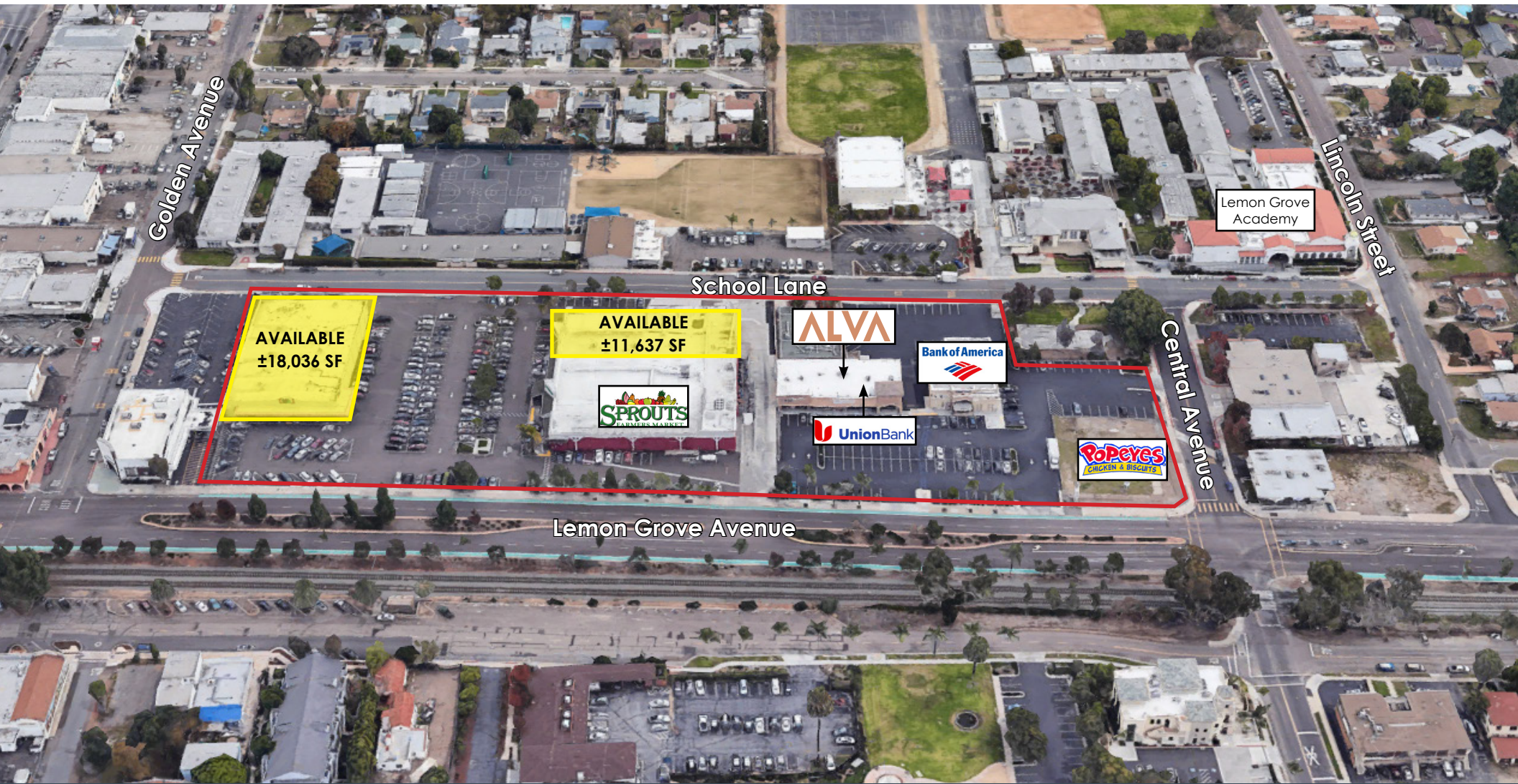


RETAIL SPACE FOR LEASE - LEMON GROVE STATION

3145 - 3275 LEMON GROVE AVENUE



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SC

FOR LEASE | LEMON GROVE STATION

SURROUNDING RETAIL



JO-ANN
fabric and craft stores

10 Retail Shops
including Mario's
Clothing, JV Nails,
Craft Stores and
Loan & Jewelry



San Diego
Pet Supply

H&R BLOCK



metroPCS
Unlimit Yourself.

McKee's
Auto Registration



Grove Market

Lemon Grove
Antique Mall

Fruit Mania

GAMEZONE



Better Ingredients.
Better Pizza.



WESTERN
UNION

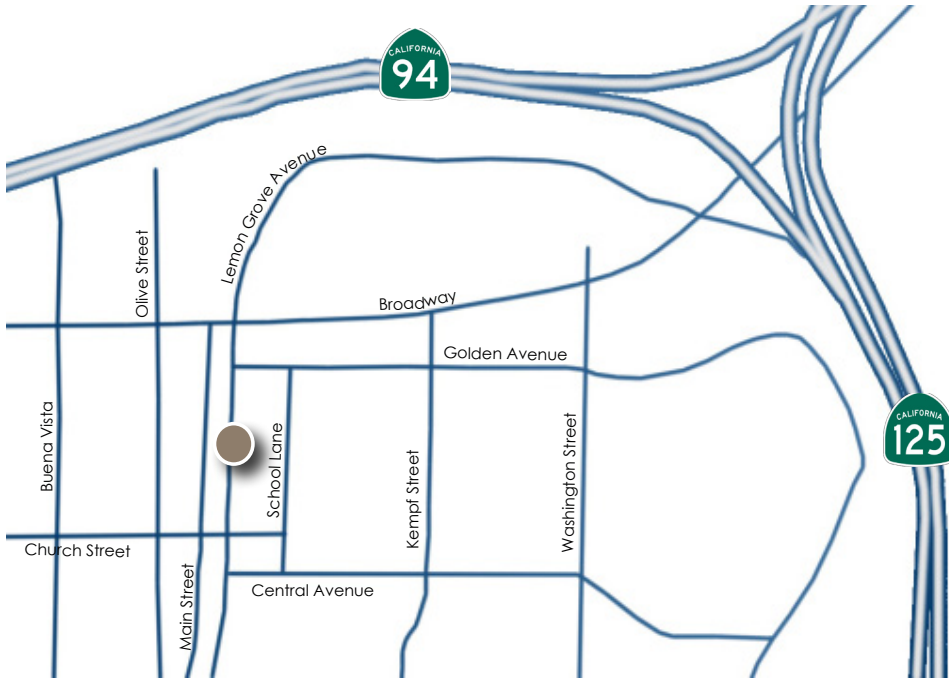


FOR LEASE | LEMON GROVE STATION

AVAILABLE SPACE

Use	Available Area	Asking Rent	Occupancy
Retail / Medical	±18,036 SF	\$1.50 / SF	Vacant
Retail	±11,637 SF	\$1.00 / SF	Vacant





Retail Information

- Asking Rate: Negotiable

Features

- High visibility location with +28,000 cars per day
- Easy access from 94 and 125 freeways
- Monument signage
- Anchored tenants include Sprouts and Bank of America
- Zoned (Com) uses included department stores, retail sales, professional services, restaurants, and gyms
- Walking distance to Lemon Grove Trolley Station

Demographics	1 Mile	3 Miles
Population	20,295	200,916
Households	7,010	68,301
Median HH Income	\$49,445	\$53,163
Daytime Employees	5,597	48,959

Traffic Street	Cross Street	Traffic Volume	Distance
Lemon Grove Avenue	Alley S	30,810	0.08 mi
Broadway	Lemon Grove Avenue	17,242	0.20 mi
Kempf Street	Darryl Street N	20,348	0.22 mi
Lemon Grove Avenue	Montana Street S	28,679	0.23 mi
Lemon Grove Avenue	Alley S	21,096	0.24 mi

2 - MILE RADIUS



FOR LEASE | LEMON GROVE STATION

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