

# FREESTANDING RETAIL/OFFICE BUILDING FOR SALE!

3025-3031 Lemon Grove Avenue | Lemon Grove, CA

OFFERING MEMORANDUM



# Freestanding Retail/Office Building For Sale!

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*Exclusively Marketed by:*

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01 Executive Summary

Investment Summary

Location Summary

## OFFERING SUMMARY

ADDRESS	3025-3031 Lemon Grove Avenue Lemon Grove CA 91945
BUILDING SF	4,548 SF
LAND SF	6,043 SF

## FINANCIAL SUMMARY

PRICE	\$1,100,000
PRICE PSF	\$241.86

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	22,114	201,421	495,433
2024 Median HH Income	\$81,949	\$86,025	\$85,803
2024 Average HH Income	\$103,901	\$109,492	\$116,206



## Commercial Building in Lemon Grove – Ideal for Owner/User or Investor!

- Excellent opportunity to own a versatile commercial building in Lemon Grove! This property offers 4 separate suites, perfect for a variety of businesses or professional offices, with dedicated covered parking. Two of the suites are leased on a month-to-month basis, providing flexibility for the new owner to occupy the building or lease out all four suites for passive income.

### Property Highlights:

4 individual suites offering flexibility for multiple tenants or an owner-user

2 suites leased month-to-month, allowing immediate rental income

Great investment opportunity or owner-user potential

Easy access to the 94 freeway and trolley stop

Well-maintained building with plenty of parking for tenants and visitors

Whether you're looking for a space to operate your own business or seeking an investment with upside potential, this property offers flexibility and income possibilities.

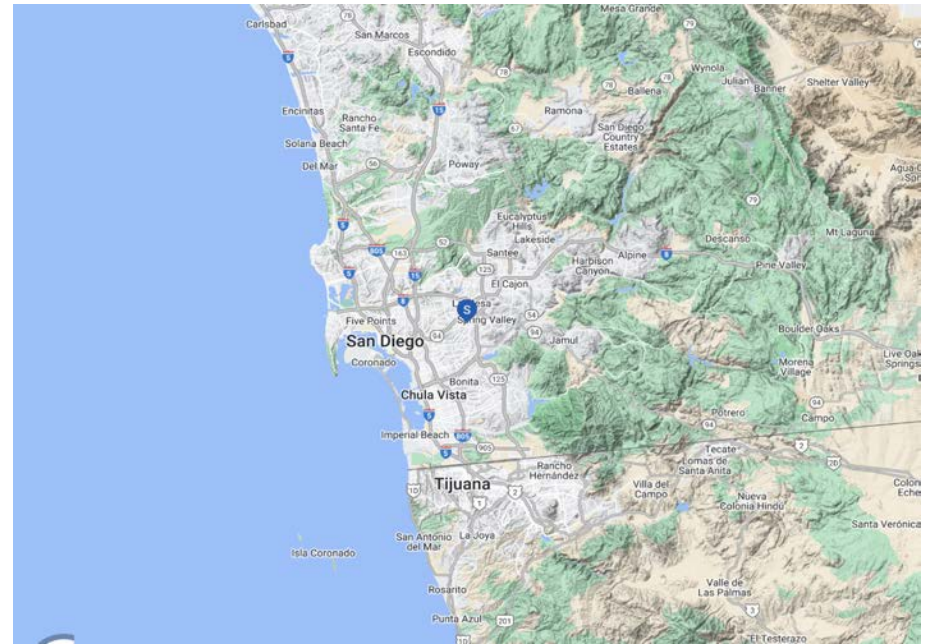


## Central Location in Lemon Grove!

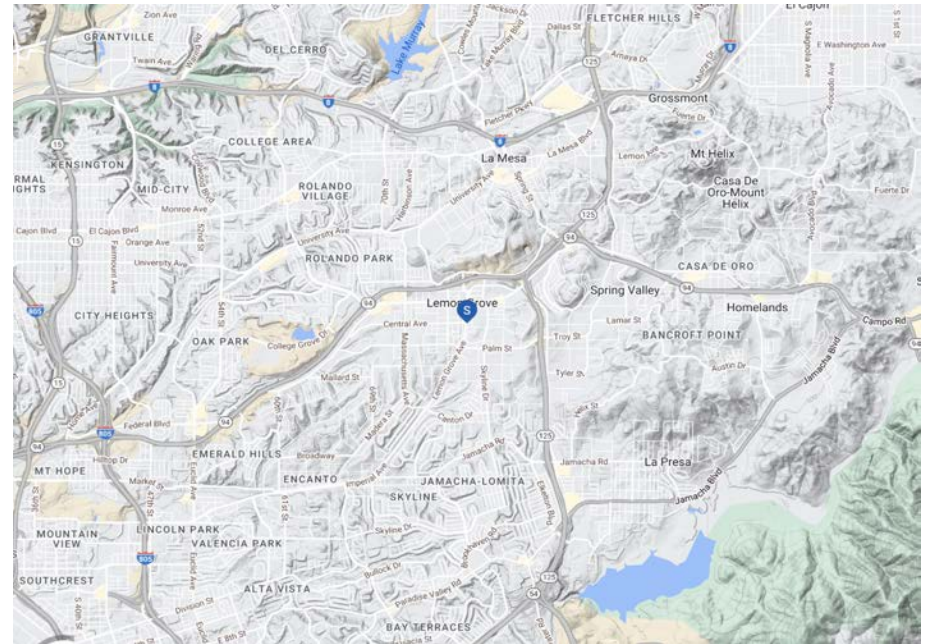
- This commercial building is situated in a highly trafficked area of Lemon Grove, offering exceptional visibility and convenience. Located just steps from the Lemon Grove Fire Station, Lemon Grove Library, and the Lemon Grove Academy, this property benefits from strong community presence.

The building is also close to popular businesses, including the new Popeyes Chicken, and offers quick and easy access to Highway 94, making it a prime spot for customers and commuters alike. This central location provides a perfect balance of neighborhood charm and commercial viability, making it a sought-after location for businesses looking to thrive in the Lemon Grove!

Regional Map



Locator Map





## 02 Property Description

- Property Features
- Aerial Map
- Parcel Map
- Property Images

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## PROPERTY FEATURES

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NUMBER OF TENANTS	4
BUILDING SF	4,548
LAND SF	6,043
# OF PARCELS	1
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	8
CORNER LOCATION	yes
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1

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## MECHANICAL

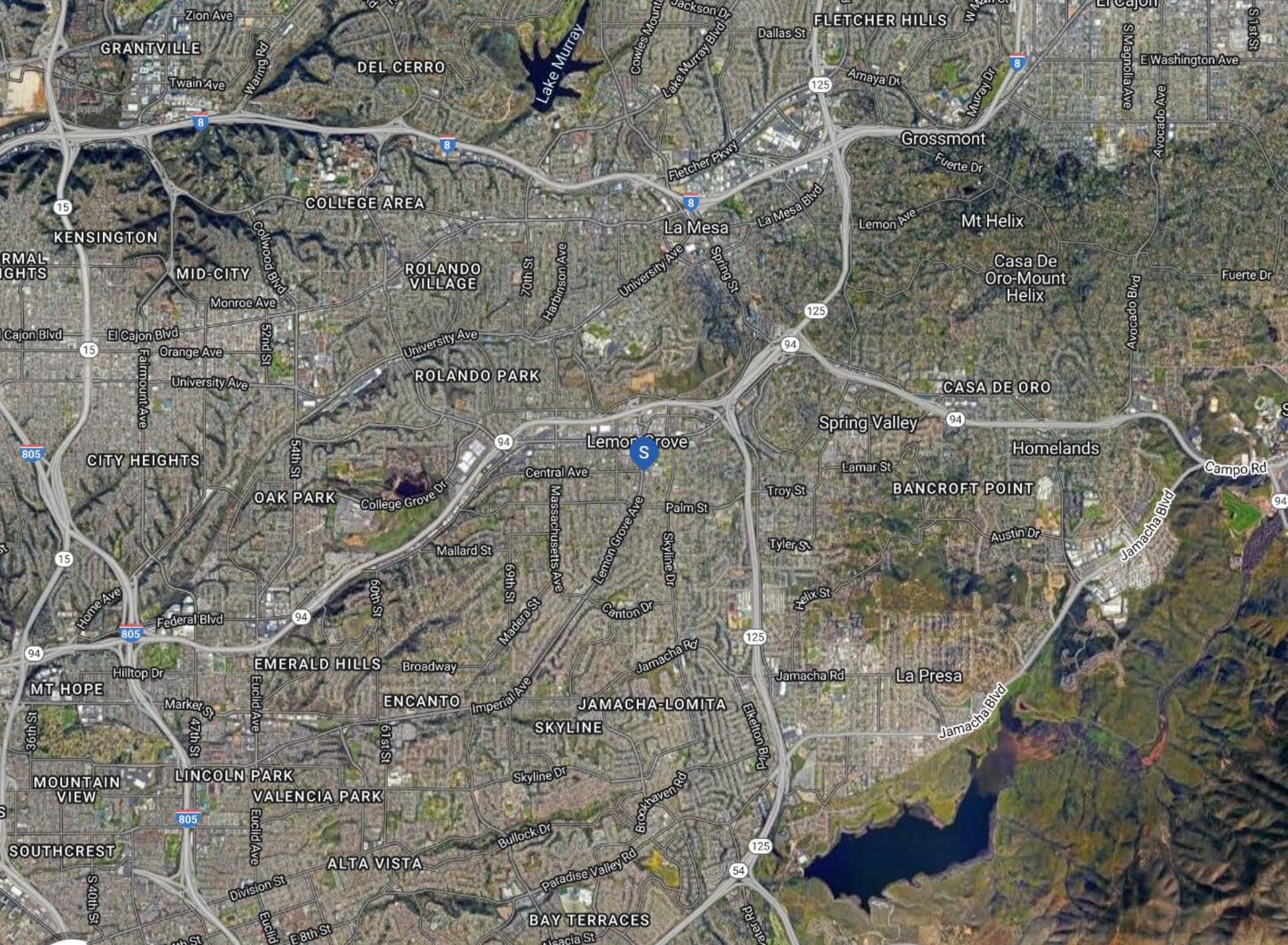
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HVAC	Package Units
LIGHTING	Yes

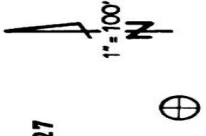
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1" = 100'



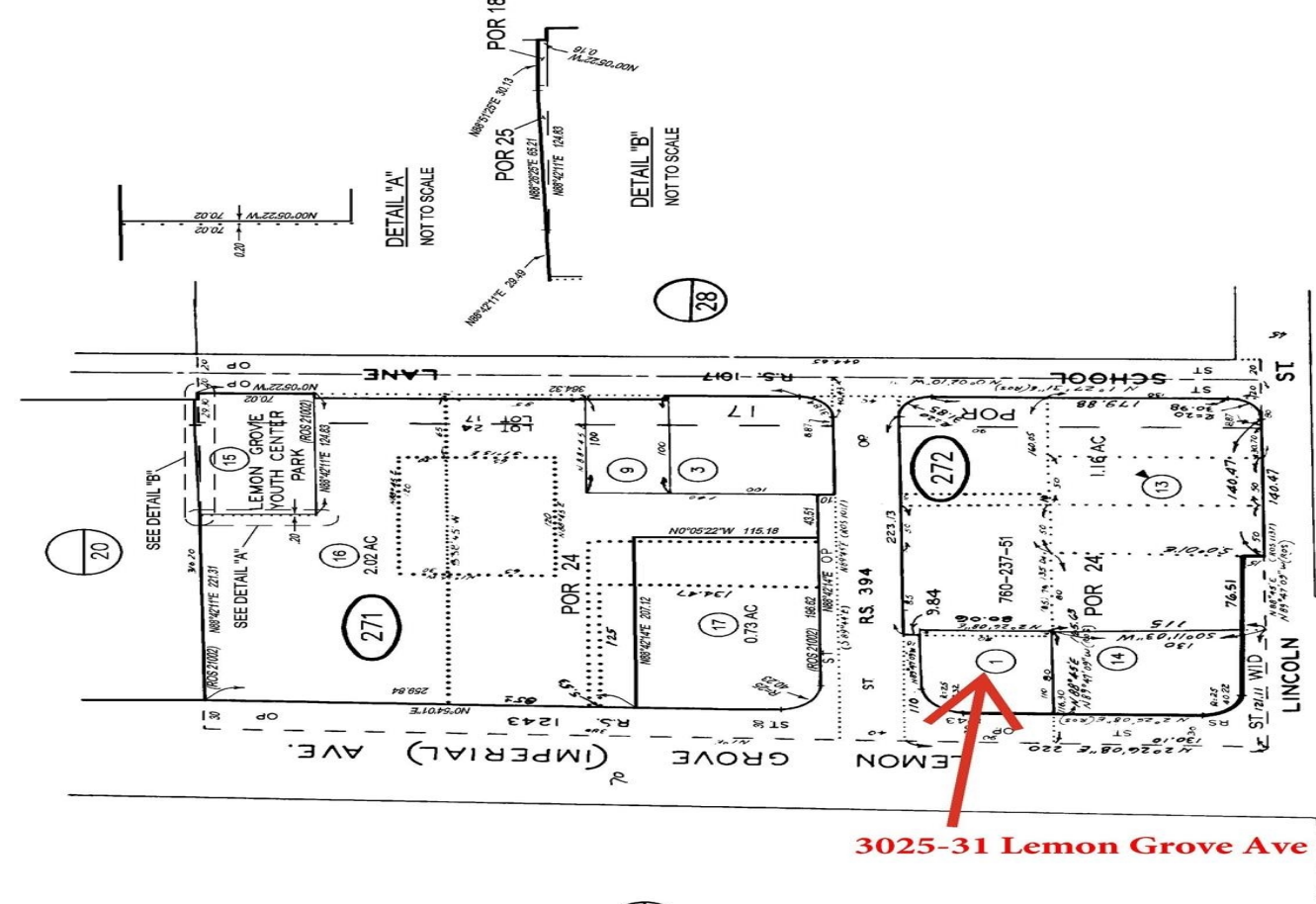
03/08/2012 ACR ✓

CHANGES	BLK	OLD	NEW	RC	CUT
272	849	10	64	4677	
271	647	10-12	70	298	
272	10	59-61	81	4725	
273	1	75-03	85	00288	
272	344	11			
272	5740	12	86	2156	
272	2112	13-14	47	580	
271	2	13814	11	1106	
271	8334	15-17	11	1130	

17

28

35

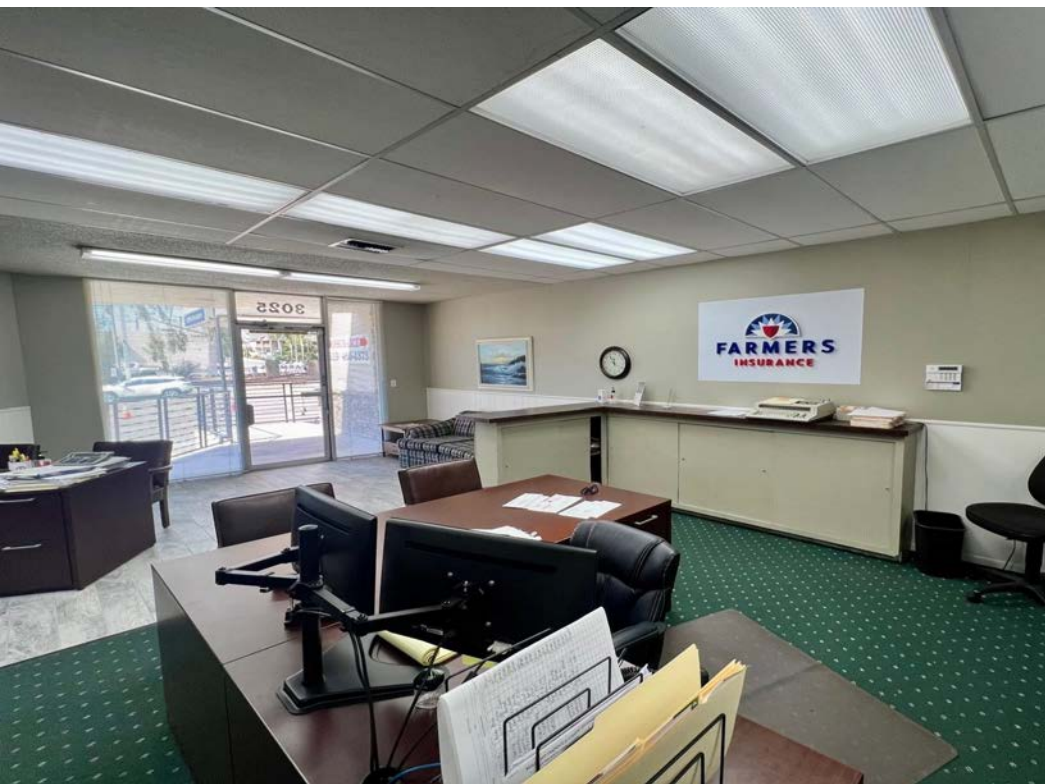


**3025-31 Lemon Grove Ave**

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.



MAP 686 - RHO MISSION SUB NO. 2 OF LOT 12  
ROS 1016621002



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