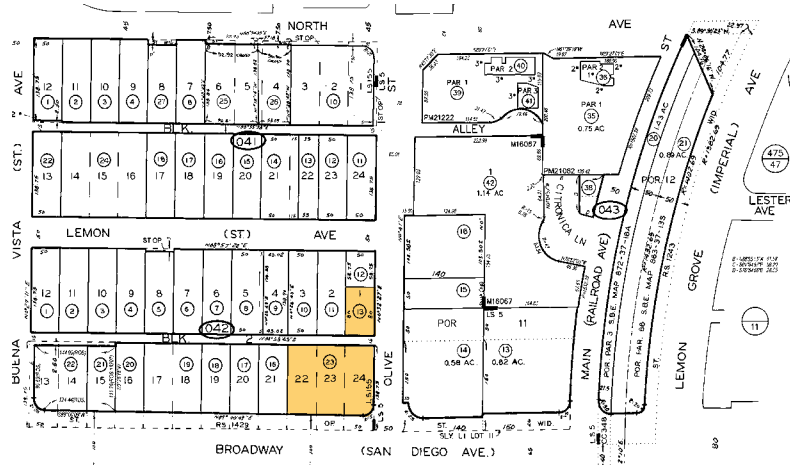


# 11,410 SF BOX AVAILABLE FOR LEASE

7696 BROADWAY | LEMON GROVE, CA 91945



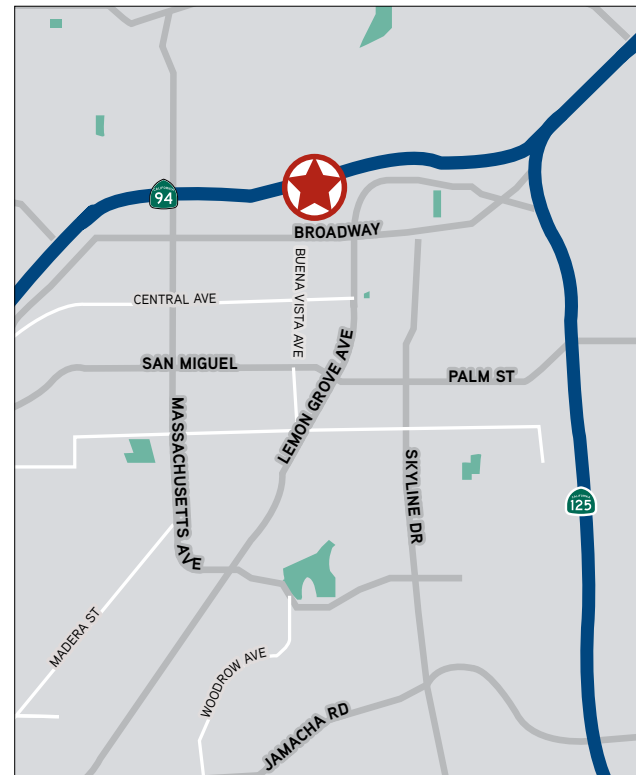
## Project Features

### For Lease

- › ±11,410 square feet
- › Open floor plan
- › Stand alone building
- › Parking front and rear
- › Outstanding building signage
- › New residential development in immediate area
- › Adjacent to National Retailer
- › **ASKING RENT: \$0.90 PSF, NNN**

### 2019 Demographics Summary

	1 Mile	2 Miles	3 Miles	5 Miles
Population:	20,945	82,919	182,728	512,922
Average Household Income:	\$76,393	\$81,454	\$81,599	\$85,797
Total Daytime Employee Population:	10,963	47,201	103,941	112,874



### CONTACT

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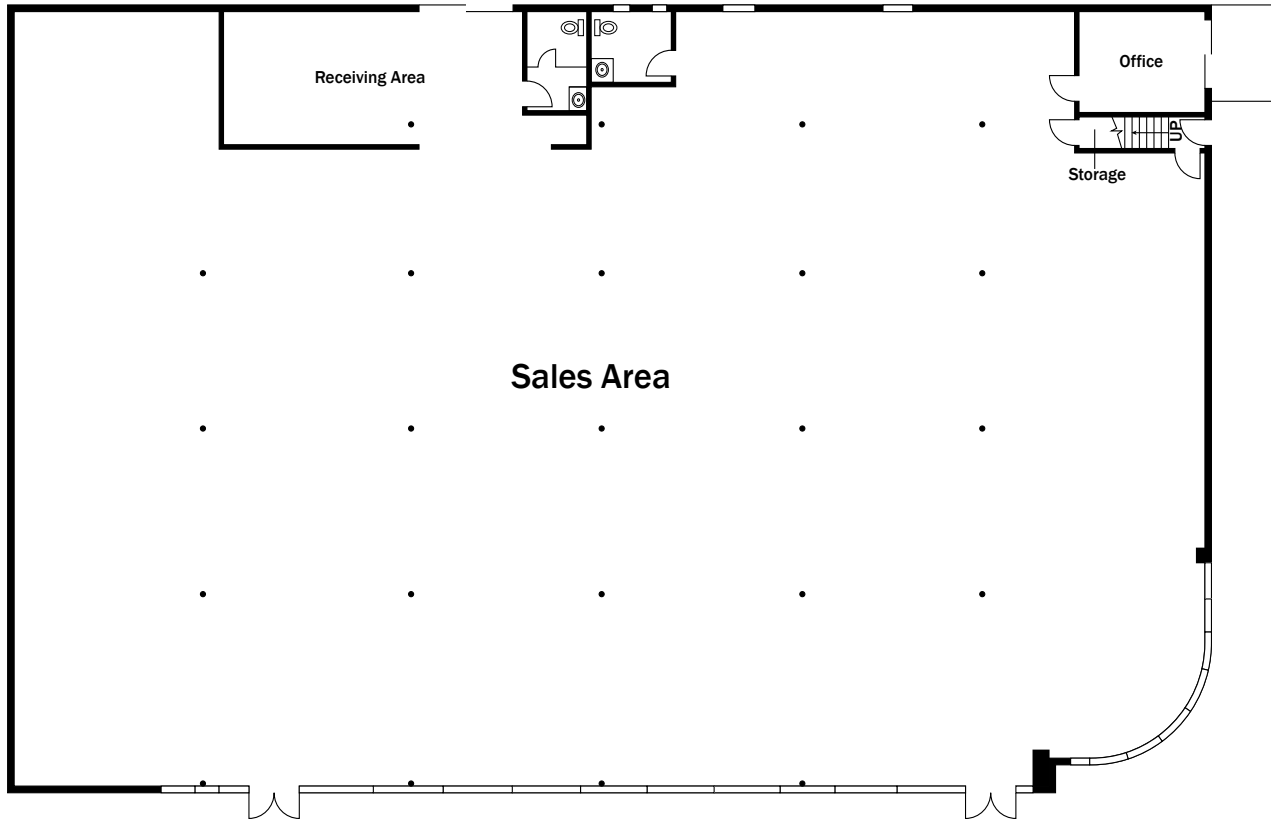
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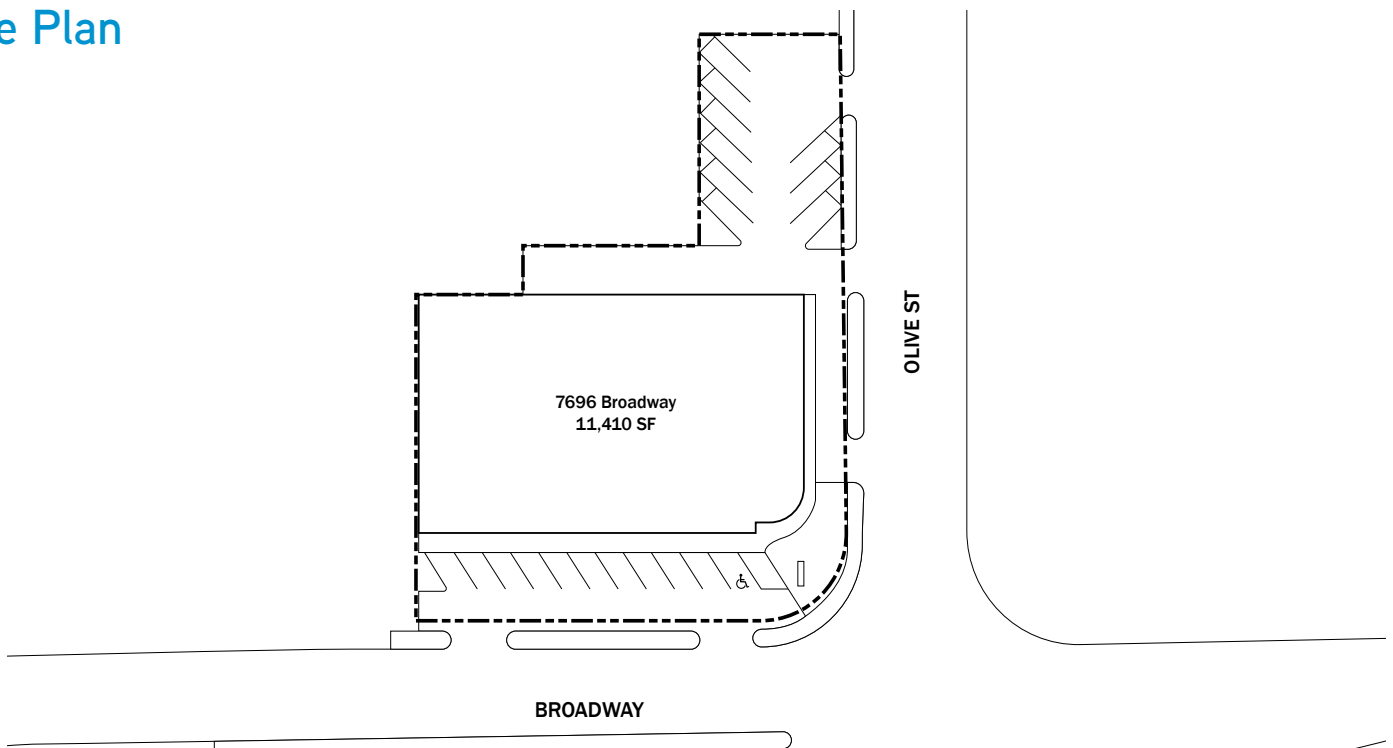
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## Floor Plan

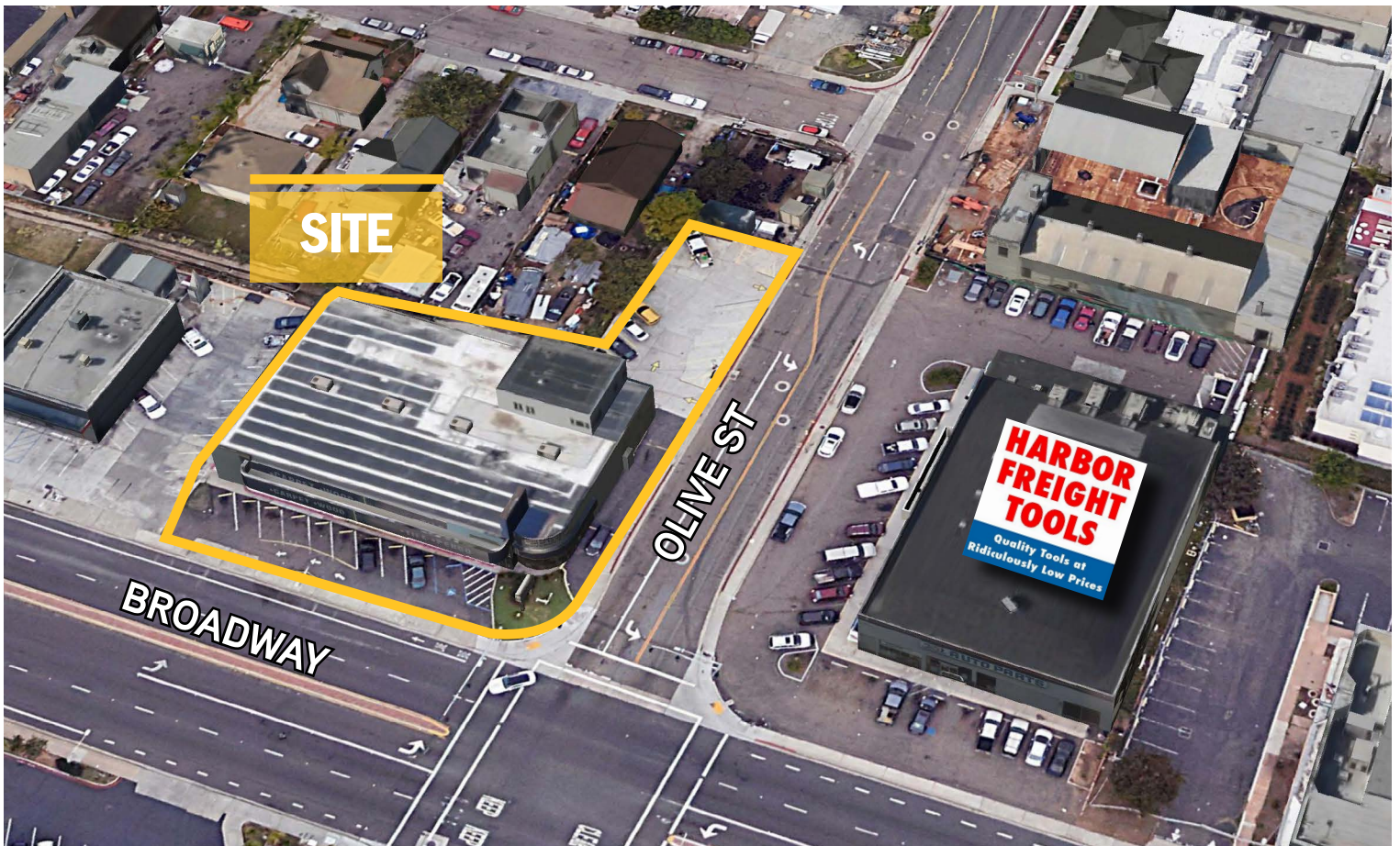


## Site Plan





# 7696 BROADWAY LEMON GROVE, CA 91945



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