

EXCLUSIVELY LISTED FOR SALE

DEVELOPMENT OPPORTUNITY

SAN DIEGO (LEMON GROVE), CALIFORNIA



7431-55 BROADWAY ST

PRIME COMMERCIAL CORRIDOR LOCATION - Located directly along Broadway, Lemon Grove's main thoroughfare, the property offers exceptional visibility and exposure with strong daily traffic counts of 74,200 VPD.

STRATEGIC INFILL POSITIONING - With immediate access to SR-94 and SR-125, the property connects easily to Downtown San Diego, Mission Valley, and the broader East County trade area.

ZONED FOR COMMERCIAL USES / DRIVE-THRU ALLOWED BY RIGHT - The property benefits from flexible commercial zoning, accommodating a wide range of potential uses such as retail, office, medical, quick-service restaurant (QSR), automotive, and service-oriented tenants.

ADJACENT TO HIGH PERFORMING HOME DEPOT - With more than 1.4 million annual visitors (Placer.ai), the subject property enjoys strong foot traffic driven by major anchors including Home Depot, Food 4 Less, and a variety of additional national and regional retailers.

DENSE RESIDENTIAL BASE - Over 213,590 residents live within a 3-mile radius, with average household incomes exceeding \$110,455.

TRANSIT-ORIENTED CUSTOMER DRAW - The proximity to the trolley station enhances the property's accessibility and captures both local residents and commuters traveling between East County and central San Diego.

STRONG MARKET FUNDAMENTALS - San Diego County's commercial real estate market remains highly supply-constrained due to geographic boundaries and limited new development sites. Lemon Grove, with its central location and connectivity, continues to attract retail and service users seeking affordable, high-visibility space.

SIGNATURE MAIN STREET PRESENCE - Positioned along Broadway with strong frontage and signage opportunities, the property is uniquely suited for commercial redevelopment or repositioning that maximizes exposure and long-term value.

LOCATION

7431-55 BROADWAY ST
LEMON GROVE, CA

TOTAL LAND AREA

0.48 ACRES /
27,007 SF

ZONING | DENSITY

GENERAL
COMMERCIAL (GC)

3 MILE RADIUS

213,590 RESIDENTS
\$110,455 AHHI

CLICK FOR MORE INFORMATION

STRONG DEMOGRAPHICS:

520,047 RESIDENTS WITHIN 5 MILES
187,863 HOUSING UNITS WITHIN 5 MILES



Contact

Blake Tagmyer
Executive Director
+1 858 558 5670
blake.tagmyer@cushwake.com
LIC #01912759

Conor McGough
Associate
+1 858 558 5627
conor.mcgough@cushwake.com
LIC #02236653

Brandon Price
Senior Director
+1 858 558 5673
brandon.price@cushwake.com
LIC #01822998

Amy Thompson
Brokerage Specialist
+1 858 546 5440
amy.thompson@cushwake.com
LIC #0221440

12830 El Camino Real, Ste. 100
San Diego, CA 92130 | US



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