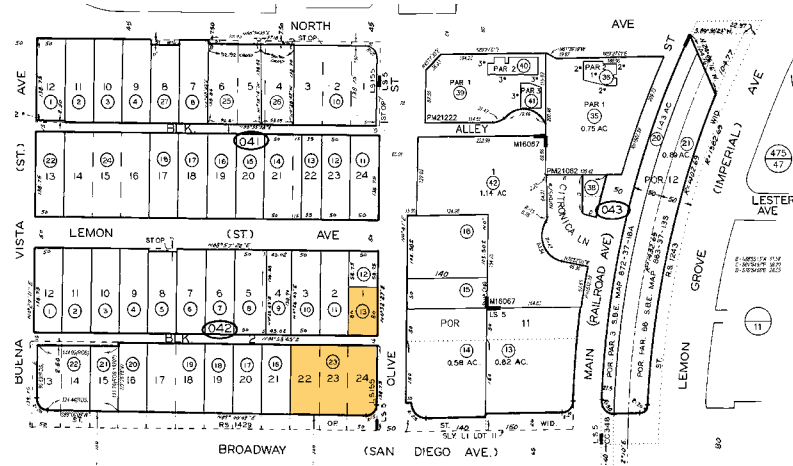


13,610 SF BUILDING AVAILABLE FOR SALE AVAILABLE FOR LEASE - 11,410 SF 7696 BROADWAY | LEMON GROVE, CA 91945



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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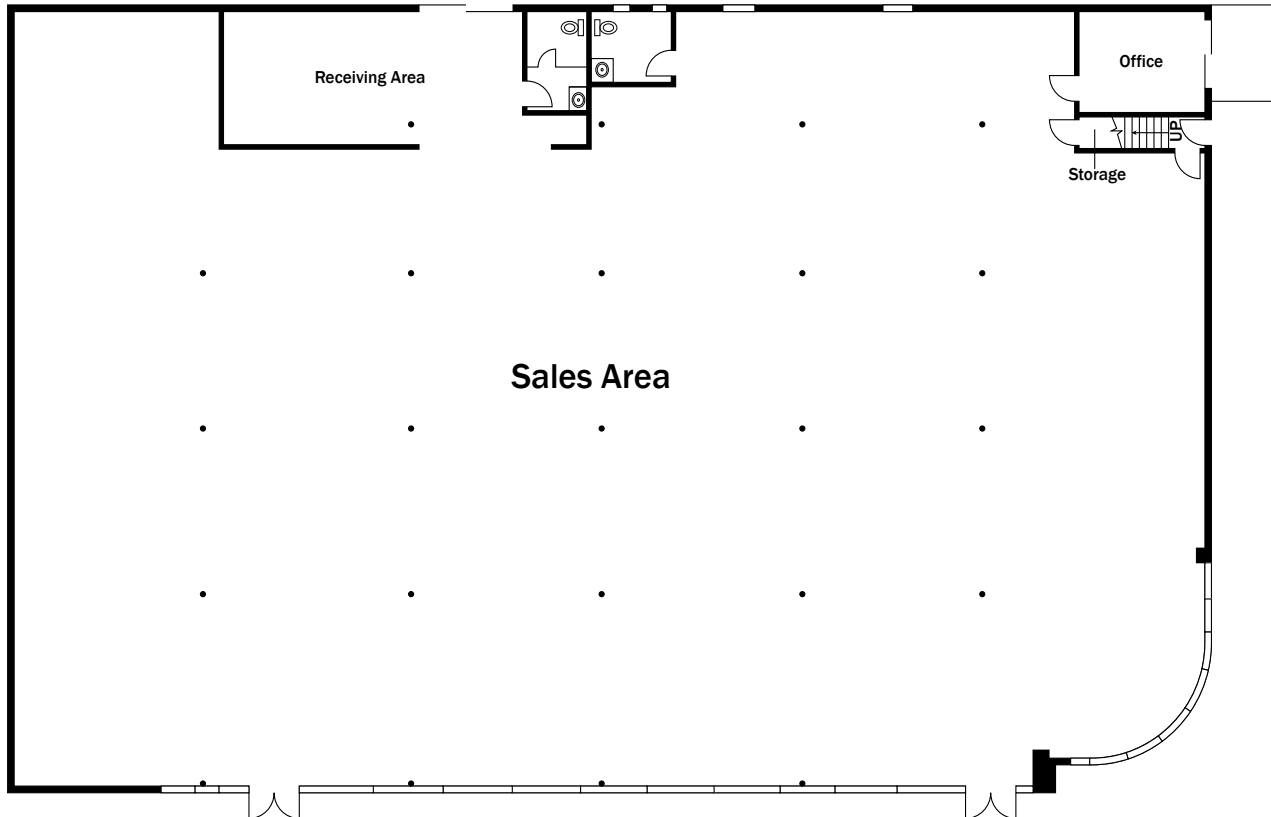
13,610 SF BUILDING

AVAILABLE FOR SALE

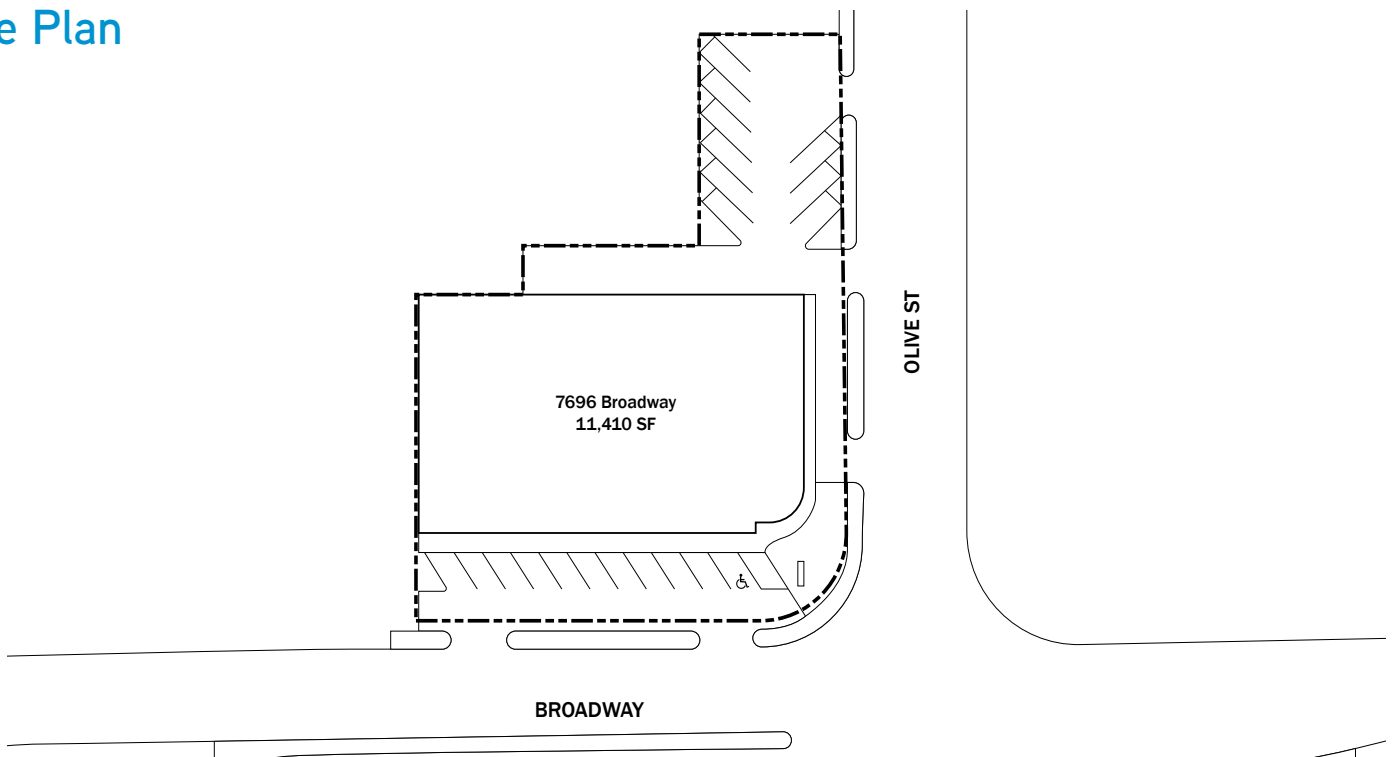
AVAILABLE FOR LEASE - 11,410 SF

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Floor Plan



Site Plan



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