

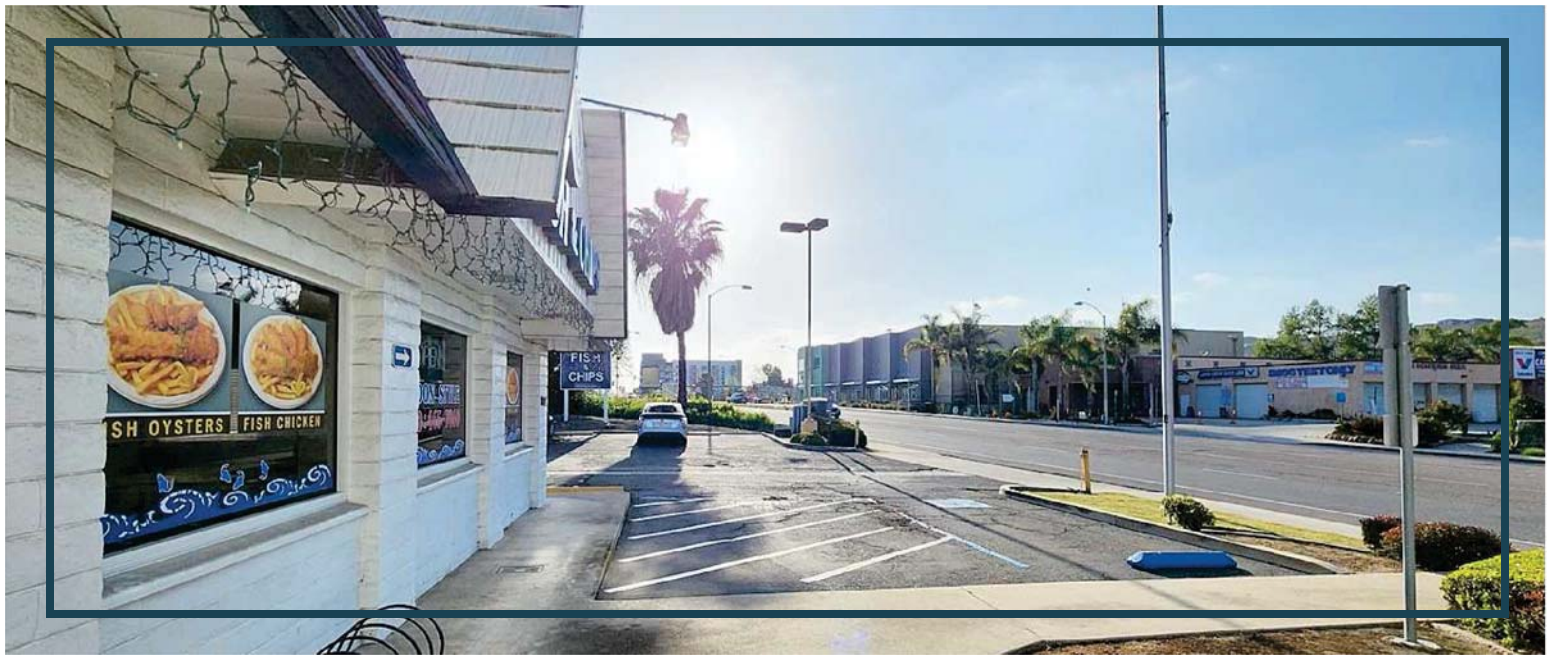


FOR LEASE

Approximately 1,566 SF on 0.32 ACRE LOT

This freestanding building has a drive-thru located on Broadway. This site offers abundant parking with good access near Highway 94 and Highway 125.

8047 BROADWAY, LEMON GROVE, CA 91945





BUILDING

Type	Retail
Subtype	Restaurant
Tenancy	Single
Year Built	1975
GLA	1,566 SF
Land	0.32 Acre
Parking	23 Surface Spaced
Parking Ratio	14.69/1,000 SF
Frontage	101' on Broadway
Rent	\$72.00/SF/YR
Lease Type	NNN
Zoning	GC, Lemon Grove
Features	Drive-thru, Signage
HVAC	Air Conditioning
Population	188,256 in 3 miles
Median Income	\$72,248 in 3 miles
Parcel ID	480-132-10
Water	Helix Water District
Gas	SDG&E



Location, Location, Location!
Beautiful freestanding retail/restaurant building on Broadway in Lemon Grove. This site has over 101' of frontage on Broadway and ample parking. Approximately 1,566 SF freestanding building on 0.32 Acre lot with drive-thru and monument sign.



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Information is deemed reliable, but not guaranteed.