



±1,965 SF RETAIL SPACE AVAILABLE FOR LEASE

7801 BROADWAY, SAN DIEGO, CALIFORNIA 91945

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PROPERTY HIGHLIGHTS

- » ±1,965 SF former coffee shop available for lease
- » High visibility corner location in the heart of Lemon Grove
- » Southeast corner of Lemon Grove Avenue and Broadway
- » (2) Parking spaces at rear of space for tenant or employees
- » Signalized intersection

LEASE RATE: \$2.00/SF NNN

DEMOGRAPHICS



POPULATION

21,649

198,013

502,630



HOUSEHOLDS

7,589

67,917

168,328



AVERAGE AGE

36.8

35.6

35.4



AVG HH INCOME

\$92,167

\$100,788

\$108,087



MED HOME VALUE

\$635,167

\$634,307

\$673,510



TRAFFIC COUNTS

STREETS

Broadway & Lemon Grove Ave

Lemon Grove Ave & Alley

Broadway & Olive Street

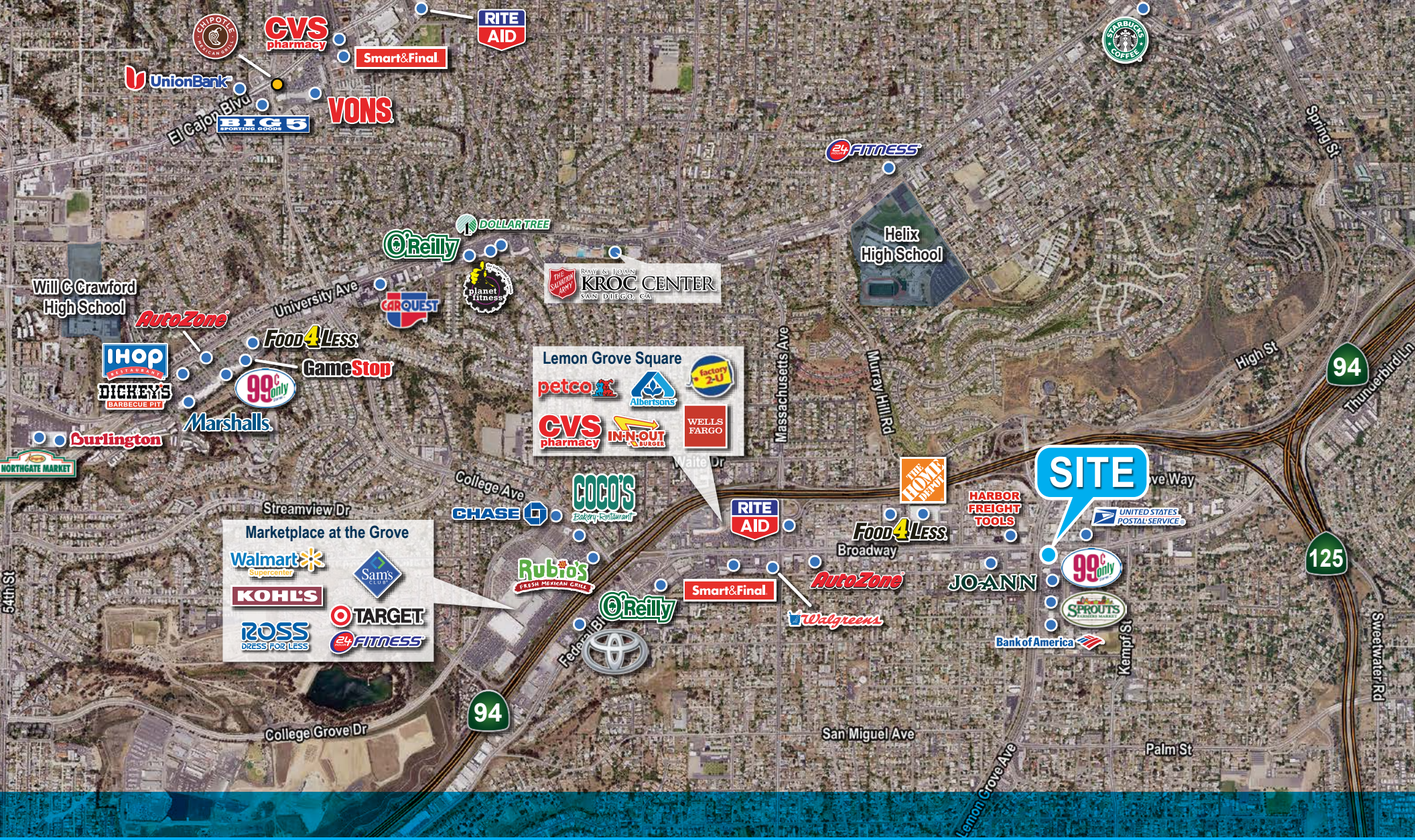
ADT

17,100

28,000

22,200

DISTANCE BY MILES: 1 3 5



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