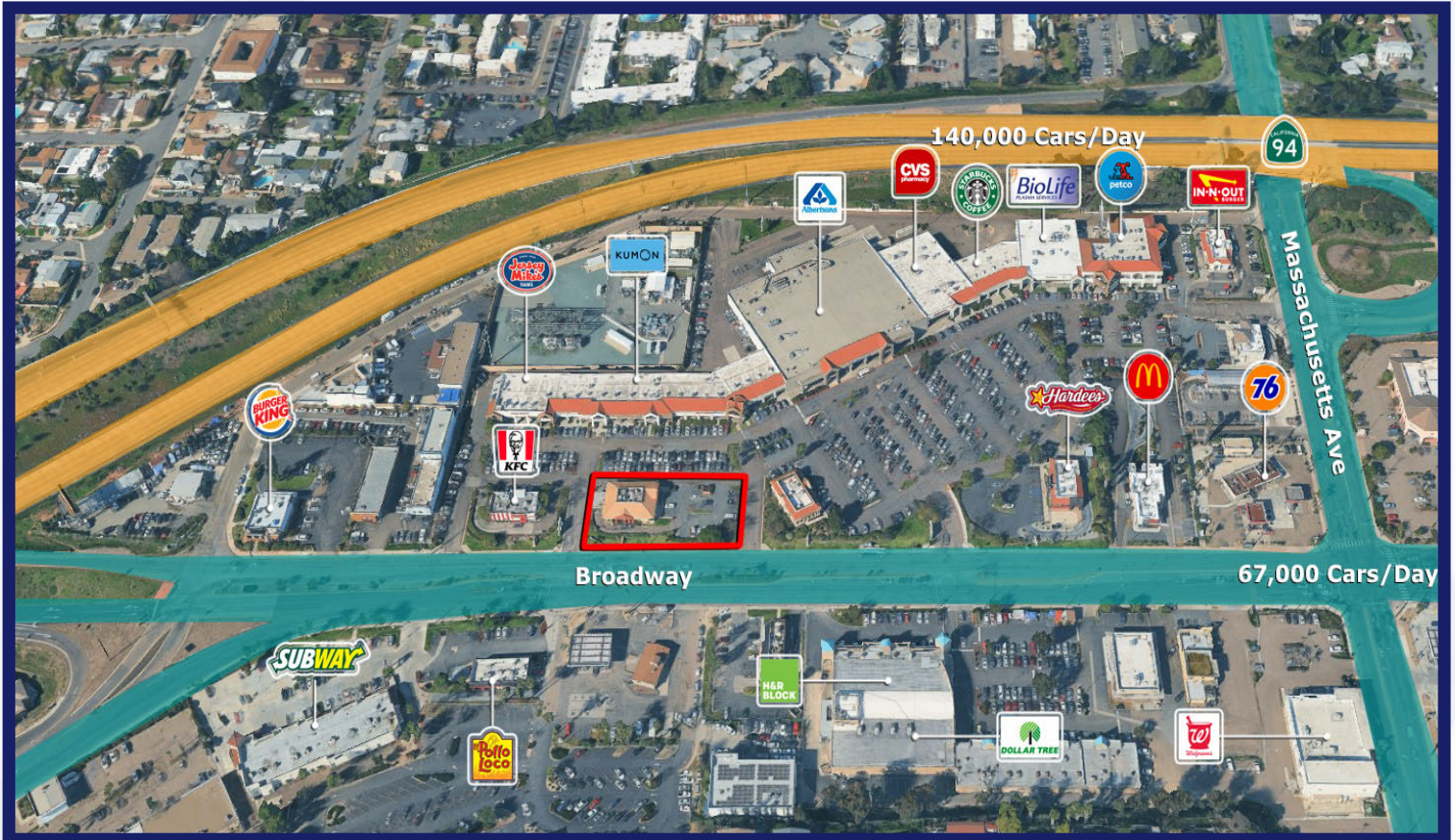


# EXECUTIVE SUMMARY

CREI

Commercial Real Estate Investments



## HIGHLIGHTS:

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- Existing Drive-thru Del Taco with Lease Expiring in 2027
- Retail Pad at the entrance of Lemon Grove Plaza, a 157,000 SF Albertson Grocery Anchored Shopping Center
- 1 Block from 2 Separate 94 Freeway on/off Ramps
- Just off the 67k Cars/day Corner of Broadway & Massachusetts
- Lemon Grove Plaza Co-Tenants include In-N-Out, McDonald's, Burger King, CVS, Starbucks, Petco, Western Dental, Daiso and others
- Across the Freeway from Walmart SuperCenter, Target & Sam's Club and 3 schools with a total student count of over 1,200 Students

**OFFERING SUMMARY:** 7060 Broadway, Lemon Grove, CA offers an opportunity to lease an existing restaurant with drive-thru. The restaurant retail pad is located at the entrance of the Albertson grocery supermarket anchored shopping center. Located 1 block to the East of the 94 Freeway on/off ramp and 1 block from the 94 Freeway on/off ramp to the North. The drive-thru restaurant sits on a 28,750 SF lot with over 206 feet of frontage on Broadway

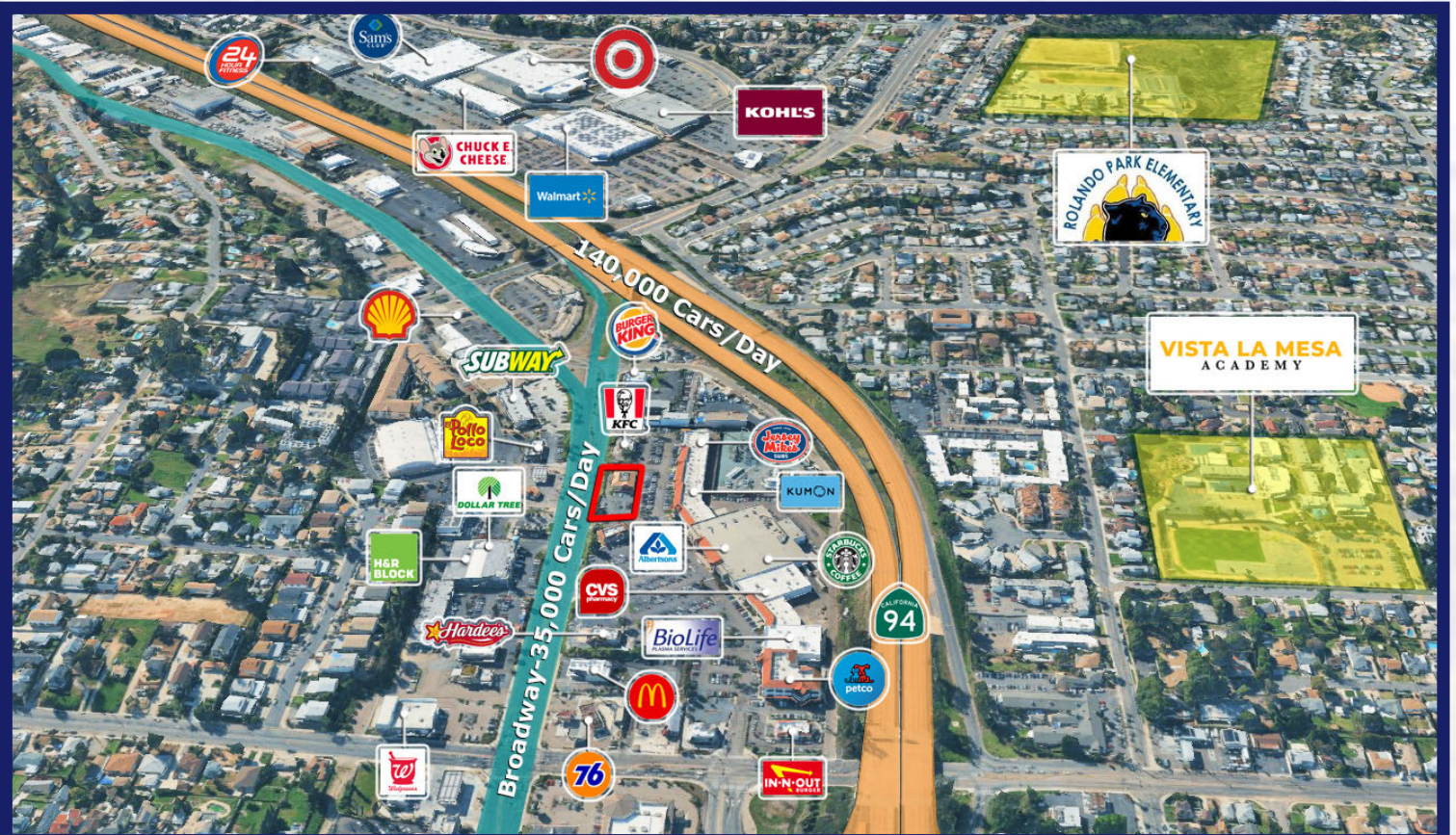
**DEMOGRAPHICS:** Dense growing area with over 22,000 residents within 1 mile and over 226,000 residents within 3 miles. Affluent population with over \$102,000 avg income within 1 mile and over \$105,000 avg income within 3 miles.

**FOR LEASE: 3,511 SF Drive-thru Restaurant Retail Pad in Front of Albertson Shopping Center**

# PROPERTY PICTURES

# CREI

Commercial Real Estate Investments



# PROPERTY PICTURES



# PROPERTY PICTURES



# DEMOGRAPHIC SUMMARY

## DEMOGRAPHICS BY 5-MILE RADIUS



AVERAGE HH INCOME

**\$113,725**



POPULATION

**558,435**



HOUSEHOLDS

**191,546**



OWNER-OCCUPIED  
HOUSING

**91,942**



RENTER-OCCUPIED  
HOUSING

**99,645**



BUSSINESSES

**21,038**

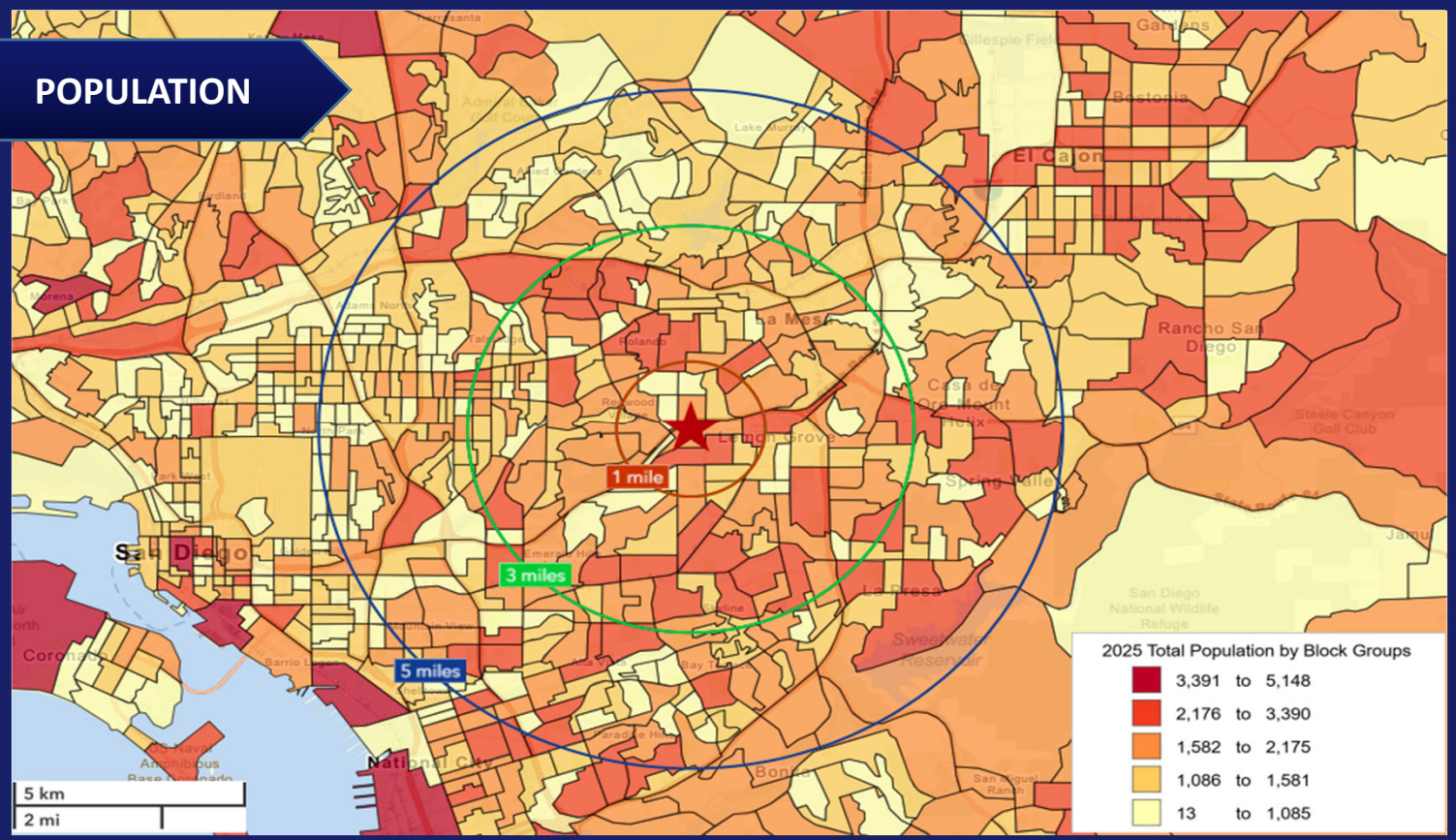
POPULATION	2-MILE	5-MILE	10-MILE
2020 POPULATION	93,224	564,345	1,472,059
2025 POPULATION	91,386	558,435	1,468,741
2030 POPULATION PROJECTION	91,277	558,981	1,472,968
ANNUAL GROWTH 2020-2024	-0.4%	-0.2%	0%
ANNUAL GROWTH 2024-2029	0%	0%	0.1%
MEDIAN AGE	37.4	37.5	37.9

INCOME	2-MILE	5-MILE	10-MILE
AVG HH INCOME	\$110,522	\$113,725	\$120,522
MEDIAN HH INCOME	\$87,917	\$89,727	\$95,313

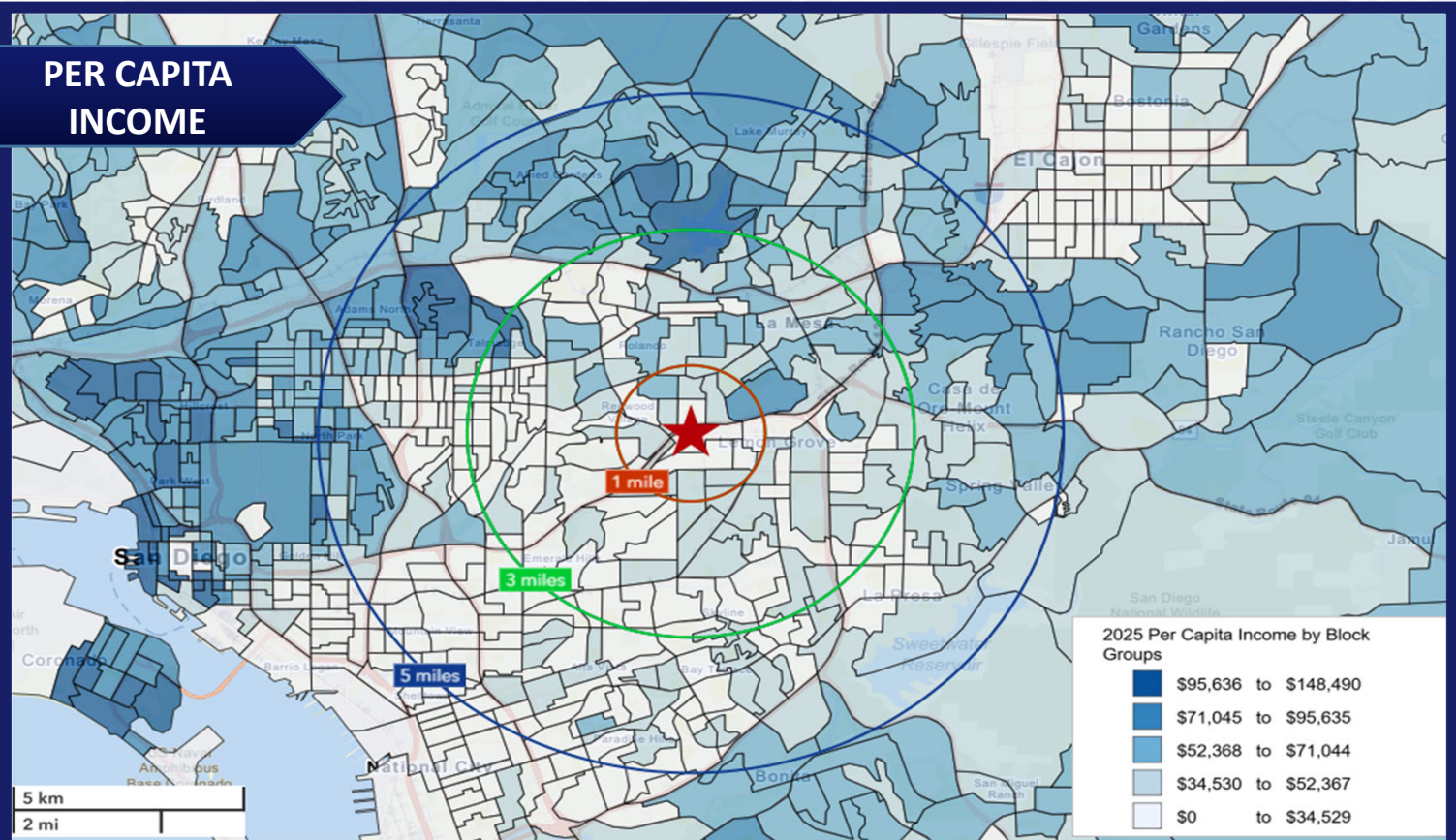
HOUSEHOLDS	2-MILE	5-MILE	10-MILE
2020 HOUSEHOLDS	32,274	194,275	523,250
2025 HOUSEHOLDS	31,462	191,546	522,695
2030 HOUSEHOLDS	31,386	191,587	524,355

# DEMOGRAPHICS

## POPULATION

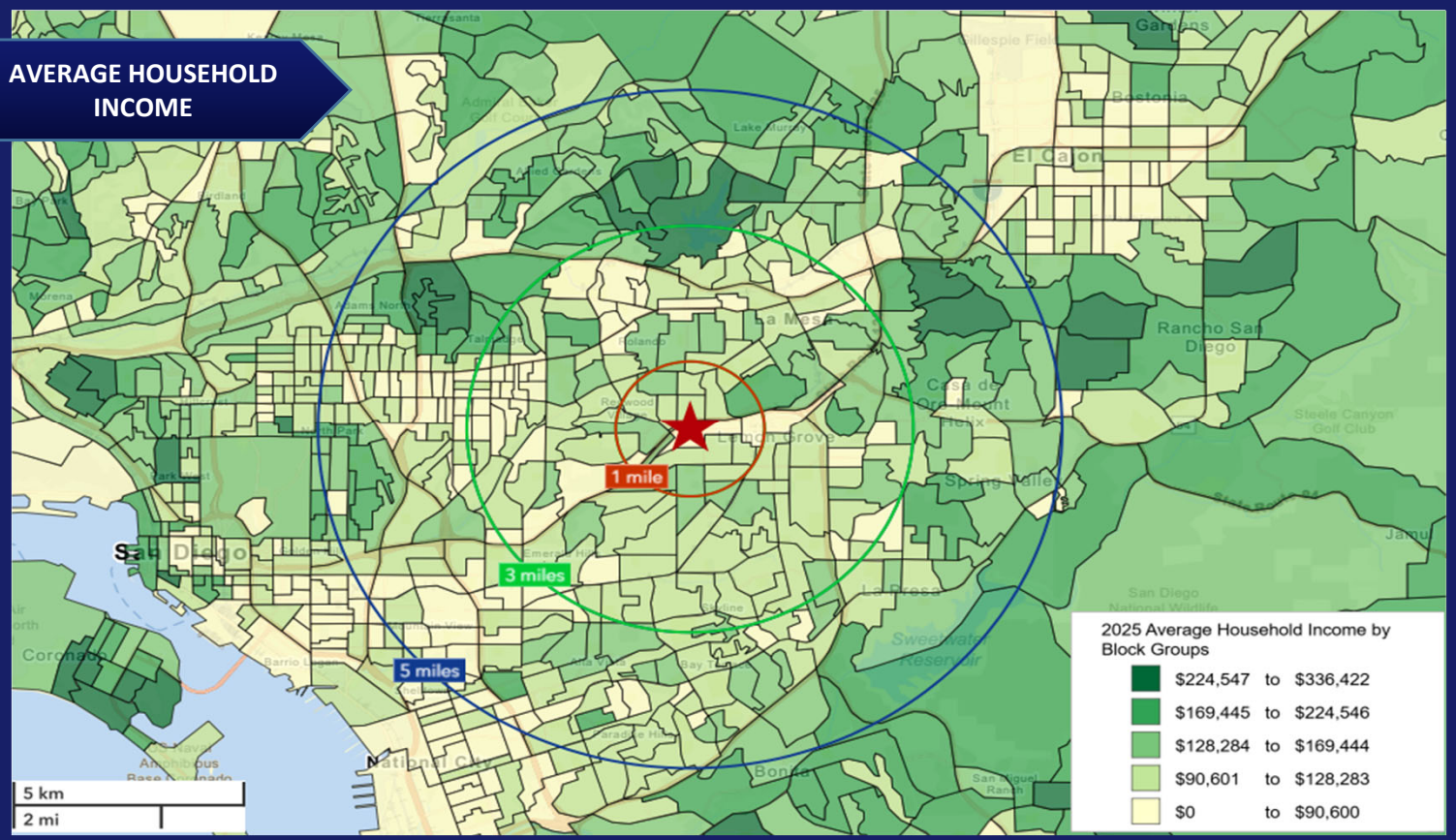


## PER CAPITA INCOME



# DEMOGRAPHICS

## AVERAGE HOUSEHOLD INCOME



## RETAIL SALES

