

# 8016 Broadway Lemon Grove, CA

FOR LEASE. 800-1,100 SF AVAILABLE

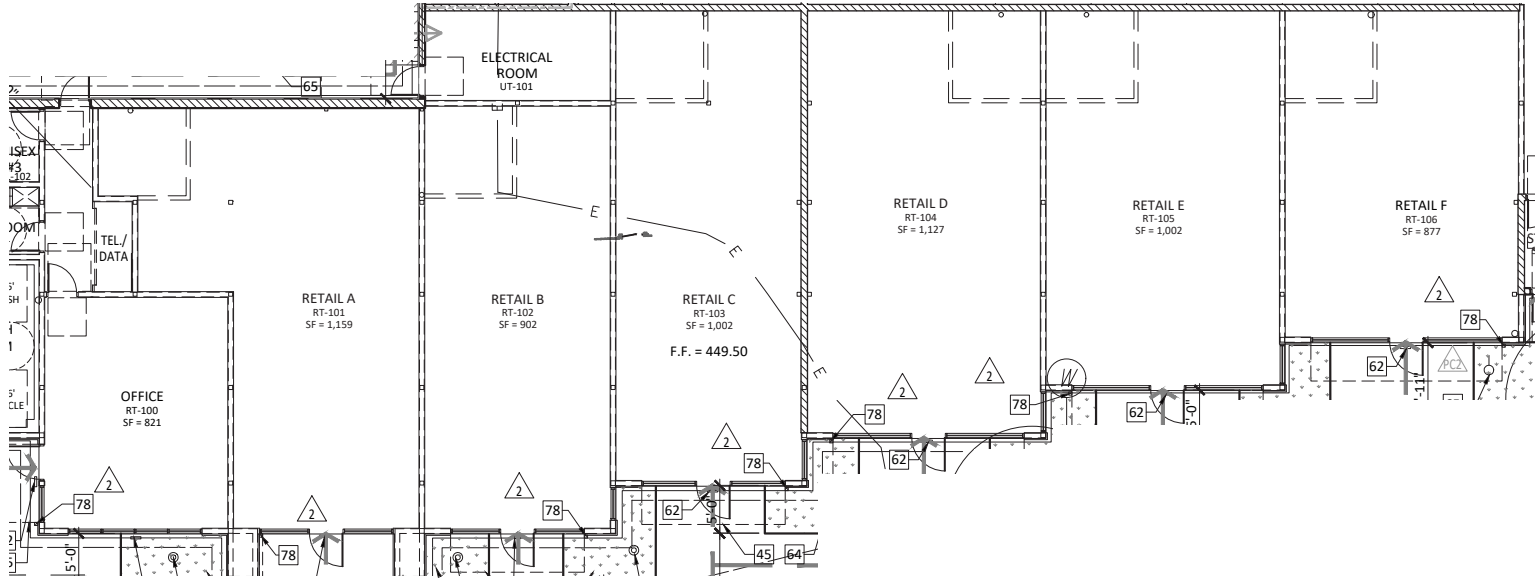


## Property Features.

- + Retail spaces +/- 800-1,100 SF
- + Mixed-use property with public storage
- + High trafficked location with great visibility
- + Ample parking available



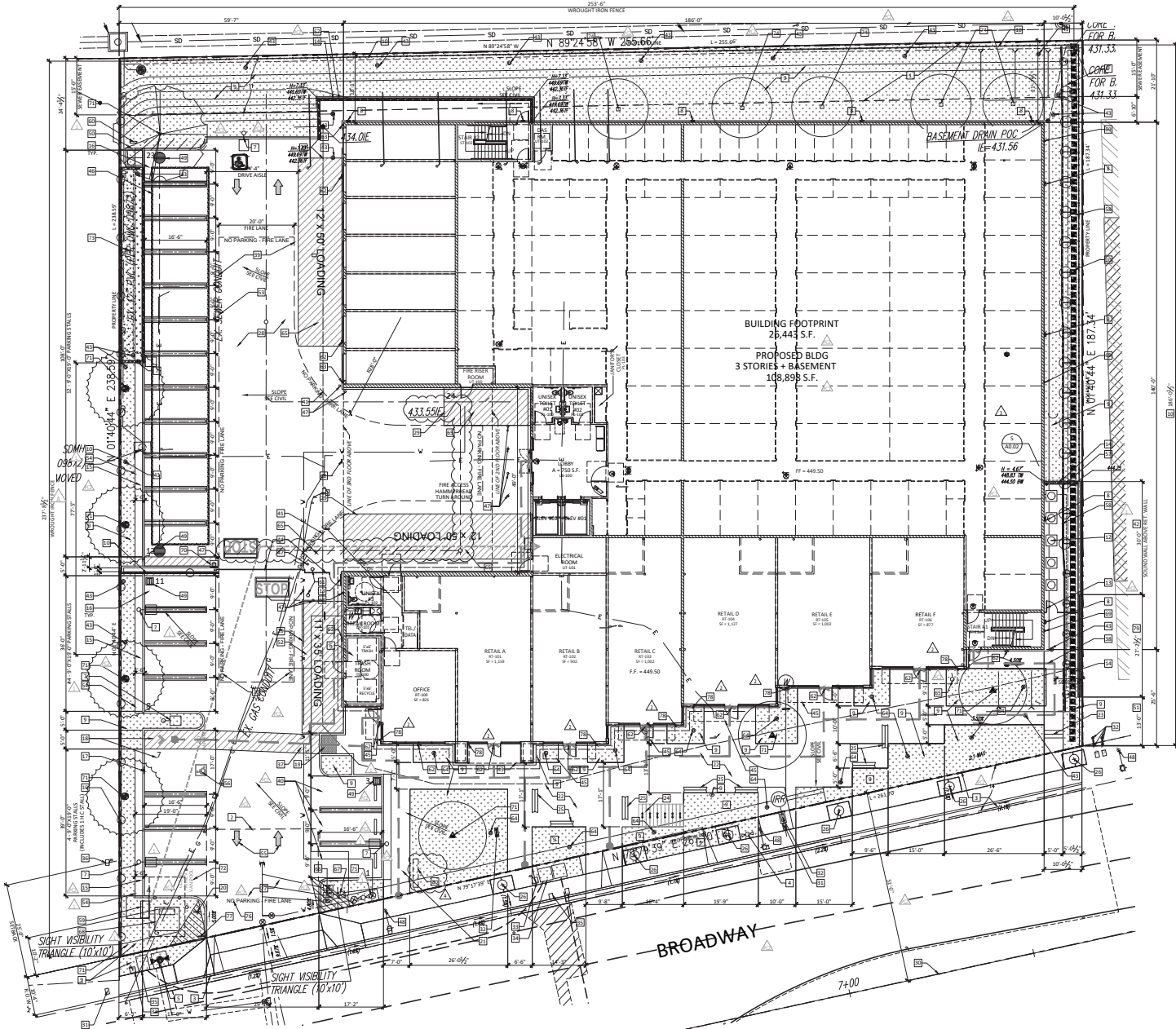
EXISTING SITE PLAN



The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.



EXISTING SITE PLAN



The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.





# 8016 Broadway Lemon Grove, CA 91945

Rings: 1, 3, 5 mile radii

## POPULATION

	1 mile	3 miles	5 miles
Total Population	19,793	191,464	493,214
Projected Population (2027)	19,653	190,746	489,836

## HOUSING

	1 mile	3 miles	5 miles
Total Households	6,743	66,047	164,699
Projected Total Households (2027)	6,691	65,849	163,706

## INCOME

	1 mile	3 miles	5 miles
Median Household Income	\$75,046	\$75,583	\$76,951
Average Household Income	\$92,880	\$97,521	\$104,301
Per Capita Income	\$31,837	\$33,628	\$35,057
Median Disposable Income	\$58,314	\$60,154	\$61,390
Average Disposable Income	\$71,865	\$74,637	\$78,185

## DAYTIME DEMOS

	1 mile	3 miles	5 miles
Total Daytime Population	16,351	156,133	386,336
Daytime Population Workers	5,868	56,498	123,993
Daytime Population Residents	10,483	99,635	262,343

## RACE & ETHNICITY

	1 mile	3 miles	5 miles
White	7,766 <b>39.24%</b>	77,073 <b>40.25%</b>	187,669 <b>38.05%</b>
Black or African American	2,281 <b>11.52%</b>	21,842 <b>11.41%</b>	53,745 <b>10.90%</b>
American Indian & Alaska Native Population	239 <b>1.21%</b>	2,557 <b>1.34%</b>	6,143 <b>1.25%</b>
Asian Population	1,681 <b>8.49%</b>	18,879 <b>9.86%</b>	69,680 <b>14.13%</b>
Pacific Islander Population	172 <b>0.87%</b>	1,446 <b>0.76%</b>	3,302 <b>0.67%</b>
Other Race Population	4,041 <b>20.42%</b>	36,298 <b>18.96%</b>	93,796 <b>19.02%</b>
Population of Two or More Races	3,613 <b>18.25%</b>	33,370 <b>17.43%</b>	78,879 <b>15.99%</b>
Hispanic Population	8,366 <b>42.27%</b>	74,701 <b>39.02%</b>	185,334 <b>37.58%</b>
Non-Hispanic Population	11,426 <b>57.73%</b>	116,763 <b>60.98%</b>	307,880 <b>62.42%</b>

## EDUCATION

	1 mile	3 miles	5 miles
Bachelor's Degree	2,165 <b>16.25%</b>	27,483 <b>21.21%</b>	70,311 <b>21.48%</b>
Graduate/Professional Degree	1,209 <b>9.08%</b>	13,487 <b>10.41%</b>	36,215 <b>11.06%</b>

## AGE

	1 mile	3 miles	5 miles
Median Age	36.4	35.7	35.3



**8016 Broadway  
Lemon Grove, CA  
91945**

**Blake Moser**

858.523.2092

bmoser@retailinsite.net

**Mike Moser**

858.523.2089

mikemoser@retailinsite.net

**Retail Insite**

*Commercial Real Estate*

120 S Sierra Ave, Ste. 110

Solana Beach, CA 92075

**lic.** 01206760

**t.** 858 523 2090

**w.** retailinsite.net