

# FOR LEASE

7865 BROADWAY  
LEMON GROVE, CA 91945

## TATTOO and SUPPLY

*Santana's Tattoo Supply*  
Made For Artist

SANTANA'S  
TATTOOS & SUPPLIES



APPROX 2,700SF RETAIL SPACE AVAILABLE

PRESENTED BY

**RYAN CHANDRAPAUL**

DRE# 02127548  
619-762-5492

**MATT SCHUBA**

DRE# 02246498  
858-598-3589



# CIG

CHANDRAPAUL INVESTMENT GROUP  
eXp Commercial

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## DISCLAIMER

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### Disclaimer Statement:

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APPROX 2,700SF RETAIL SPACE

## PROPERTY HIGHLIGHTS

- Located on major thoroughfare
- Ample street parking
- Private Second Floor Office
- Signage
- NNN estimated at .30/SF



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## EXTERIOR PHOTOS



EXTERIOR PHOTO



AERIAL PHOTO

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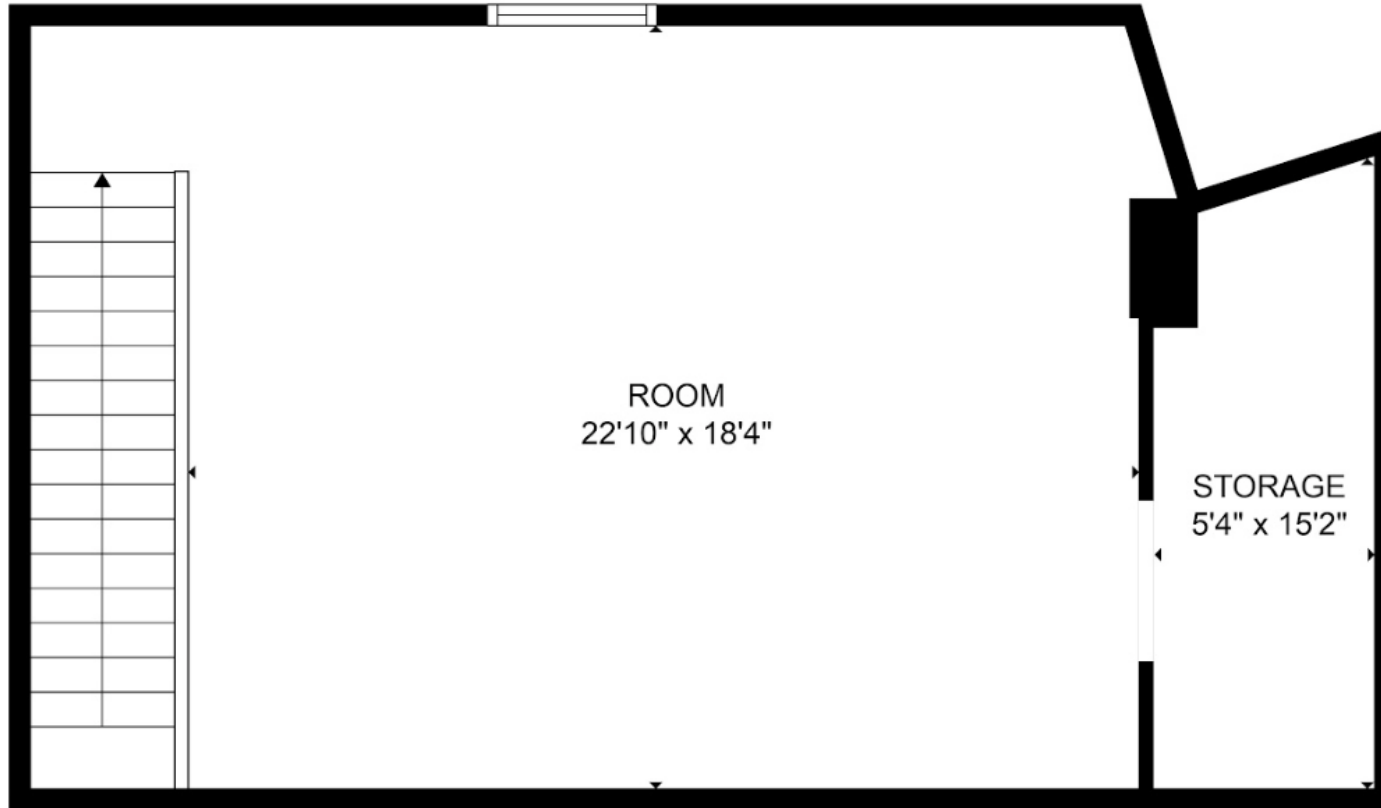
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## UPSTAIRS FLOORPLAN



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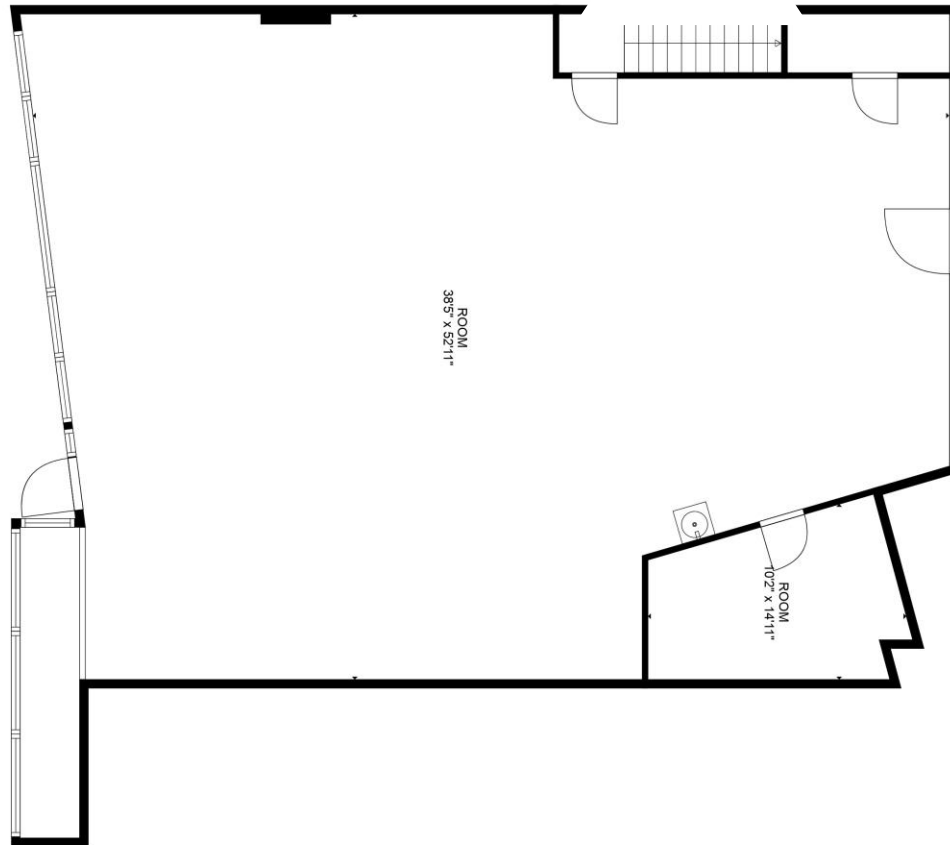
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## DOWNSTAIRS FLOORPLAN



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## DOWNSTAIRS PHOTOS



MAIN AREA



MAIN AREA



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## UPSTAIRS PHOTOS



UPSTAIRS AREA



UPSTAIRS AREA



UPSTAIRS RESTROOM

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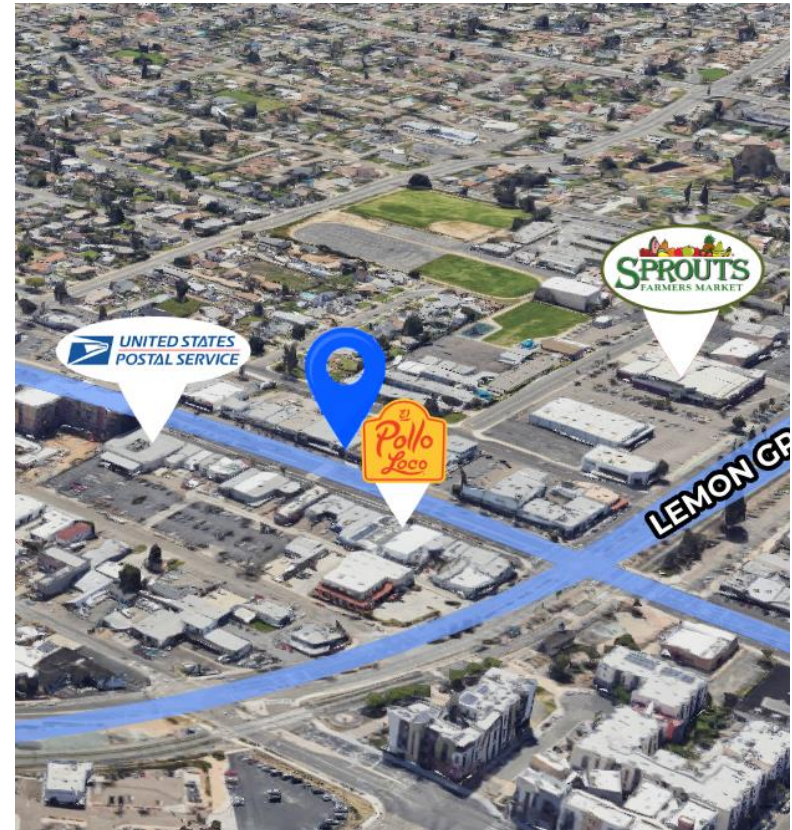
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## DEMOGRAPHIC REPORT

Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2029 Projection	20,249	193,604	488,456
2024 Estimate	20,469	195,666	493,414
2020 Census	21,025	200,683	504,794
Growth 2024 - 2029	-1.07%	-1.05%	-1.00%
Growth 2020 - 2024	-2.64%	-2.50%	-2.25%
<b>2024 Population by Hispanic Origin</b>			
2024 Population	9,173	78,665	196,297
White	7,416 36.23%	74,747 38.20%	177,391 35.95%
Black	2,275 11.11%	21,953 11.22%	52,146 10.57%
Am. Indian & Alaskan	214 1.05%	2,233 1.14%	5,292 1.07%
Asian	1,733 8.47%	19,686 10.06%	67,594 13.70%
Hawaiian & Pacific Island	193 0.94%	1,558 0.80%	3,530 0.72%
Other	8,639 42.21%	75,489 38.58%	187,461 37.99%
U.S. Armed Forces	414	2,675	6,164
<b>Households</b>			
2029 Projection	6,843	65,062	161,615
2024 Estimate	6,930	65,844	163,498
2020 Census	7,164	67,843	168,192
Growth 2024 - 2029	-1.26%	-1.19%	-1.15%
Growth 2020 - 2024	-3.27%	-2.95%	-2.79%
Owner Occupied	3,329 48.04%	33,431 50.77%	83,777 51.24%
Renter Occupied	3,601 51.96%	32,413 49.23%	79,720 48.76%
<b>2024 Households by HH Income</b>			
Income: <\$25,000	6,931	65,845	163,499
Income: \$25,000 - \$50,000	1,197 17.27%	10,843 16.47%	26,783 16.38%
Income: \$50,000 - \$75,000	1,081 15.60%	10,465 15.89%	26,563 16.25%
Income: \$75,000 - \$100,000	1,318 19.02%	11,712 17.79%	27,759 16.98%
Income: \$100,000 - \$125,000	911 13.14%	8,887 13.50%	20,636 12.62%
Income: \$125,000 - \$150,000	736 10.62%	7,316 11.11%	17,725 10.84%
Income: \$150,000 - \$200,000	690 9.96%	5,560 8.44%	13,023 7.97%
Income: \$200,000+	590 8.51%	5,963 9.06%	14,964 9.15%
Income: \$200,000+	408 5.89%	5,099 7.74%	16,046 9.81%
<b>2024 Avg Household Income</b>	\$90,678	\$95,247	\$99,705
<b>2024 Med Household Income</b>	\$72,749	\$74,793	\$75,781



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