

FOR SALE



±16,378 SF MULTI-TENANT OFFICE INVESTMENT FOR SALE

7227 BROADWAY | LEMON GROVE, CA 91945

km Kidder
Mathews

FOR SALE

±16,378 SF MULTI-TENANT OFFICE INVESTMENT

±16,378 SF office building with two store fronts and a strong historical occupancy rate with some tenants leasing for over 10 years. Located within the Lemon Grove submarket of San Diego.

±15,189 Net Rentable SF

High historical occupancy

42 parking spaces

Low maintenance property with zero landscaping

Visible to more than 20,000 cars daily on Broadway Avenue

Easy access to 94 and 125 freeways

Current NOI: \$204,276

Offering price of \$3,000,000 (\$197.51 PSF)

±15,189

NET RENTABLE SF

\$3M

SALE PRICE \$197/SF

6.81%

CAP RATE







INVESTMENT SUMMARY

SUMMARY

Price	\$3,000,000
Down Payment	\$900,000
CAP 2026	6.80%
Pro Forma 2027	7.12%
Year Built	1975
Approx. Lot Size (SF)	22,215
Approx. Net Rentable SF	15,189
Cost Per Net RSF	\$197.51
Cost Per SF Land	\$135.04
APN	479-081-02

PROPOSED FINANCING

New Loan	\$2,100,000
Fixed Rate	6.00%
Years Amortized	30
Monthly Payments	(\$12,590.56)

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age is approximate. Buyer must verify the information and bears all risk for any inaccuracies.

ANNUALIZED EXPENSES

	Current	Pro Forma
Taxes (Adjusted for Sale)	\$39,013.65	\$40,184.06
Insurance Liability	\$8,096.45	\$8,339.34
Repairs & Maintenance	\$16,979.97	\$17,489.37
Landscaping	\$750.00	\$772.50
Utilities	\$35,883.34	\$36,959.84
Fire Sprinklers & Services	\$5,706.49	\$5,877.68
Security Services	\$9,787.50	\$10,081.13
Total Expenses	\$116,217.40	\$119,703.92
Total Expenses per SF	\$7.65	\$7.88

ANNUALIZED OPERATING DATA

	Current		2027	
Scheduled Base Rent	\$320,345.76		\$333,159.59	
Reimbursements:	\$0.00		\$0.00	
Total Income	\$320,346		\$33,160	
Vacancy	22.63%		\$0.00%	
Est. Gross Operating Inc. (EGI)	\$320,346		\$33,160	
Total Expenses	(\$116,217)		(\$119,704)	
Net Operating Income (NOI)	\$204,128		\$213,456	
Less Loan Payments	(\$151,087)		(\$151,087)	
Pre-Tax Cash Flow	\$53,042	1.77%	\$62,369	2.08%
Plus Principle Reduction	(\$129,523)		(\$129,523)	
Total Return Before Taxes	(\$76,482)	1.77%	(\$67,154)	2.08%

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2026 TOTAL	21,282	221,527	546,863
2031 PROJECTION	20,753	218,668	538,786
2020 CENSUS	21,761	222,288	551,897
PROJECTED GROWTH 2026 - 20231	-0.5%	-0.3%	-0.3%
MEDIAN AGE	36.9	35.2	36.2

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2026 TOTAL	7,474	76,688	192,546
2031 PROJECTED	7,288	75,810	189,907
2020 CENSUS	7,728	74,313	186,800
GROWTH 2026 - 2031	-0.5%	-0.2%	-0.3%
OWNER-OCCUPIED	48.0%	46.4%	48.7%
RENTER-OCCUPIED	52.0%	53.6%	51.3%

INCOME

	1 Mile	3 Miles	5 Miles
2026 AVERAGE HH INCOME	\$124,459	\$122,311	\$130,174
2026 MEDIAN HH INCOME	\$103,967	\$97,266	\$104,616
2026 EST. PER CAPITA INCOME	\$43,885	\$42,662	\$46,153

BUSINESS

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	924	6,424	15,582
TOTAL EMPLOYEES	6,518	43,738	111,086

RACE/ETHNICITY

	1 Mile	3 Miles	5 Miles
WHITE	39.4%	38.9%	39.6%
BLACK OR AFRICAN AMERICAN	13.0%	13.4%	11.4%
AMERICAN INDIAN OR ALASKA NATIVE	1.1%	1.1%	1.1%
ASIAN	12.0%	14.0%	14.9%
HAWAIIAN OR PACIFIC ISLANDER	0.8%	0.6%	0.6%
OTHER RACE	17.6%	16.6%	17.0%

EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	7.2%	7.3%	6.8%
HIGH SCHOOL DIPLOMA	24.3%	20.6%	20.4%
SOME COLLEGE	27.8%	23.5%	21.2%
ASSOCIATE	9.0%	8.0%	8.1%
BACHELOR'S	16.25%	21.4%	22.8%
GRADUATE	10.7%	12.4%	13.8%



7227 BROADWAY

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