

6470 Federal  
Blvd.  
Lemon Grove, CA



**TOLLER CORNELL**  
COMMERCIAL REAL ESTATE

14,000 SQFT on 39,640 SQFT LOT  
LEASED INVESTMENT FOR SALE



# 6470 Federal Blvd.

Lemon Grove, CA

## Lemon Grove, CA

Just a few miles east of San Diego lies the community of Lemon Grove, a diverse mix of more than 27,000 residents who enjoy all the charm of small-town living with the conveniences of big-city proximity. The City of Lemon Grove was incorporated in 1977 and officially became California's 414th municipality on July 1, 1977. Now in its 48th year of service, Lemon Grove leadership is working harder than ever to secure a stable future for the City. A city with unique historic roots, Lemon Grove still exhibits community pride and spirit in our modern era, boasting about having the "Best Climate on Earth", its motto for more than 100 years. Centrally located in the southwest portion of San Diego County, Lemon Grove is only nine miles from downtown San Diego, and only 12 miles from the airport.



**TOLLER CORNELL**  
COMMERCIAL REAL ESTATE

**14,000 SQFT on 39,640 SQFT LOT  
LEASED INVESTMENT FOR SALE**



# 6470 Federal Blvd.

Lemon Grove, CA

Property Detail	Single tenant industrial building with fully permitted and licensed cannabis dispensary tenant
Construction:	Concrete block construction. Building was updated to current code in 2020 upon tenant opening for business
Building Power:	Heavy 3 phase power
Loading:	4 grade level roll-doors located on east side side building
Lot:	Fully fenced and secure
Additional Features:	Newer roof / Skylights / 84 panel solar system
Lease:	Expires July 31, 2029 - Tenant has option to extend
Cap Rate:	6.53% Year 1
Sale Price:	\$5,950,000.00



**TOLLER CORNELL**  
COMMERCIAL REAL ESTATE

**14,000 SQFT on 39,640 SQFT LOT  
LEASED INVESTMENT FOR SALE**



# 6470 Federal Blvd.

Lemon Grove, CA

Tenant Information:



The Boulevard Dispensary is Lemon Grove's first licensed marijuana facility. Doors opened in May 2020 with a focus on patients of all genders and demographics with a state of the art automation approach.



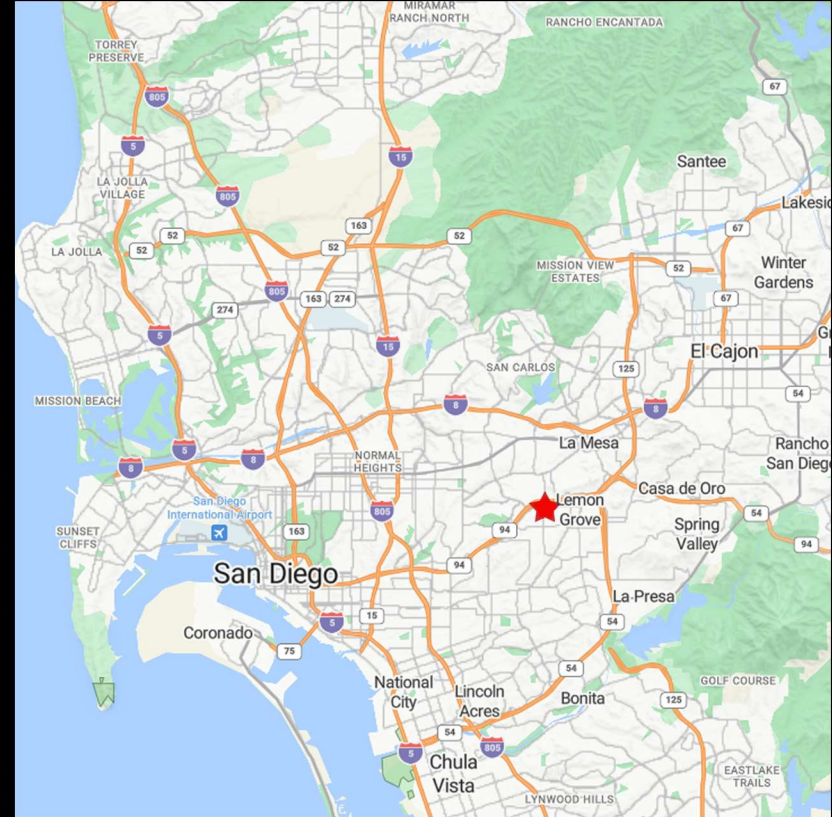
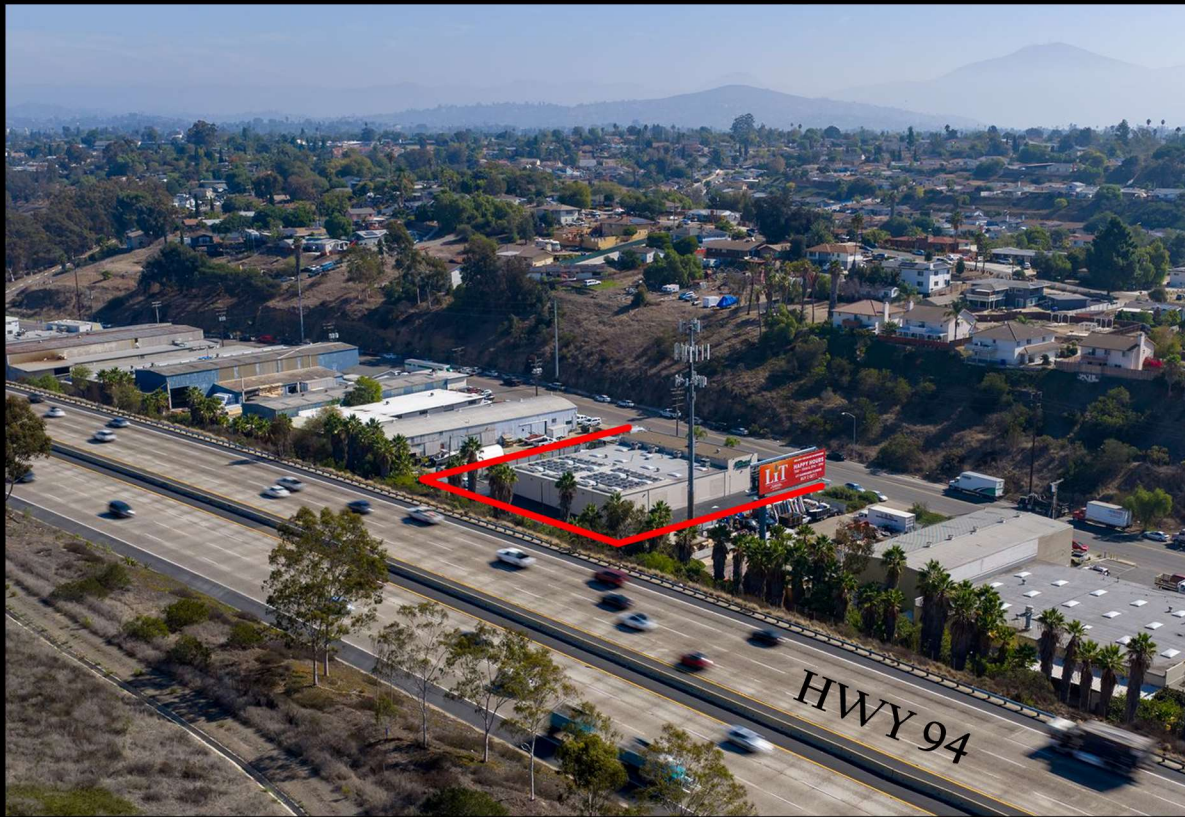
**TOLLER CORNELL**  
COMMERCIAL REAL ESTATE

**14,000 SQFT on 39,640 SQFT LOT  
LEASED INVESTMENT FOR SALE**



# 6470 Federal Blvd.

Lemon Grove, CA



**TOLLER CORNELL**  
COMMERCIAL REAL ESTATE

**14,000 SQFT on 39,640 SQFT LOT  
LEASED INVESTMENT FOR SALE**