



1801-7825

Broadway

Lemon Grove, CA



AVAILABLE FOR LEASE

LEMON GROVE offers a character unlike anywhere else in San Diego County—a close-knit community with deep local roots, authentic neighborhood charm, and a growing sense of momentum.

The city blends historic character with ongoing reinvestment, supported by new housing, revitalized commercial corridors, and convenient access to Downtown San Diego via Highway 94 and the Trolley.

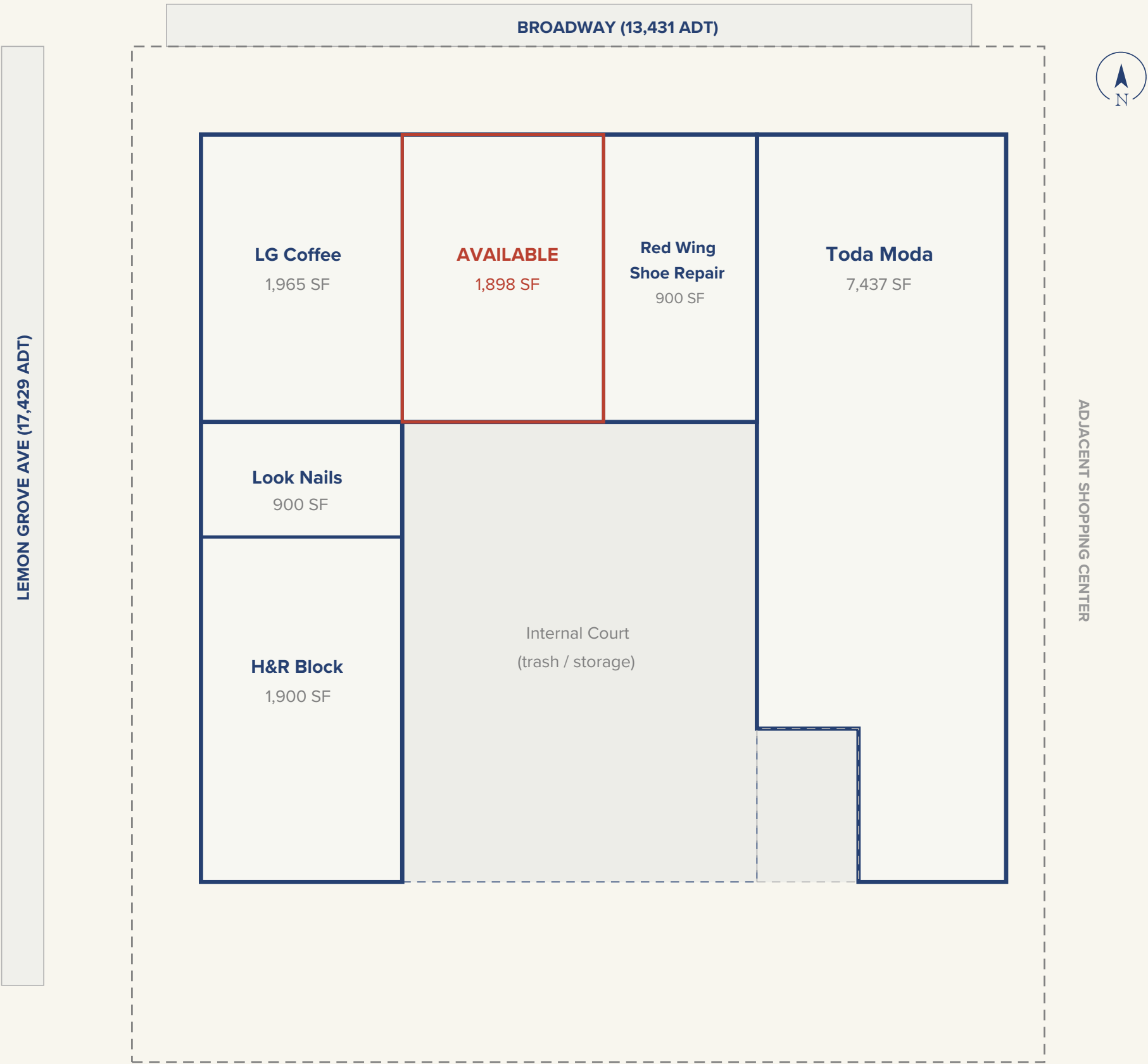
Longtime local businesses, neighborhood events, and a strong sense of civic pride create an environment where residents are deeply connected to the community, making Lemon Grove an increasingly attractive place to live, work, and grow.

Lemon Grove



Site Plan

- 1,898 SF SPACE AVAILABLE FOR LEASE
- ACCESS FROM LIGHTED INTERSECTION
- ONSITE PARKING
- SIGNAGE FRONTING BROADWAY (13,431 ADT)
- LOCATED IN THE HEART OF DOWNTOWN LEMON GROVE



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.





Site Images

Demographics



	POPULATION	DAYTIME POPULATION	HOUSEHOLDS	AVERAGE HH INCOME	MEDIAN HH INCOME
1 MILE	21,270	5,276	7,566	\$119,253	\$100,024
3 MILES	196,226	45,475	69,113	\$129,086	\$102,218
5 MILES	500,379	98,099	172,255	\$131,498	\$105,364



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