

2757

LEMON GROVE AVENUE

LEMON GROVE, CA 91945



± 450 SQ. FT. OFFICE SPACE FOR LEASE

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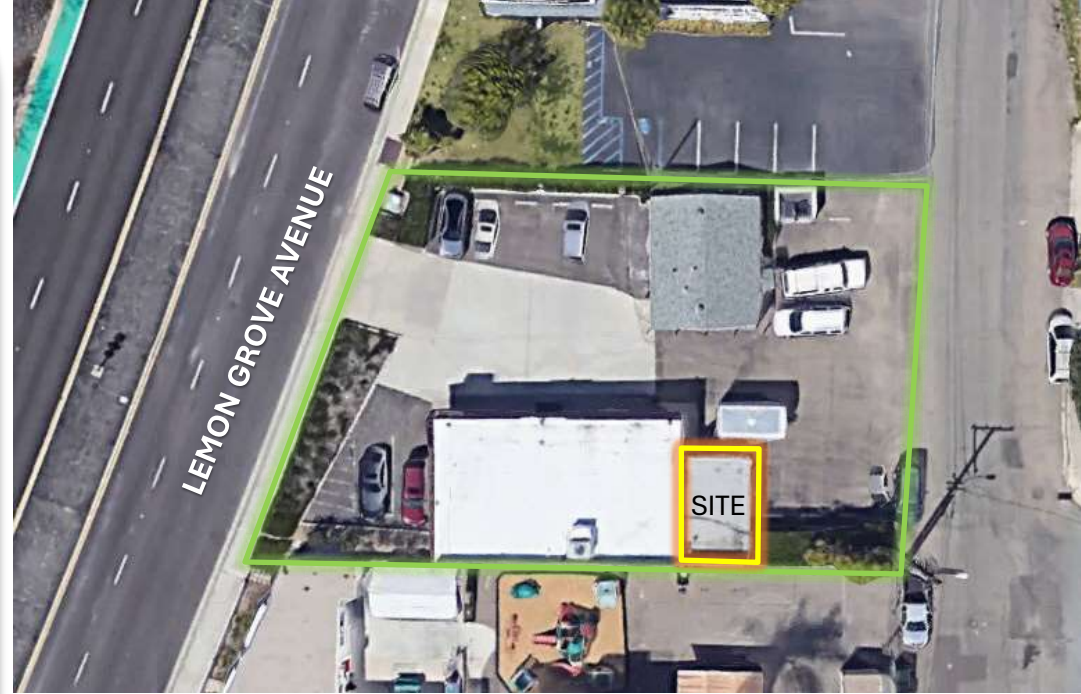
The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information, including zoning and use, should be verified prior to purchase or lease.



**PACIFIC COAST
COMMERCIAL**
SALES - MANAGEMENT - LEASING

PROPERTY FEATURES

2757 Lemon Grove Avenue
Lemon Grove, CA 91945



AVAILABILITY	± 450 SF Office Space
LOT SIZE	± 11,490 SF Lot
PARKING	On Site Parking Available
LEASE RATE	\$1,100/Month, Modified Gross
BEST USES	Ideal Space for Insurance, Attorney, Real Estate, Chiropractor, or Other Professional Office Users
AMENITIES	Surrounded By Numerous Retail Amenities
ACCESS	Easy Access Via CA-125 & CA-94



5 MILE RADIUS



493,267
Population (2024)



488,236
Proj. Population (2029)



\$5.7 B+
Consumer Spending



\$98,488
Avg. HH Income

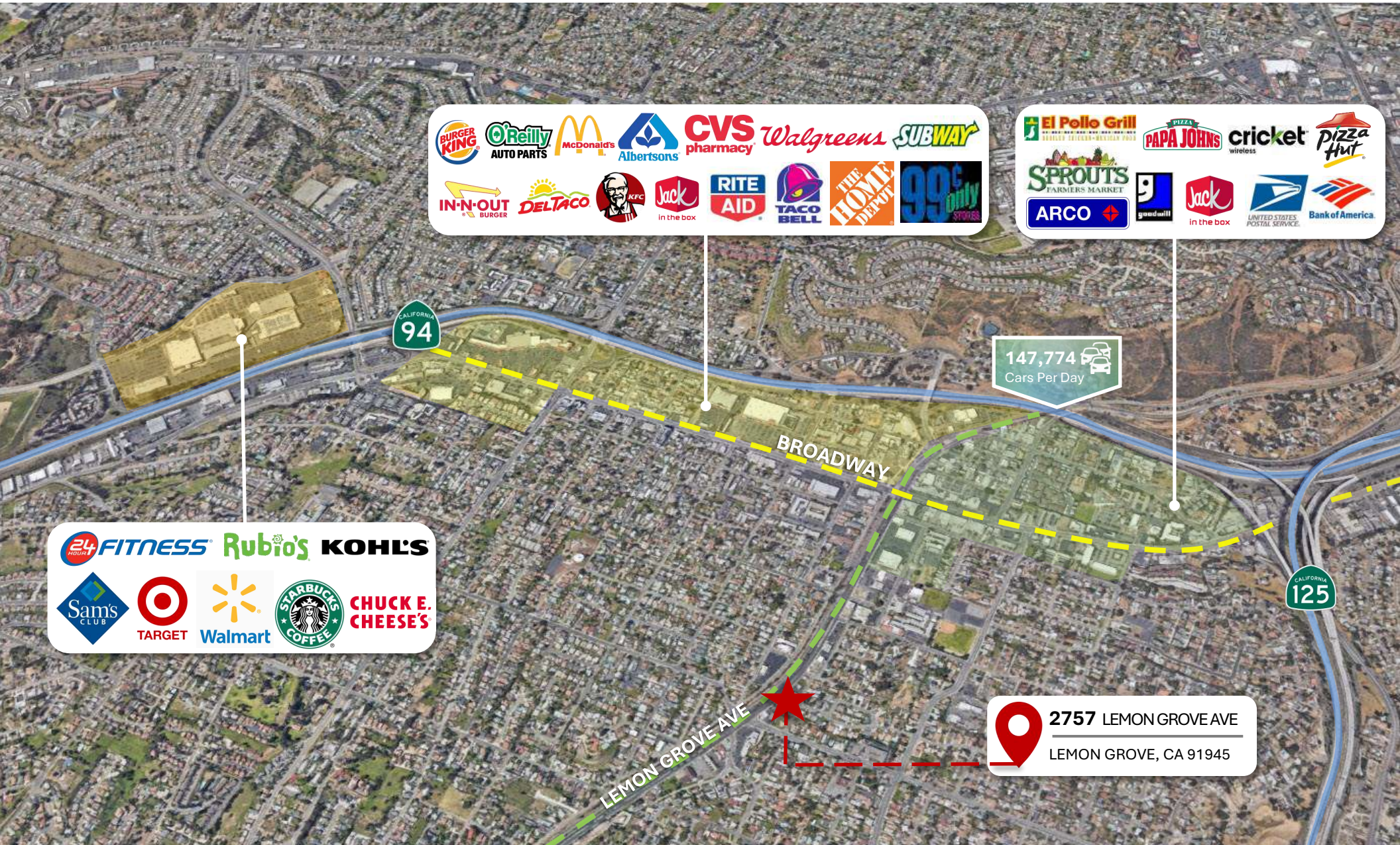


16,162
Businesses



112,132
Employees

SURROUNDING AMENITIES



BURGER KING **O'Reilly AUTO PARTS** **McDonald's** **Albertsons** **CVS pharmacy** **Walgreens** **SUBWAY**
IN-N-OUT BURGER **DEL TACO** **KFC** **Jack in the box** **RITE AID** **TACO BELL** **THE HOME DEPOT** **99¢ ONLY STORES**

El Pollo Grill **PAPA JOHN'S** **cricket wireless** **Pizza Hut**
SPROUTS FARMERS MARKET **goodwill** **Jack in the box** **UNITED STATES POSTAL SERVICE** **Bank of America**

24 HOUR FITNESS **Rubio's** **KOHL'S**
SAM'S CLUB **TARGET** **Walmart** **STARBUCKS COFFEE** **CHUCK E. CHEESE'S**

147,774
Cars Per Day

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