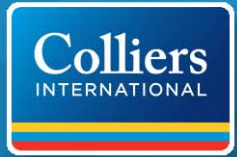


FOR SALE > RETAIL / SHOWROOM



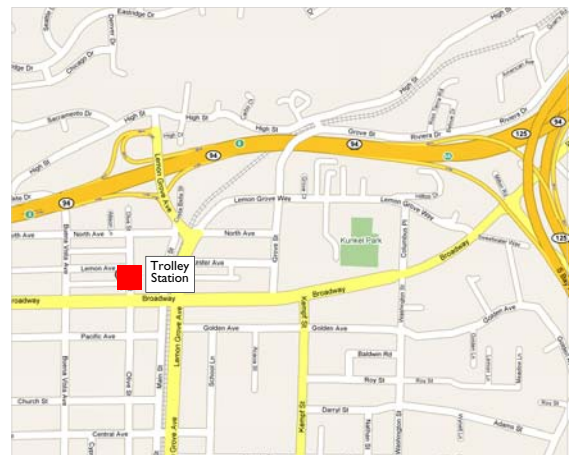
# Freestanding Building

7696 BROADWAY, LEMON GROVE, CA 91945



## The Property

- > Building is approximately 12,610 SF
- > Parcel size is approximately 17,250 SF
- > 10 front parking spaces, plus additional 17 spaces from back and side parking lots
- > 225 amps, 120/240 volt
- > One 12' x 10' grade-level loading door
- > GC - general commercial, City of Lemon Grove zoning
- > 22,000+ ADT traffic count
- > 10' - 12' clear height



## The Property

- > One block from Home Depot
- > Excellent egress/ingress to Highway 94
- > Walk to trolley station

## Traffic Counts

Primary St.	First Cross St	Second Cross St.	2006
Broadway	Buena Vista Ave	Lemon Grove Rd	22,200

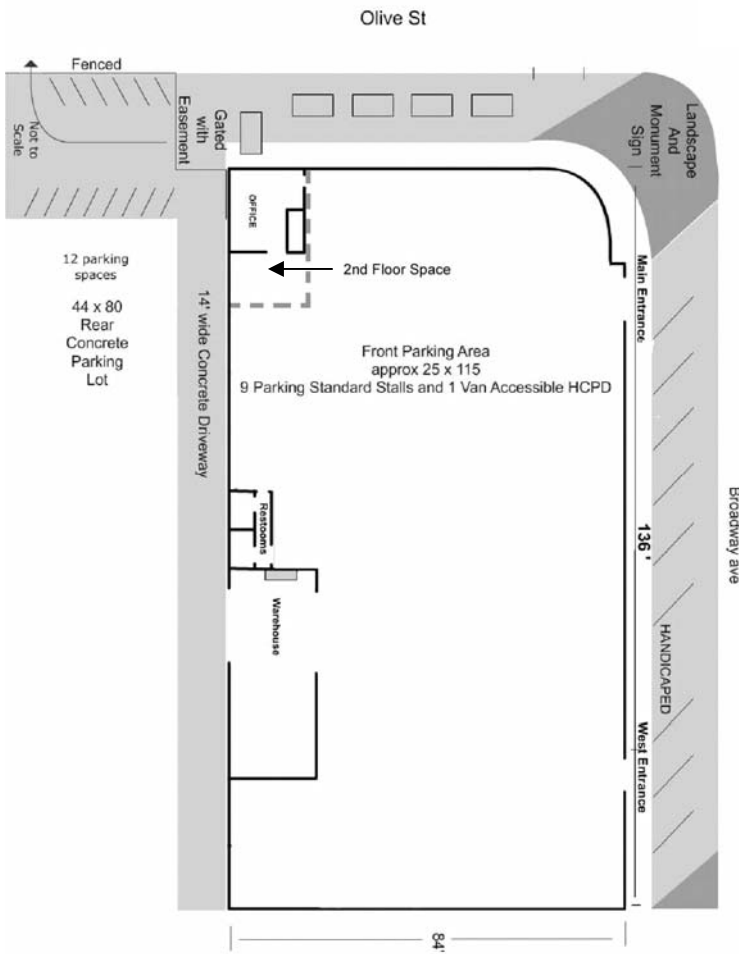
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# 7696 Broadway > Site Plan & Aerial



## STRONG DEMOGRAPHICS

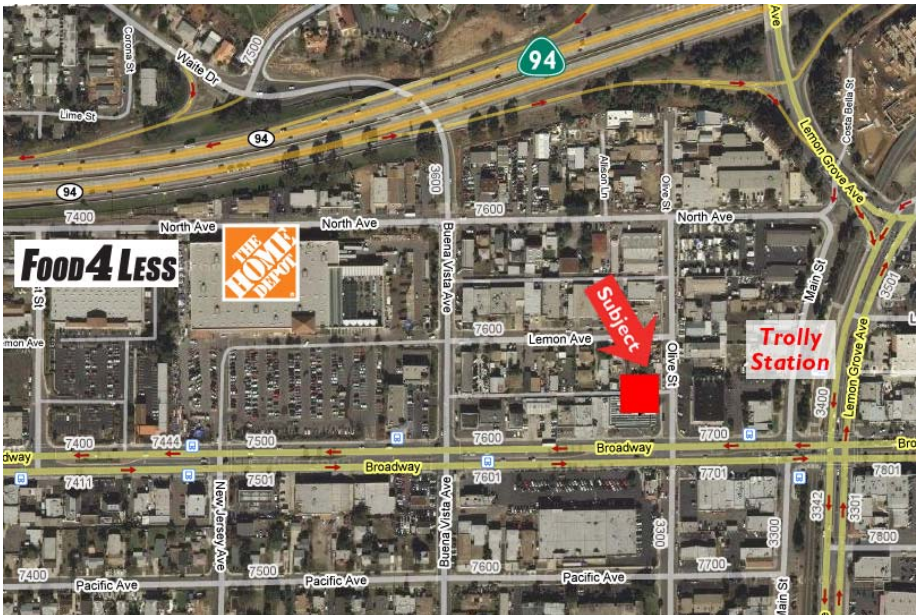
	1 Mile	3 Miles	5 Miles
Pop (2007)	19,387	181,323	487,236
HH Income	\$56,368	\$59,183	\$61,839

## Contact Us

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