

FOR SALE | Flex Commercial Uses on Major Arterial Road
7919-7923 Broadway | Lemon Grove, CA 91945

Middle School
±530 Students

POPEYES
BANK OF AMERICA

SPROUTS
FARMERS MARKET

Elementary School
±430 Students

Print Shop

Game Zone

Broadway

16,075 VPD

Kelvin Mixed-Use
66 Units | Built 2023





Seller carry option available.

Metered for four separate retail units, currently owner/occupied as one space.

7917-7919 Broadway
Lemon Grove, CA
Property Address

480-112-08
Parcel APN

±5,802 SF
Leaseable Size

VC3 - Village
Commercial
Parcel Zoning

±0.33 Acres
(±14,117 SF)
Lot Size

90 Walk Score 53 Bike Score 46 Transit Score

New Residential within 1/2 Mile

102 Units

Celsius Apartments

66 Units

Kelvin Mixed-Use

48 Units

Rising Sun Apartments

32 Homes

Centera La Mesa

30 Homes

Summit Estates

14 Homes

Bonita Place

- » Rare investment opportunity in the heart of Lemon Grove, where a historic building combines charm with a prime location.
- » Situated in a high-traffic area with easy access to major roads and public transit with exposure to over 16,000 VPD.
- » Currently home to an antique shop, the owner is open to selling the business with the property. Ample street parking adds to its accessibility, making this a versatile space and a chance to own a piece of Lemon Grove's evolving commercial scene.

Area Conveniences



AJ George | commercial@ajgeorge.com | 858.598.3589

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee about it.

Property Financials

						Proforma	
SF	Price/ Month	Price/ Year	Price/SF/ Year	Price/SF /Year	Price/SF /Month	Price/SF /Month	
Gross Rents							
	1,451	\$6,475	\$77,700	\$53.55	\$1.50	\$1.50	\$26,118
	1,450	\$0	\$0	\$0.00	\$1.50	\$1.50	\$26,100
	1,451	\$0	\$0	\$0.00	\$1.50	\$1.50	\$26,118
	1,450	\$0	\$0	\$0.00	\$1.50	\$1.50	\$26,100
Total Gross Rents	5,802	\$6,475	\$77,700	\$13.39	\$1.12	\$1.50	\$104,436
Other Income							
Reimbursements	5,802		\$0				\$0
Total Gross Income	5,802	\$6,475	\$77,700	\$13.39	\$1.12	\$1.50	
Expenses							
Property Taxes		\$1,378	\$18,125	\$3.12	\$0.24		\$18,125
Insurance		\$146	\$1,752	\$0.30	\$0.03		\$1,752
Management Fee		\$217	\$2,604	\$0.45	\$0.04		\$2,604
Maintenance		\$217	\$2,604	\$0.45	\$0.04		\$2,604
Water / Trash		\$0	\$0	\$0.00	\$0.00		\$0
Total Expenses	5,802	\$1,958	\$23,496	\$4.05	\$0.34		\$25,085
NOI	5,802	\$4,517	\$54,204	\$9.34	\$0.78		\$79,351
							\$1,499,000
							5.3%

Property Proforma

Valuation Analysis - Proforma			
		100% Current	100% Proforma
Rental Income	\$6,384	\$76,608	\$104,436
Vacancy Factor	0%	\$-	\$-
Gross Income		\$76,608	\$104,436
Less:			
Property Taxes*	1.25%	\$18,125	\$18,125
Insurance	\$0.03	\$1,752	\$1,752
CAM	\$0.07	\$5,208	\$5,208
Operating Expenses		\$25,085	\$25,085
*Based on a reassessed value upon sale.			
Add:			
Other Income			
Reimbursements		\$0	\$0
Net Operating Income		\$51,523	\$79,351
Cap Rate		3.57%	5.50%
Property Value (rounded)		\$1,442,745	\$1,442,745
Per Square Foot		\$249	\$249

Property Photos



Interior *Photos*



Southeast Facing *Drone*

POPEYES



Middle School
±530 Students

Elementary School
±430 Students

GTM Store

Animal Hospital

Lemon Grove
Deli & Grill

The Godfather's Diner

Body By
Discipline

Giant Pizza
& Deli

Multi-Family/Mixed-Use
66 Units | Built 2023



● Major Shopping

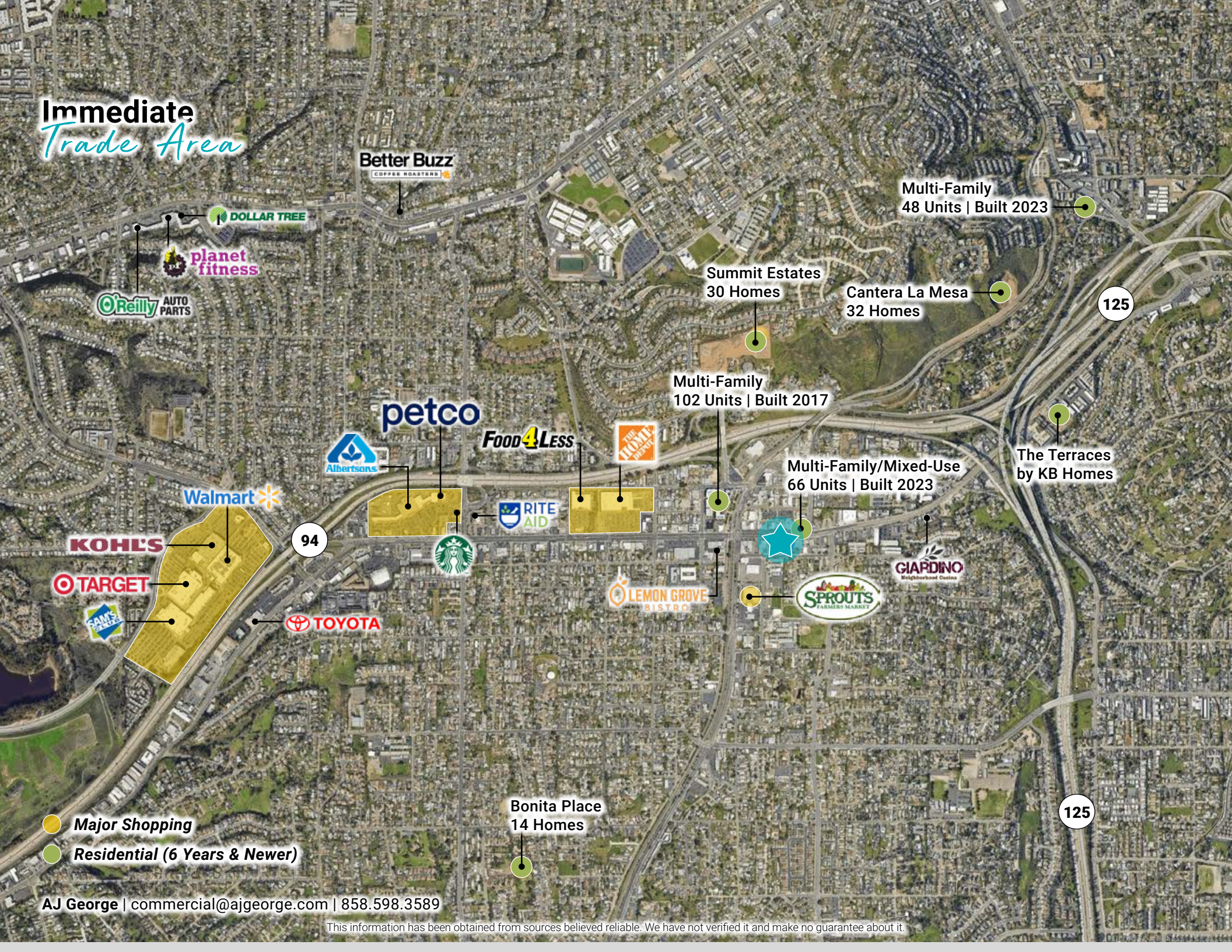
● Residential (6 Years & Newer)

125

AJ George | commercial@ajgeorge.com | 858.598.3589

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee about it.

Immediate Trade Area



- Major Shopping
- Residential (6 Years & Newer)

AJ George | commercial@ajgeorge.com | 858.598.3589

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee about it.

Better Buzz
COFFEE ROASTERS

DOLLAR TREE

planet fitness

O'Reilly AUTO PARTS

Multi-Family
48 Units | Built 2023

Summit Estates
30 Homes

Cantera La Mesa
32 Homes

125

Multi-Family
102 Units | Built 2017

petco

Food4Less

THE PROMISE

Albertsons

Multi-Family/Mixed-Use
66 Units | Built 2023

The Terraces
by KB Homes

Walmart

94

KOHL'S

RITE AID

Starbucks

LEMON GROVE BISTRO

SPROUTS FARMERS MARKET

GIARDINO

TARGET

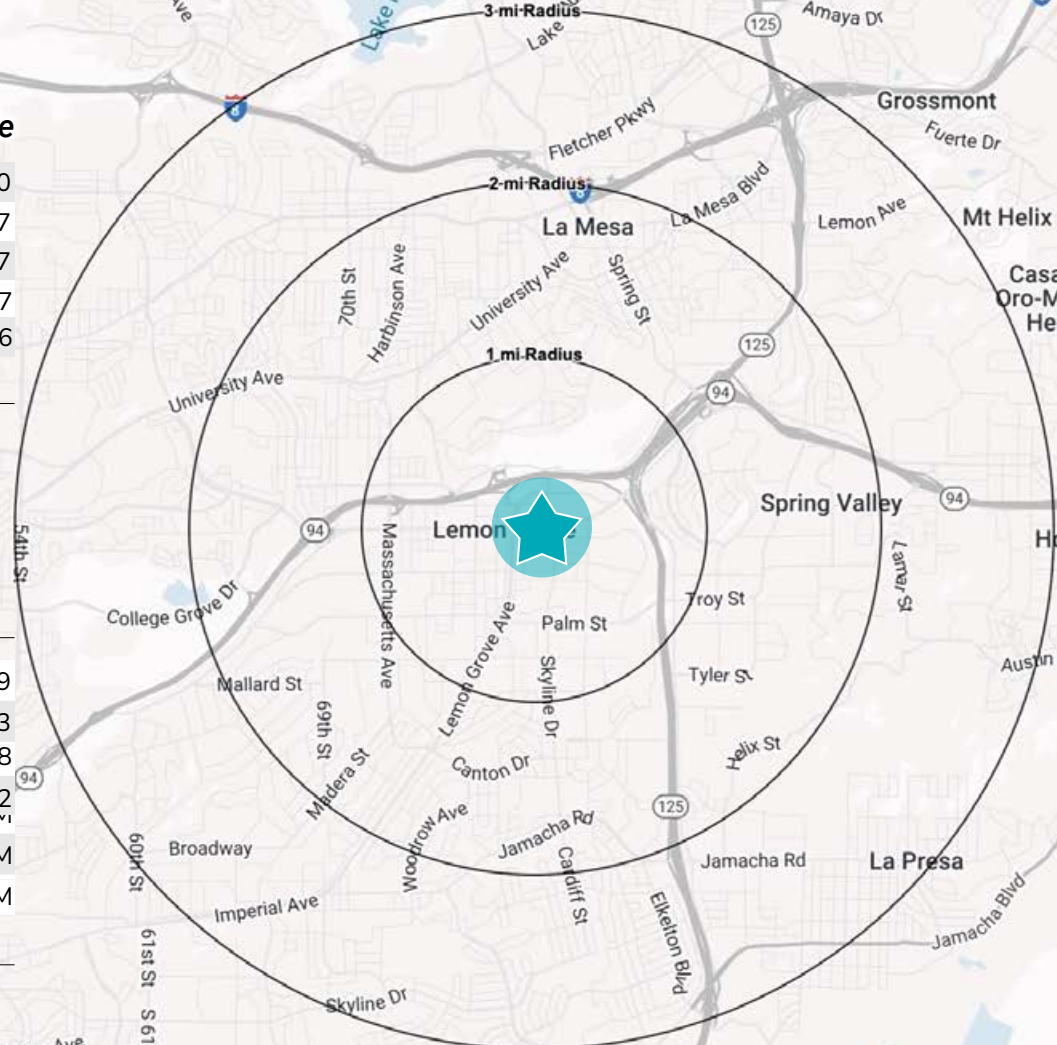
TOYOTA

SAV'S FRESH

125

Bonita Place
14 Homes

Trade Area Demographics



	1 Mile	2 Mile	3 Mile
2024 Estimated Population	20,699	88,834	194,920
2024 Est. Median Age	36.0	36.3	35.7
2024 Estimated Households	7,178	31,254	68,007
2024 Median Rent	\$1,828	\$1,775	\$1,797
2024 Median Home Value	\$716,048	\$718,888	\$717,196

Population/Housing

2024 Est. Average Household Income	\$113,801	\$116,185	
2024 Est. Median Household Income	\$91,630	\$92,468	
2024 Est. Total Businesses	698	3,071	
2024 Est. Total Employees	4,765	19,564	

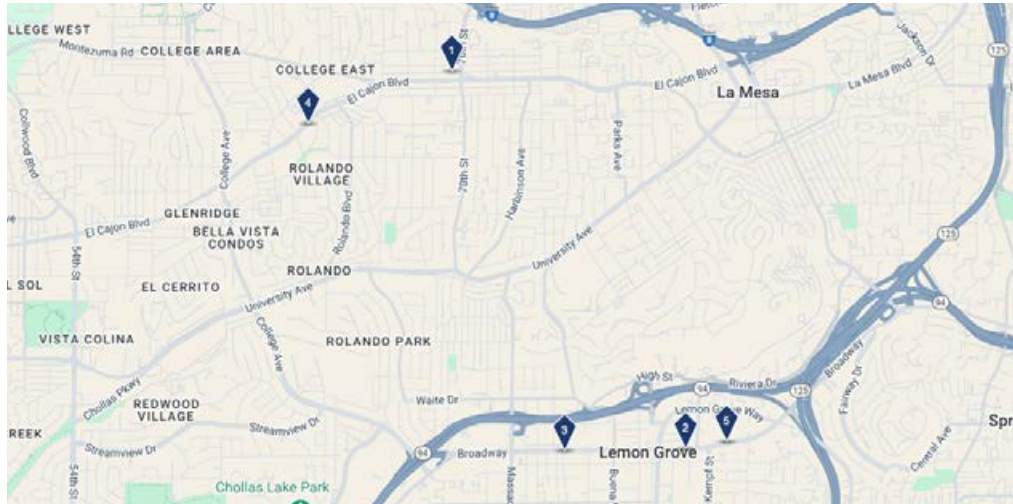
Businesses/Employees

2024 Est. Total Household Expenditure	\$583.63 M	\$2.55 B	\$114,469
2024 Est. Apparel	\$20.88 M	\$90.94 M	\$89,783
2024 Est. Entertainment	\$33.58 M	\$146.29 M	6,538
2024 Est. Food, Beverages, Tobacco	\$88.28 M	\$385.74 M	43,732
2024 Est. Furnishings, Equipment	\$20.8 M	\$90.67 M	\$192.37 M
2024 Est. Health Care, Insurance	\$52.29 M	\$228.43 M	\$484.71 M

Household Expenditures

Sales Comparables

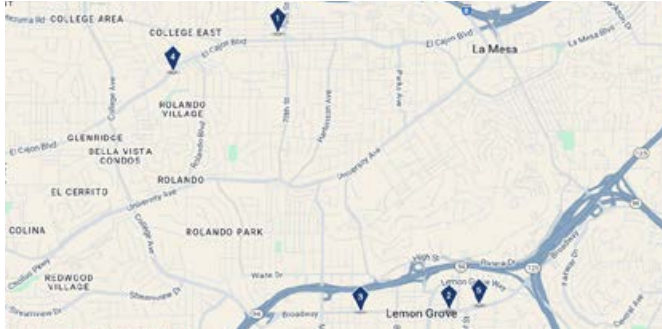
Map



Sales Attributes	Low	Average	Median	High
Sale Price	\$1,210,000	\$1,420,400	\$1,475,000	\$1,582,000
Price Per SF	\$230	\$297	\$308	\$459
Cap Rate	-	-	-	-
Time Since Sale in Months	0.0	10.6	10.0	18.0

Property Attributes	Low	Average	Median	High
Building SF	3,450 SF	4,786 SF	5,000 SF	5,580 SF
Floors	1	1	1	2
Typical Floor	2,322 SF	4,322 SF	5,000 SF	5,580 SF
Vacancy Rate at Sale	-	-	-	-
Year Built	1947	1959	1960	1968

Sales Comparables Dataset



1 6970 El Cajon Blvd SOLD

San Diego, CA 92115

Sale Date Oct 15, 2024
 Sale Price \$1,540,000
 Price/SF \$308.00
 Parcels 468-162-18
 Comp ID 6898233
 Comp Status In Progress

San Diego

Type 2 Star Retail Auto Repair
 Year Built 1960
 GLA 5,000 SF
 Land Acres 0.32 AC
 Land SF 14,000 SF
 Zoning C, San Diego
 Sale Condition Purchase By Tenant



2 7931 Broadway SOLD

Lemon Grove, CA 91945

Sale Date Dec 12, 2023
 Sale Price \$1,475,000
 Price/SF \$317.55
 Parcels 480-112-09
 Comp ID 6596673
 Comp Status Research Complete

San Diego

Type 1 Star Retail Storefront Retail/Office
 Year Built 1947
 GLA 4,645 SF
 Land Acres 0.30 AC
 Land SF 13,068 SF
 Zoning C



3 7387 Broadway SOLD

Lemon Grove, CA 91945

Sale Date Apr 23, 2023
 Sale Price \$1,210,000
 Price/SF \$230.17
 Parcels 480-084-23
 Comp ID 6370954
 Comp Status Research Complete

San Diego

Type 2 Star Retail Freestanding
 Year Built 1958
 GLA 5,257 SF
 Land Acres 0.43 AC
 Land SF 18,731 SF
 Zoning C-6



4 6425-6435 El Cajon Blvd SOLD

San Diego, CA 92115

Sale Date Jan 10, 2024
 Sale Price \$1,295,000
 Price/SF \$232.08
 Parcels 467-460-07
 Comp ID 6625048
 Comp Status Research Complete

San Diego

Type 2 Star Retail Storefront
 Year Built 1960
 GLA 5,580 SF
 Land Acres 0.15 AC
 Land SF 6,534 SF
 Zoning C-6
 Sale Condition 1031 Exchange



5 8035 Broadway SOLD

Lemon Grove, CA 91945

Sale Date Jul 18, 2023
 Sale Price \$1,582,000
 Price/SF \$458.55
 Comp ID 6458361
 Comp Status Research Complete

San Diego

Type 3 Star Retail
 Year Built 1968
 GLA 3,450 SF
 Land Acres 0.56 AC
 Land SF 24,351 SF