

FOR SALE

Retail Neighborhood Shopping Center



COLDWELL BANKER
COMMERCIAL



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

Mike Habib, CCIM

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619-463-6600

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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

Alina Tan, CCIM

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Mike Habib & Associates

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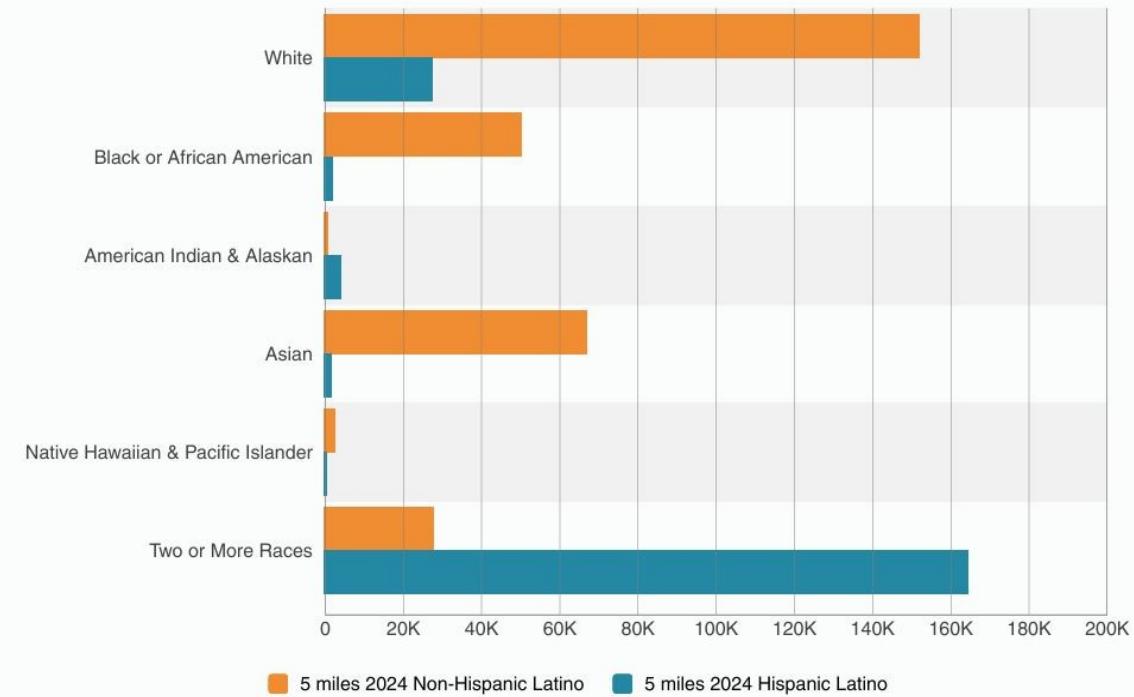
7663-75 BROADWAY, LEMON GROVE, CA 91945

DEMOGRAPHICS within a 5 minute drive time

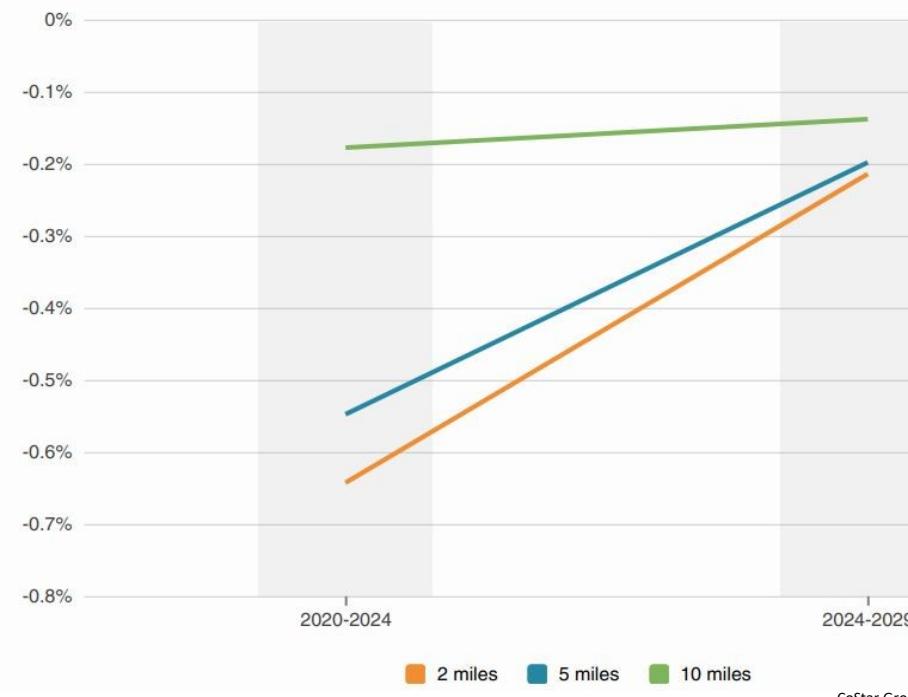


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Population By Race & Hispanic Origin

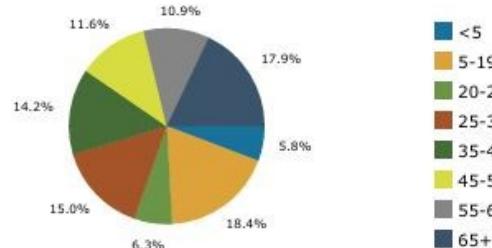


Annual Population Growth

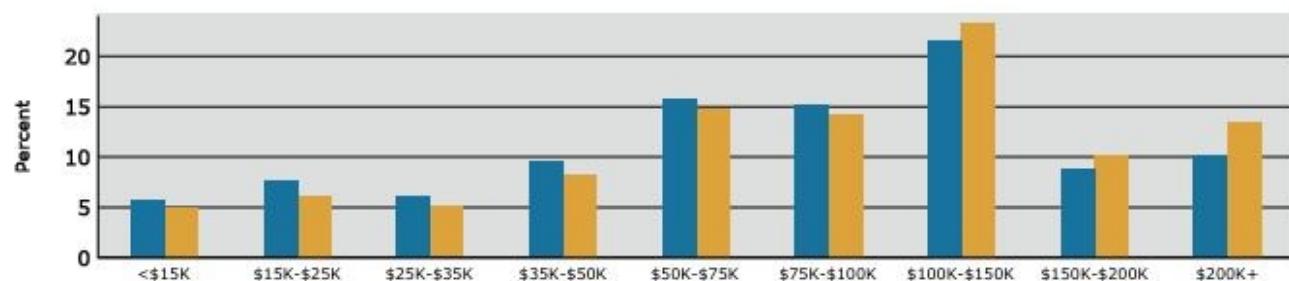


CoStar Group

2025 Population by Age



Household Income



esri
The SCIENCE OF WHERE

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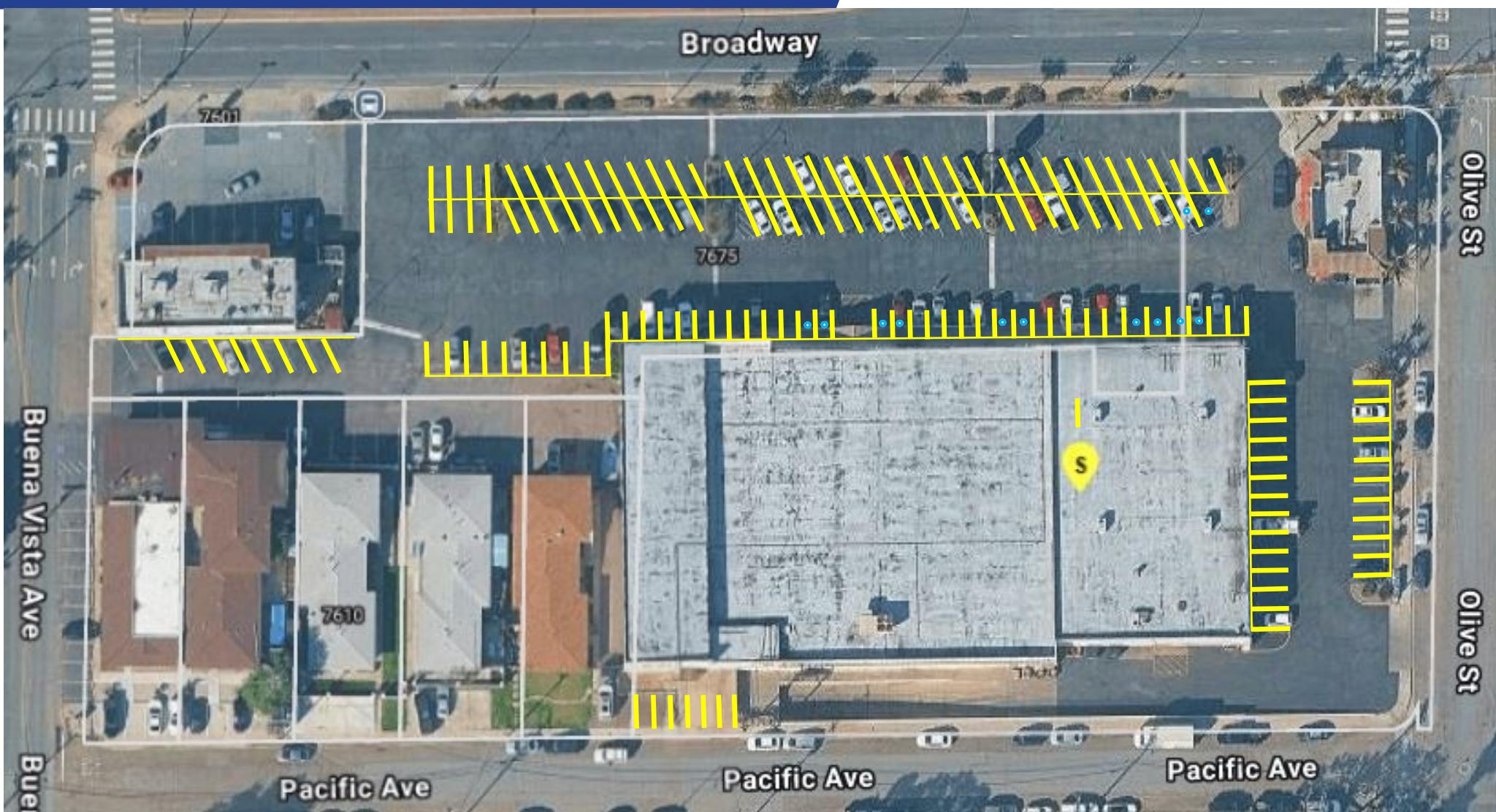
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7663-67 and 7695 Broadway
Lemon Grove, CA 91945



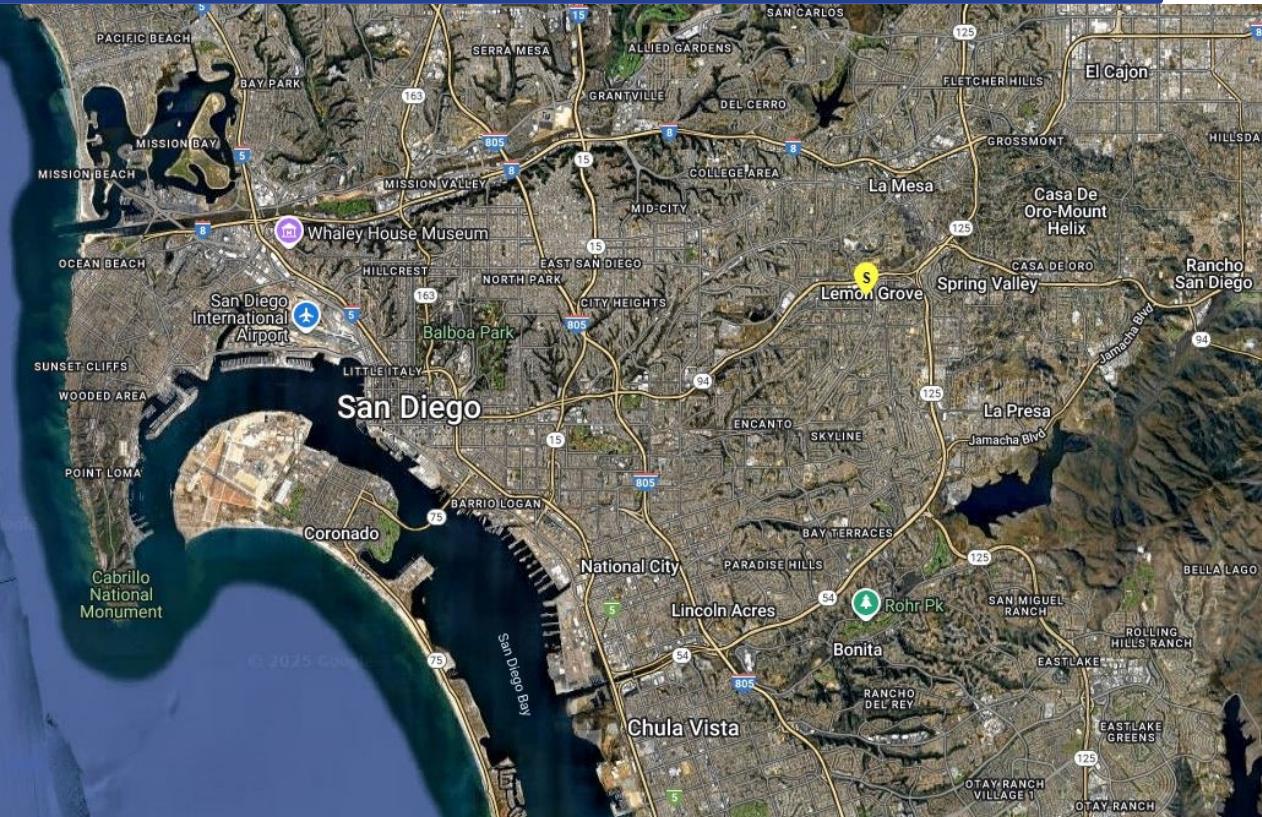
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EXISTING PARKING

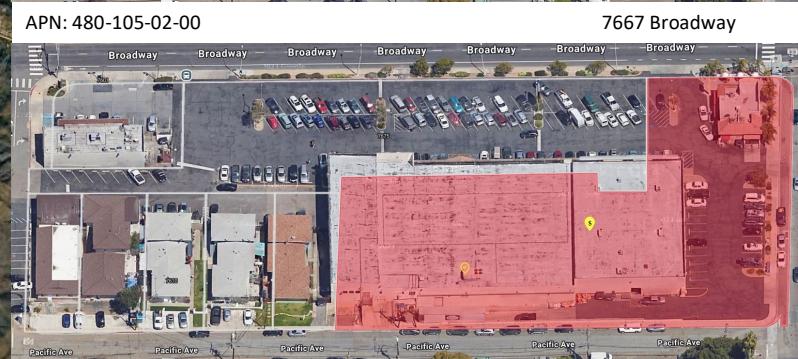
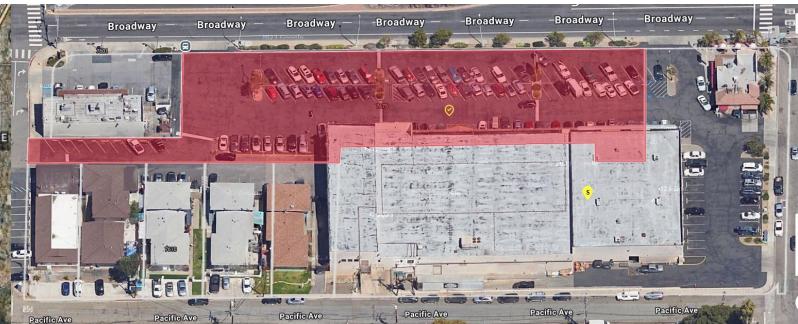


7663-95 and 7667 Broadway
Lemon Grove, CA 91945

EXISTING PARKING



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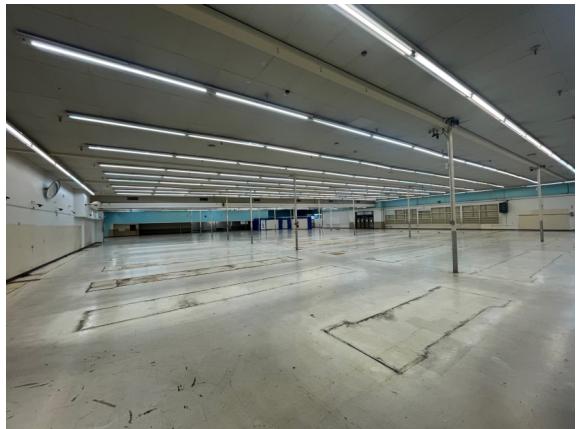


7663-67 and 7695 Broadway
Lemon Grove, CA 91945

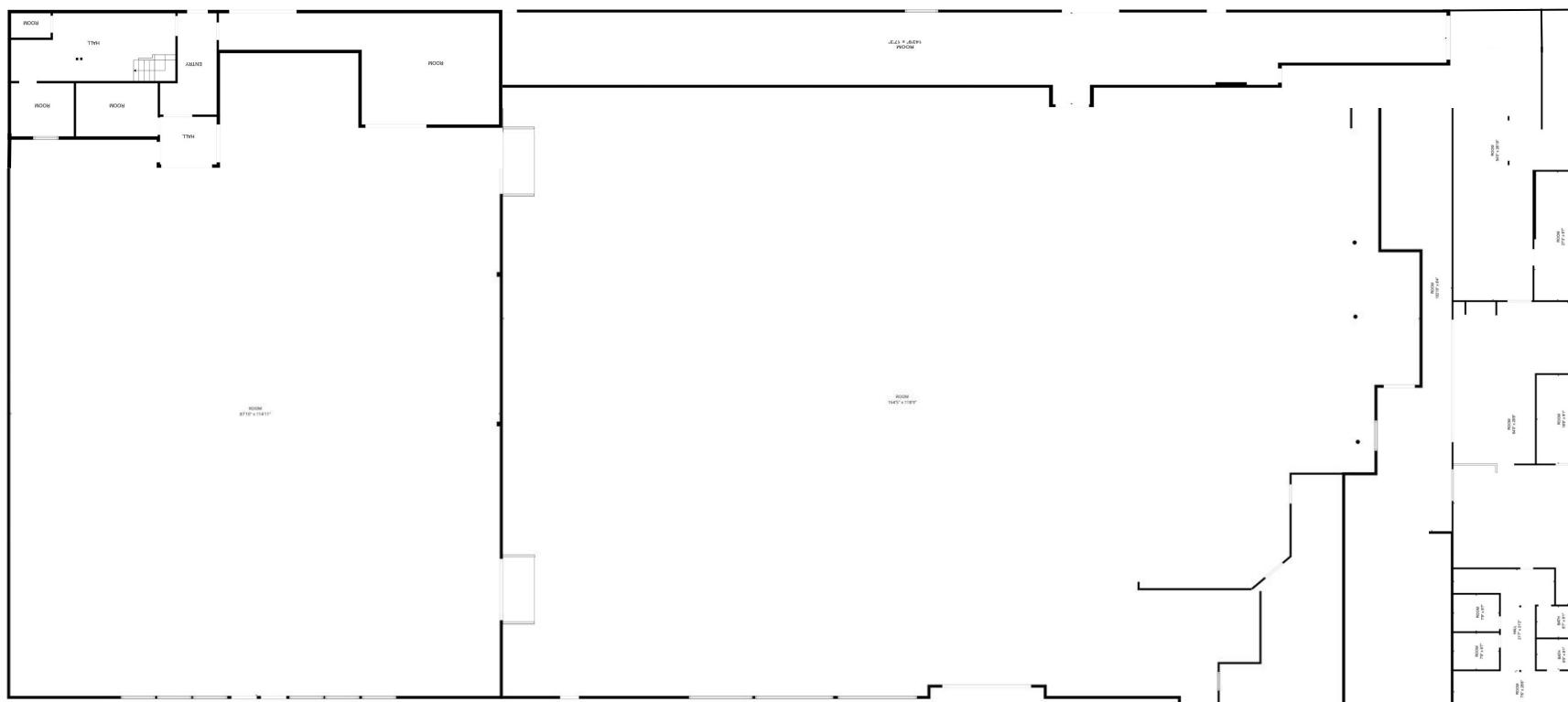
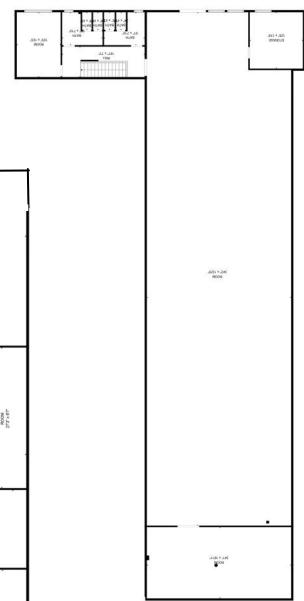
FLOOR PLAN



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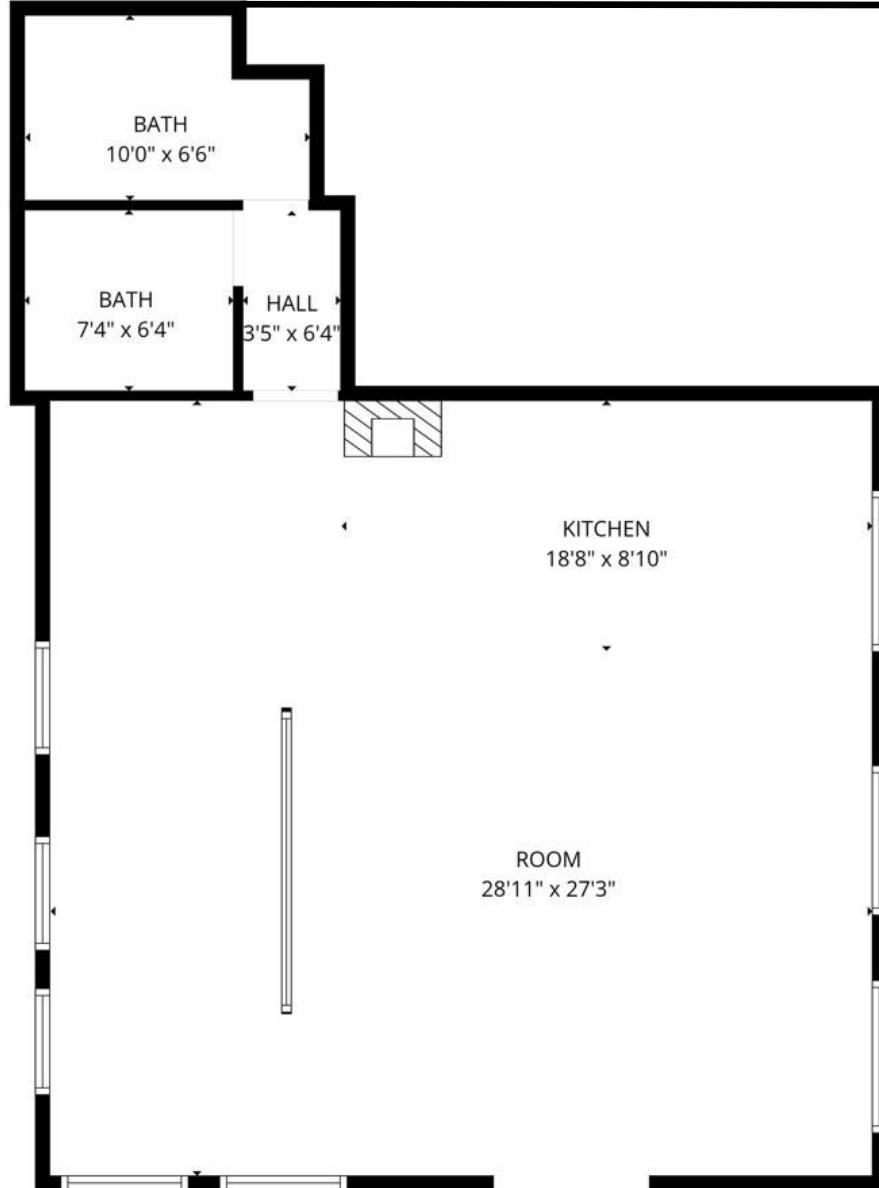


Second Floor Mezzanine



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RESTAURANT FLOOR PLAN



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