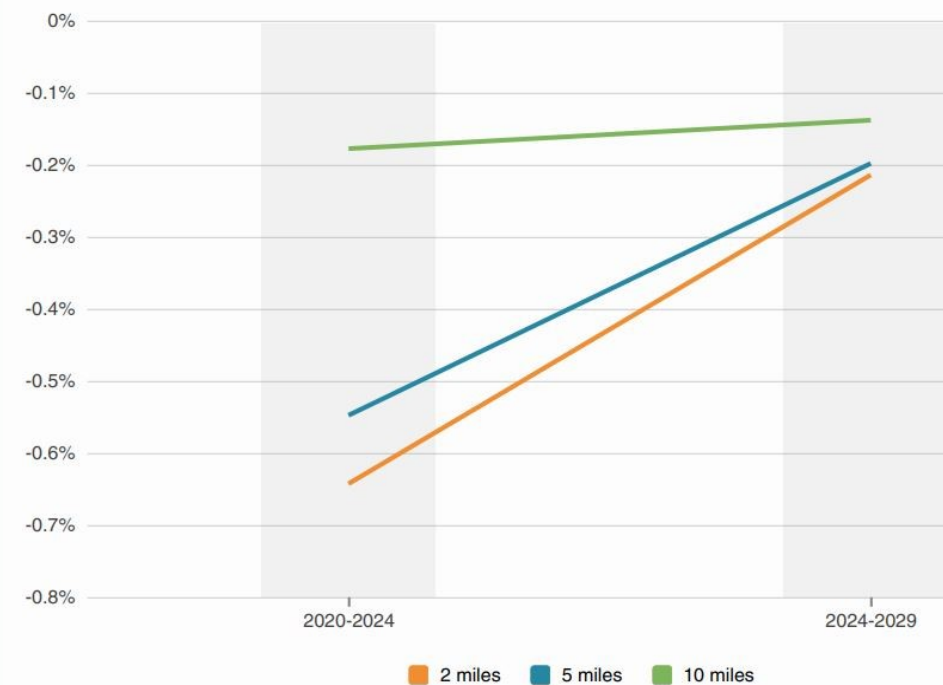


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Population By Race & Hispanic Origin

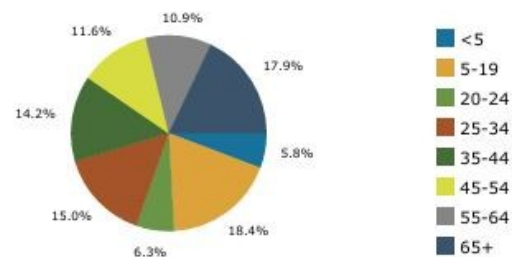


Annual Population Growth

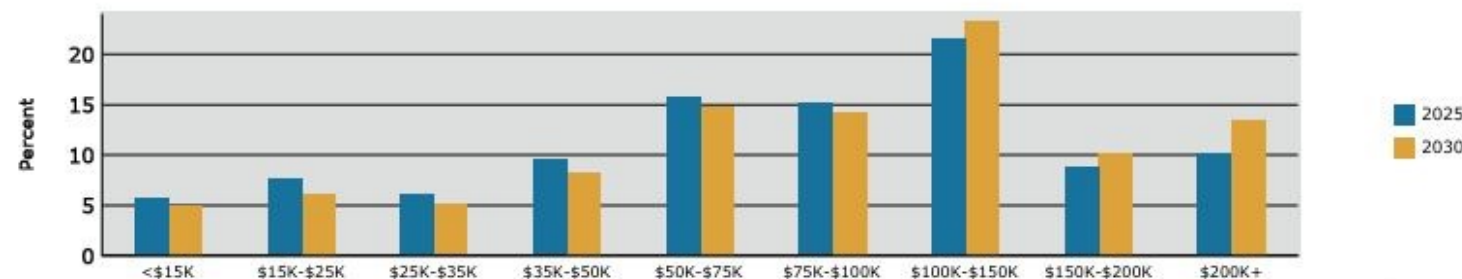


CoStar Group

2025 Population by Age



Household Income



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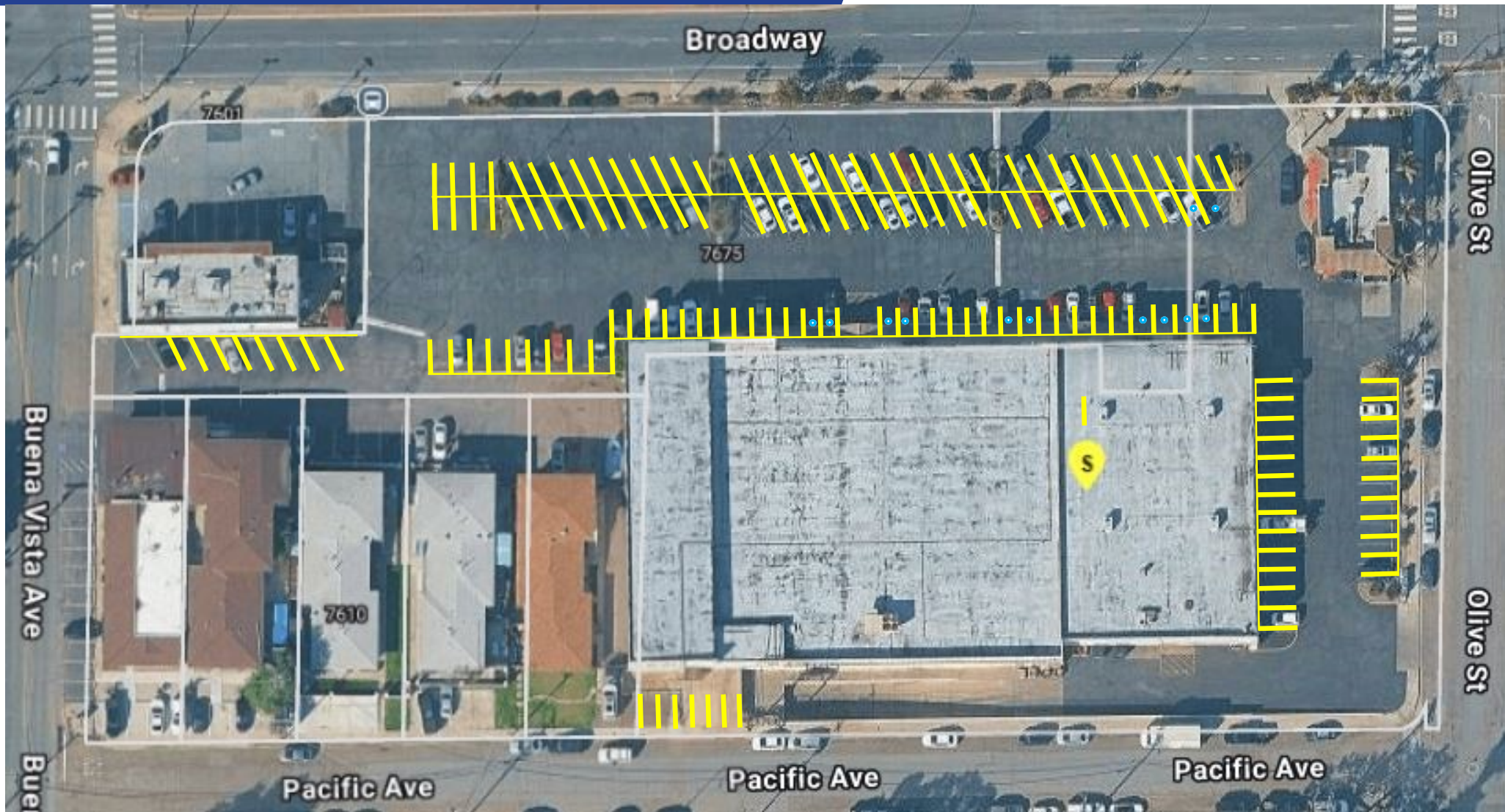


7663-67 and 7695 Broadway  
Lemon Grove, CA 91945



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EXISTING PARKING



Mike Habib & Associates  
619-463-6600 Office  
<http://mikehabib.com>

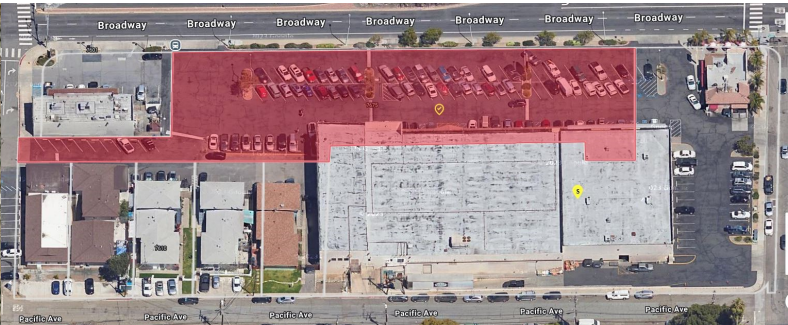
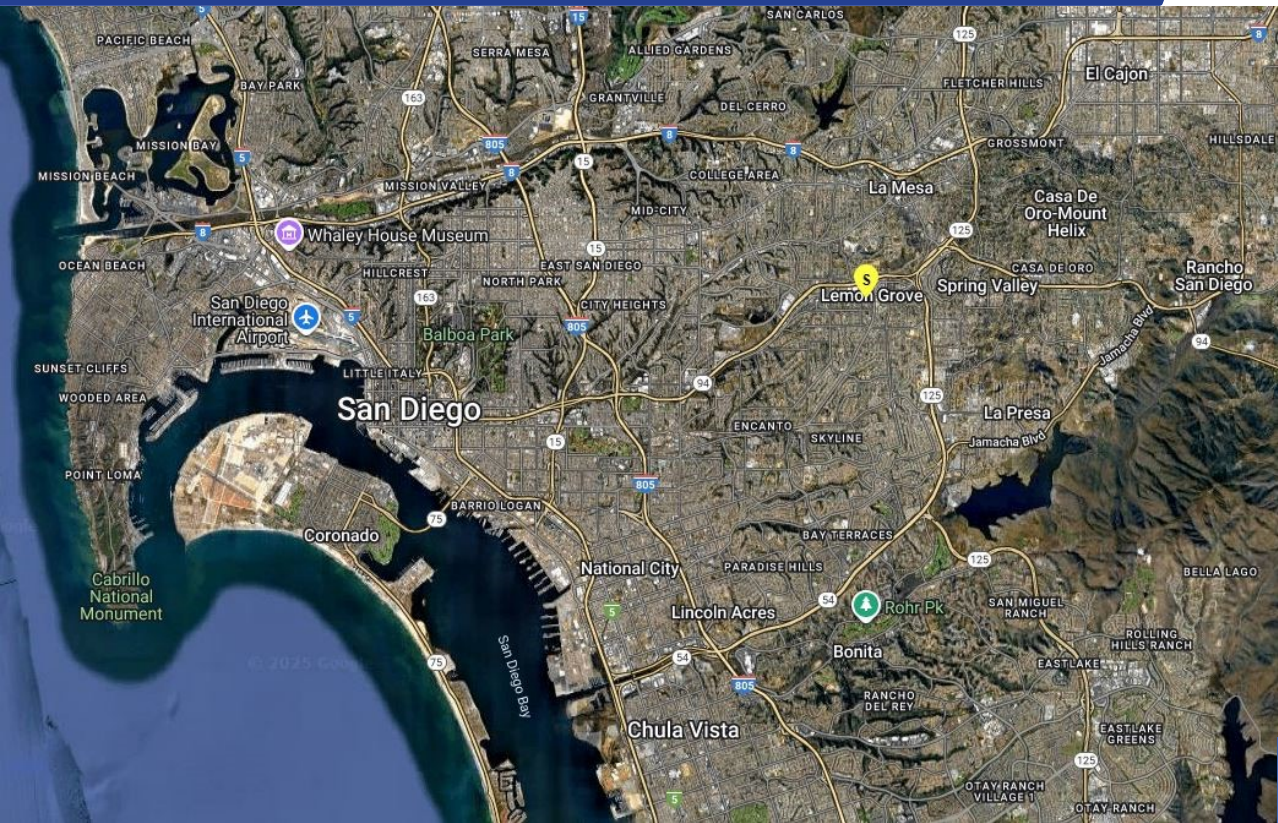


7663-95 and 7667 Broadway  
Lemon Grove, CA 91945

EXISTING PARKING

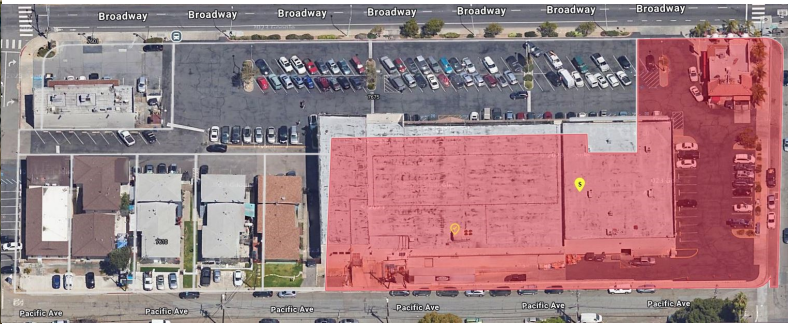


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APN: 480-105-02-00

7667 Broadway



APN: 480-105-08-00

7663-95 Broadway





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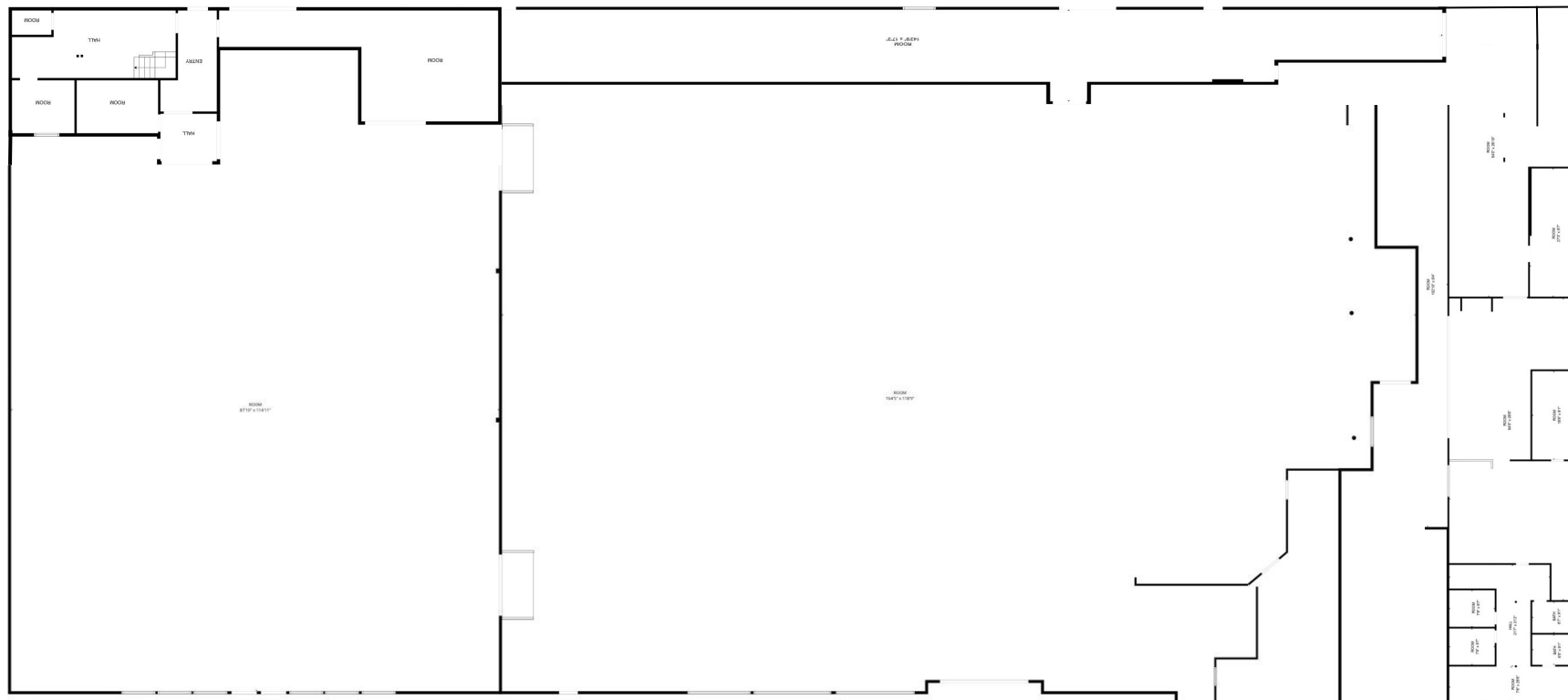
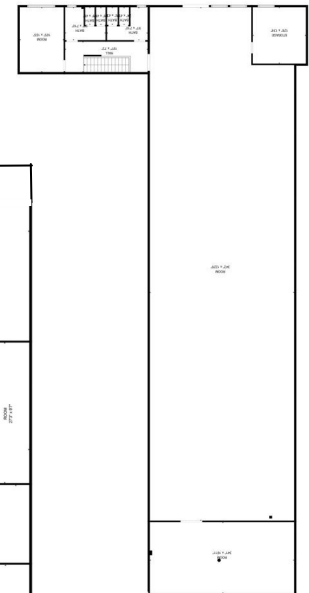
## FLOOR PLAN



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## Second Floor Mezzanine



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RESTAURANT FLOOR PLAN



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