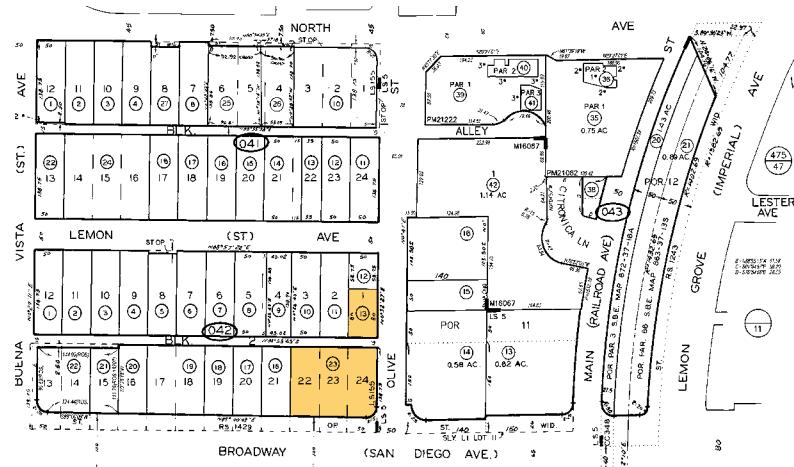


# 13,610 SF BUILDING AVAILABLE FOR SALE AVAILABLE FOR LEASE - 11,410 SF

7696 BROADWAY | LEMON GROVE, CA 91945



## Project Features

### For Lease - Retail

- › 7696 Broadway, Lemon Grove
- › ±11,410 square feet
- › Open floor plan
- › Stand alone building
- › Parking front and rear
- › Outstanding building signage
- › New residential development in immediate area
- › Adjacent to National Retailer
- › **ASKING RENT:** \$0.90 PSF, NNN

### For Sale

- › 2 parcels - 480-042-23 / 480-042-13
- › 11,400 SF Ground Floor Retail
- › Approx. 1,200 SF Leased 3 Bedroom apartment, 2nd floor.  
(3410 Olive Street, Lemon Grove)
- › Near mass transit
- › Owner/user:  
Low costs of occupancy with SBA loan
- › **LIST PRICE:** \$1,995,000

### 2019 Demographics Summary

	1 Mile	2 Miles	3 Miles	5 Miles
Population:	20,945	82,919	182,728	512,922
Average Household Income:	\$76,393	\$81,454	\$81,599	\$85,797
Total Daytime Employee Population:	10,963	47,201	103,941	112,874



### CONTACT

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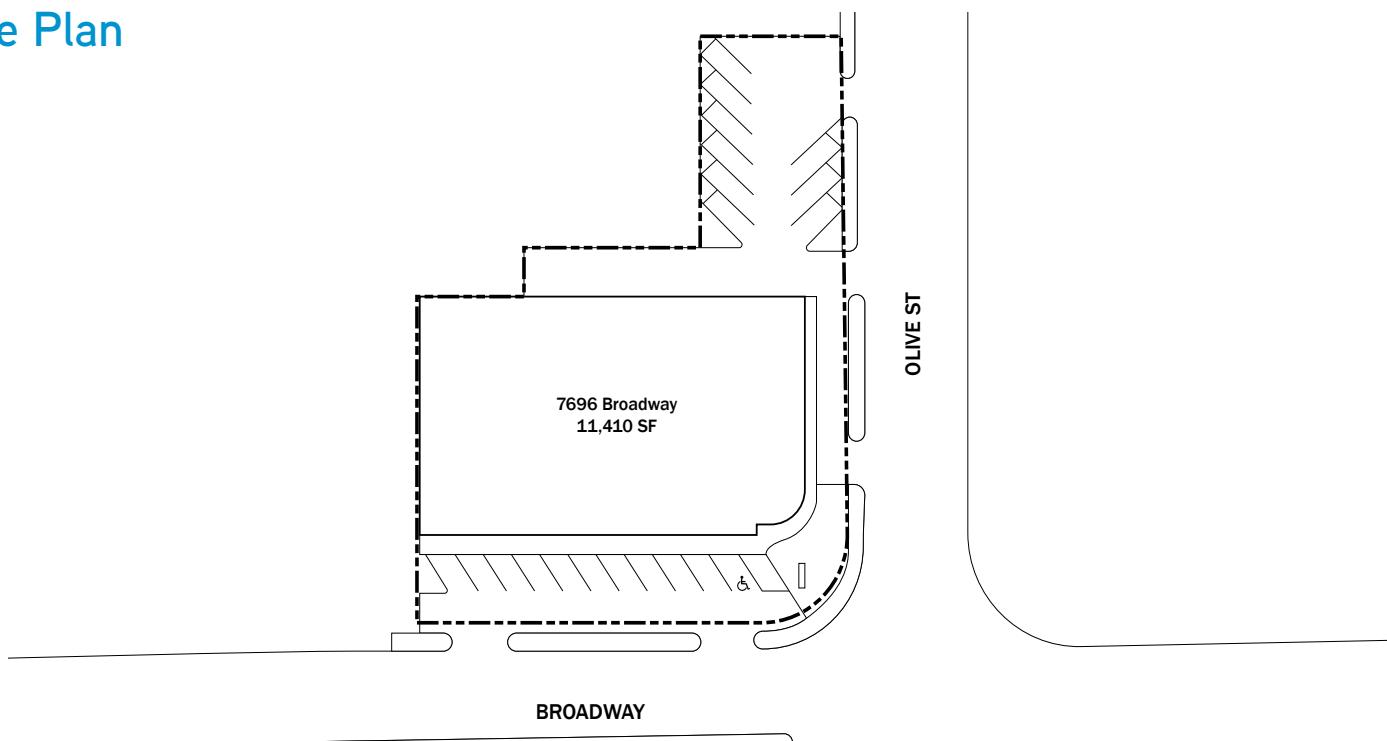


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## Floor Plan



## Site Plan



# 7696 BROADWAY LEMON GROVE, CA 91945



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