

FOR SALE

Rare Industrial Owner / User Opportunity

± 3,684 SF OFFICE AND WAREHOUSE WITH ± 1,500 BONUS MEZZANINE SPACE.

± 8,335 GATED YARD SPACE

**PRICE
REDUCED!**

3535 - 3559 VISTA AVENUE | LEMON GROVE, CA 91945

858.360.3000 caacre.com

**COMMERCIAL
ASSET
ADVISORS**

3535 - 3559 VISTA AVENUE
LEMON GROVE, CA 91945

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this offering to:

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OFFERING SUMMARY

OFFERING

3535 - 3559 VISTA AVENUE | LEMON GROVE, CA 91945

Commercial Asset Advisors is pleased to present the opportunity to purchase 3535 -3559 Vista Avenue. This offering includes two adjacent parcels located at 3535 - 3559 Vista Avenue in Lemon Grove, California. The property consists of three buildings, featuring a mix of office, warehouse, and gated yard space.

Situated in the heart of Lemon Grove, this property enjoys excellent freeway visibility and accessibility, with close proximity to major freeways, public transportation, and a variety of local amenities. Located on Vista Avenue, this property benefits from flexible zoning and premium improvements, making it an ideal location for users seeking strong exposure.

This property presents an excellent opportunity for an owner-user seeking a well located office/industrial asset in the growing Lemon Grove submarket. With its flexible base zone, superb yard space, and freeway visibility, 3535-3559 Vista Avenue is primed with possibilities.

OFFERING SUMMARY

**PRICE
REDUCED!**

**RARE OWNER/USER
OPPORTUNITY**



**MASSIVE GATED
YARD**



**BONUS WAREHOUSE
MEZZANINE**



**OFFICE / WAREHOUSE
MIX**



**PREMIUM
PROFESSIONAL OFFICE
BUILD-OUT**



**FREEWAY
VISIBLE**



Asking Price	\$1,750,000 \$1,495,000
Building Sq. Ft.	± 3,684 SF
Bonus Mezzanine	± 1,500 SF
Warehouse Sq. Ft.	± 1,600 SF
Office Sq. Ft.	± 1,884 SF
Sq. Ft. to Occupy	± 5,184 SF (\$ 288/sf)
Gated Yard	± 8,335 SF
Lot Size	± 14,093 SF
Uses	General Commercial, Heavy Commercial
APN	479-042-25-00 479-042-26-00
Zoning	GC & HC

± Buyer to Verify



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LOCATION OVERVIEW





LEMON GROVE

Lemon Grove, California is a city nestled in San Diego County, known for its unique historic roots and community pride. Lemon Grove is centrally located in the southwest portion of San Diego County, approximately nine miles from downtown San Diego and 12 miles from the airport. It sits south of La Mesa and about 12 miles inland from San Diego's pristine beaches.

The city boasts the "Best Climate on Earth," making it an ideal place for residents and businesses alike. Lemon Grove has a rich history that dates back to the late 1800s when it was primarily an agricultural community known for its lemon and citrus groves. Today, it has evolved into a vibrant city with a diverse population and a strong sense of community.

Lemon Grove provides a vibrant community for retail businesses. With its favorable climate and proximity to San Diego, it offers a strategic location for entrepreneurs. Whether you're selling fresh produce, artisanal goods, or unique products, Lemon Grove's welcoming atmosphere and historical charm create an excellent environment for retail ventures.

LOCATION



Walmart
Target
24 FITNESS
KOHLS
ROSS
DRESS FOR LESS

petco
Albertsons
CVS pharmacy
IN-N-OUT BURGER
McDonald's

THE HOME DEPOT
FOOD 4 LESS



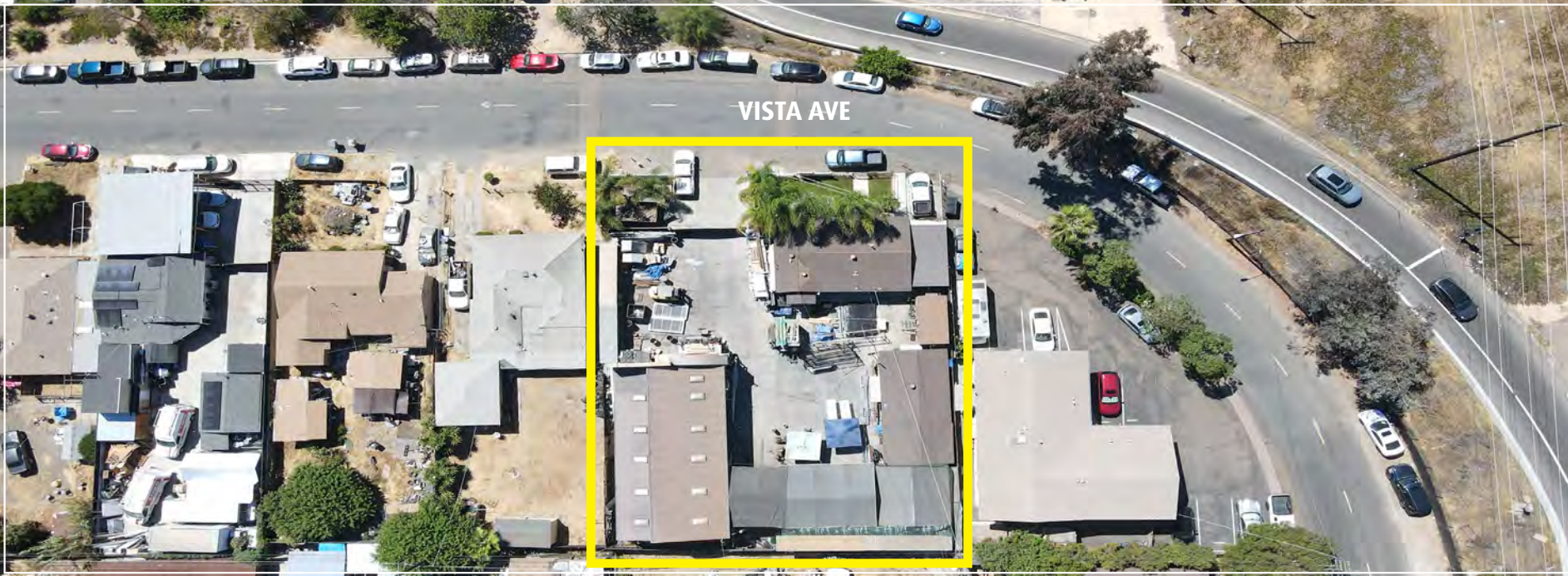
DOWNTOWN LEMON GROVE



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FOR SALE

SITE PLAN



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PHOTO GALLERY







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