

3536 Olive St

Lemon Grove, CA 91945

**Industrial
Owner-User or
Investment Opportunity**
Offering Memorandum



MATTHEWS™

Exclusively Listed By



Ben Turner

Senior Associate

(858) 324-1912

ben.turner@matthews.com

License No. 02150960 (CA)



Jacob Castro

Vice President

(858) 257-4806

jacob.castro@matthews.com

License No. 02128663 (CA)



Chris Nelson

FVP & Senior Director

(858) 257-4562

chris.nelson@matthews.com

License No. 02055962 (CA)

David Harrington

Broker of Record | Lic. No. 02168060 (CA)

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Property Overview

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±4,160 SF
GLA

\$2,500,000
Price

Highlights

- Auto Collision/Repair Property For Sale
- 4,160 SF on 0.32 AC
- Fenced & Paved Yard (Two Points of Entry)
- Two Grade-Level Roll Up Doors
- Can Be Delivered Vacant
- Two Restrooms

*Co-op fee 2.5%





Rolando Plaza

Helix Charter High School
±2,544 Students

La Mesa Arts Academy
±1,087 Students

Vista La Mesa Academy
±600 Students

ARCO

College Grove

Subject Property

DRIVE BETTER FOR LESS

Lemon Grove Plaza

Early Childhood Education Center
±79 Students

ARCO

San Miguel Elementary
±500 Students

Mount Vernon Elementary
±353 Students

Distribution Center

94

125

±124,000 VPD

94

±160,000 VPD

Market Overview

3536 Olive St
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San Diego, CA MSA

Lemon Grove, CA

Market Demographics



27,500

Total Population

\$79,278

Median HH Income

9,000

of Households

53.3 %

Homeownership Rate

12,900

Employed Population

20.3 %

% Bachelor's Degree

38.8

Median Age

\$640,600

Median Property Value

Local Market Overview

Lemon Grove offers a small-city atmosphere within minutes of central San Diego, making it a practical choice for renters seeking affordability without sacrificing urban access. Its location along major transit corridors, including the San Diego Trolley line and key regional highways, enables smooth commutes to employment centers across the county. The city blends residential neighborhoods with pockets of commercial activity and maintains a slower pace than nearby urban zones, which appeals to long-term residents and working families alike.

Despite its modest footprint, Lemon Grove plays a strategic role in San Diego's broader housing landscape. It serves as a landing point for residents priced out of coastal submarkets, while offering access to schools, parks, and everyday amenities. The city's ongoing focus on community development and infrastructure improvement supports stable housing demand and modest economic growth. As surrounding areas densify, Lemon Grove's appeal as an accessible, commuter-friendly enclave is expected to strengthen.

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	21,551	198,167	509,467
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	7,729	68,765	174,311
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$109,216	\$120,083	\$124,905

San Diego, CA MSA

San Diego is a dynamic metropolitan area and one of California's most desirable destinations, offering a unique blend of coastal lifestyle, innovation, and economic strength. As a hub for defense, biotech, higher education, and cross-border trade with Mexico, it benefits from an extraordinary combination of research institutions, entrepreneurial activity, and international connectivity. The region's mild climate, vibrant cultural scene, and high quality of life create compelling conditions for both retail and investment opportunities.

Retailers and businesses operating in San Diego enjoy access to a diverse consumer base, a steady flow of domestic and international tourists, and strong demand across its neighborhoods. With its thriving tourism industry, well-developed transit connections, and strategic location near the U.S.–Mexico border, San Diego supports long-term growth and resilience. The city consistently outperforms national tourism trends, driven by its unmatched coastal amenities, global reputation, and strong demographic fundamentals.

Total Population
3.3 Million

Annual Visitors
32 Million

Tourism Economic Impact
\$22 Billion

GDP
\$295.6 Billion



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 3536 Olive St, Lemon Grove, CA, 91945 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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