

27,007 SF SITE AVAILABLE - GROUND LEASE ENTITLED PLANS WITH PERMITS SUBMITTED

7431-7455 BROADWAY | LEMON GROVE, CALIFORNIA 91945

BROADWAY

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CAST
CAPITAL PARTNERS

AVAILABLE FOR GROUND LEASE



AT A GLANCE



0.62 AC
LAND SIZE



86 (VERY WALKABLE)
WALK SCORE®



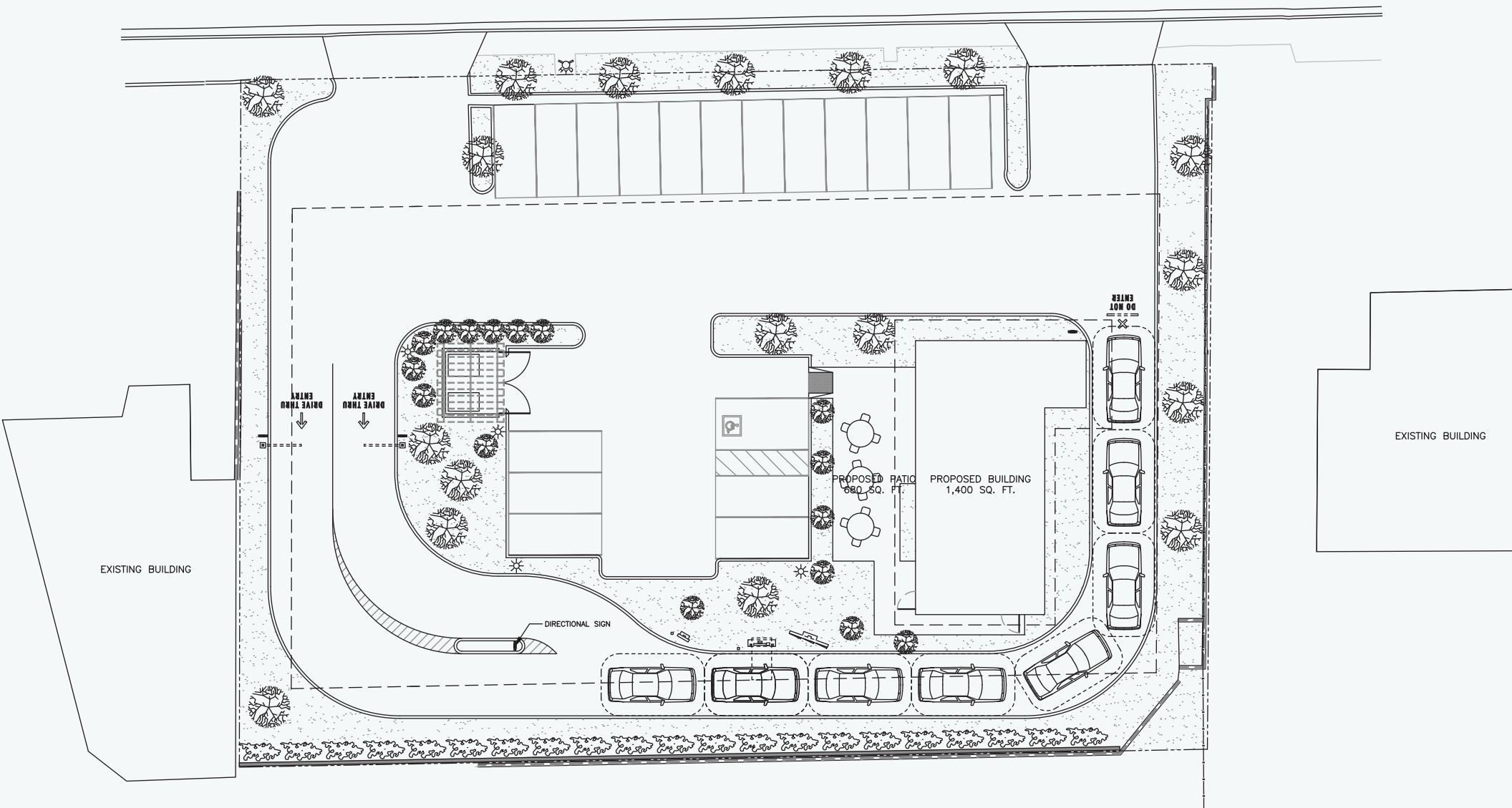
\$200,000 NNN
GROUND RENT

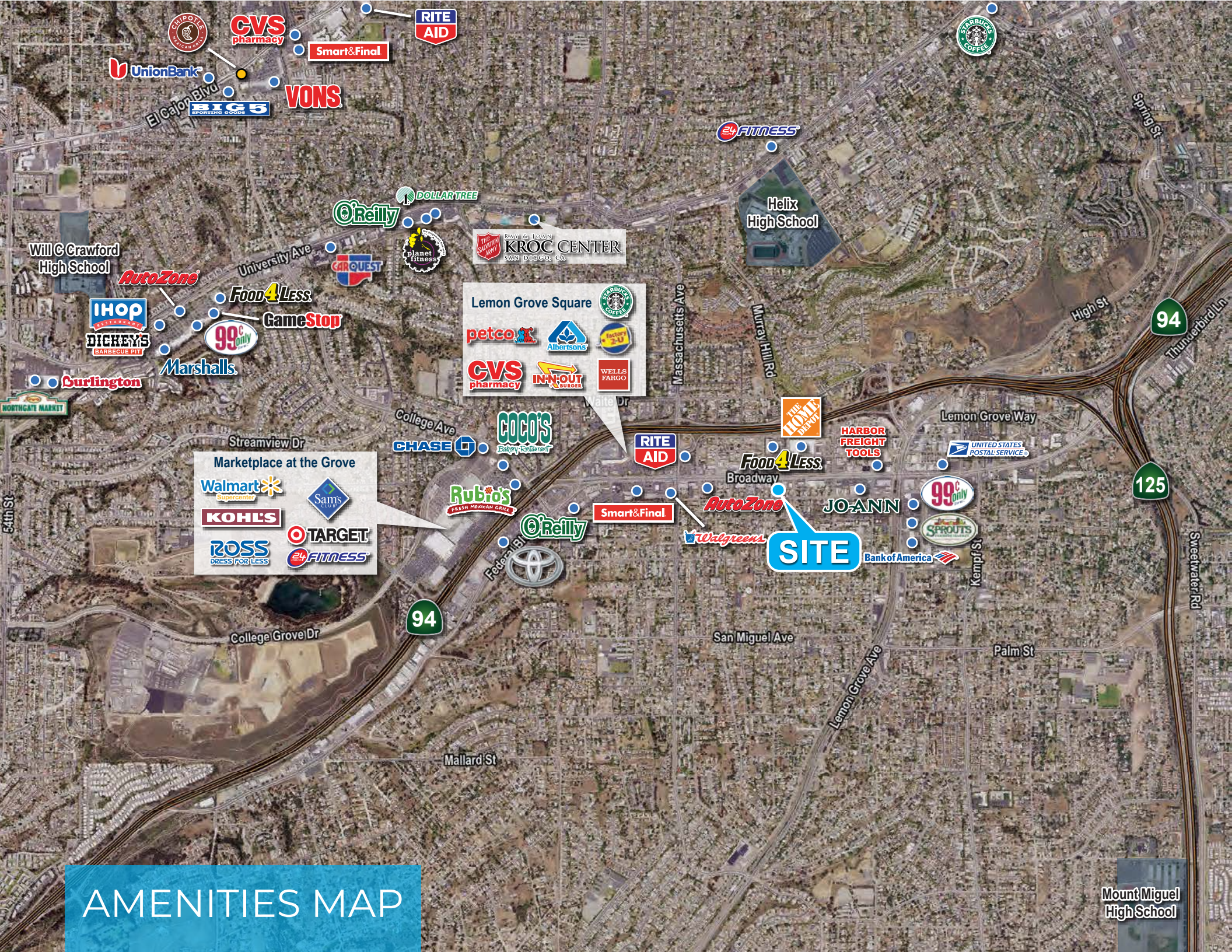


**DRIVE-THRU ALLOWED BY RIGHT
UNDER GENERAL COMMERCIAL ZONE**

[[CLICK HERE FOR ALLOWABLE USES](#)]

SITE PLAN





Lemon Grove Square

- petco
- Albertsons
- FACTORY 2U
- CVS pharmacy
- IN-N-OUT
- WELLS FARGO

Marketplace at the Grove

- Walmart Supercenter
- Sam's CLUB
- KOHL'S
- TARGET
- ROSS DRESS FOR LESS
- 24 FITNESS

CVS pharmacy

IN-N-OUT

WELLS FARGO

SITE

AMENITIES MAP

Mount Miguel High School

Will C Crawford High School

Helix High School

Mount Miguel High School



AVERAGE
HOUSEHOLD
INCOME

1
MILE \$81,889

3
MILE \$86,578

DAYTIME EMPLOYMENT

1
MILE
7,460

3
MILE
54,942

51,481 CPD

BROADWAY +
CITRUS W

155,984 CPD

INTERSTATE 94 +
WAITE DR E

149,996 CPD

INTERSTATE 94 +
MASSACHUSETTS AVE W



POPULATION

1
MILE 21,956

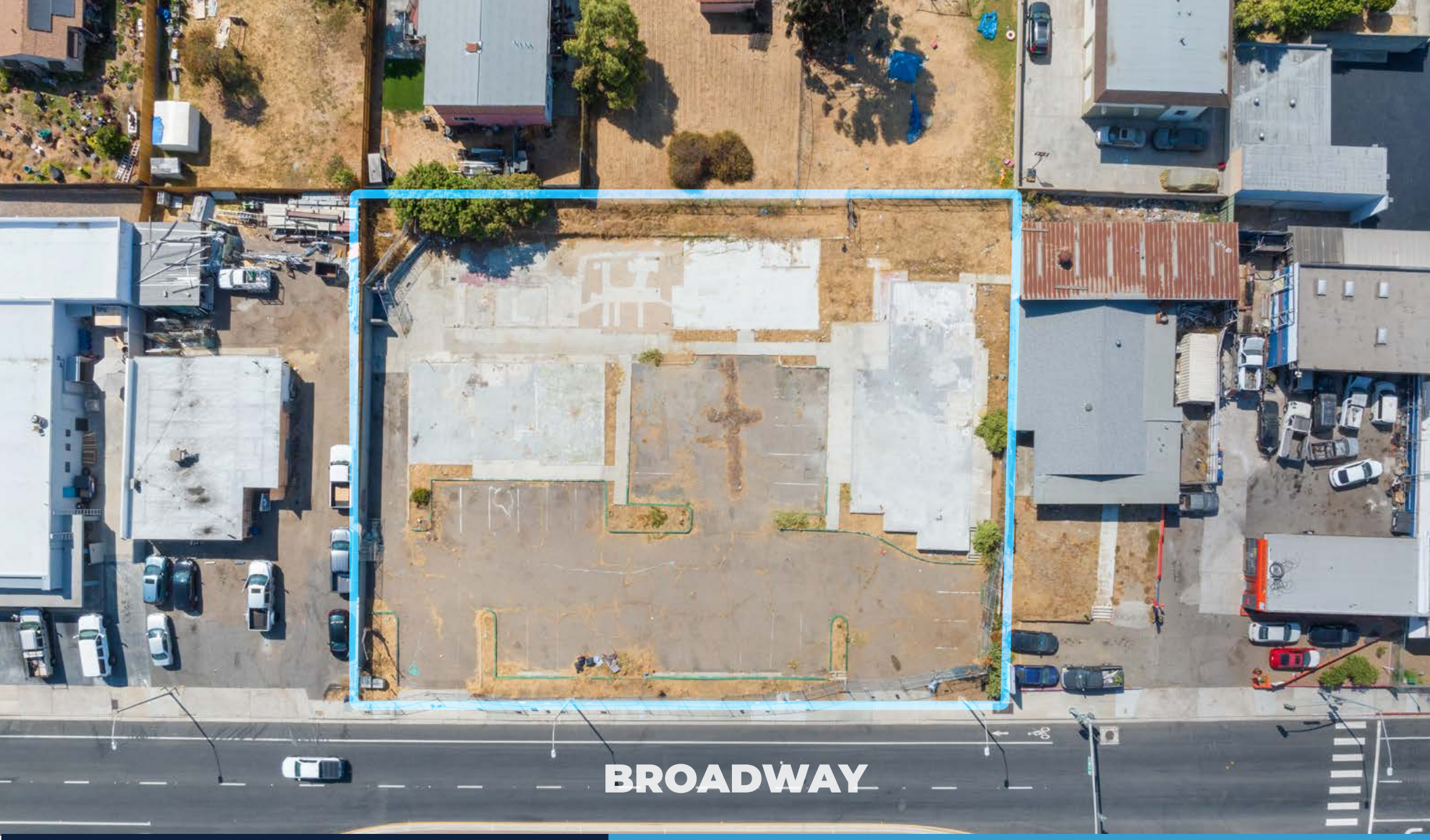
3
MILE 211,206

DAYTIME BUSINESSES

1
MILE
1,025

3
MILE
8,177





BROADWAY

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