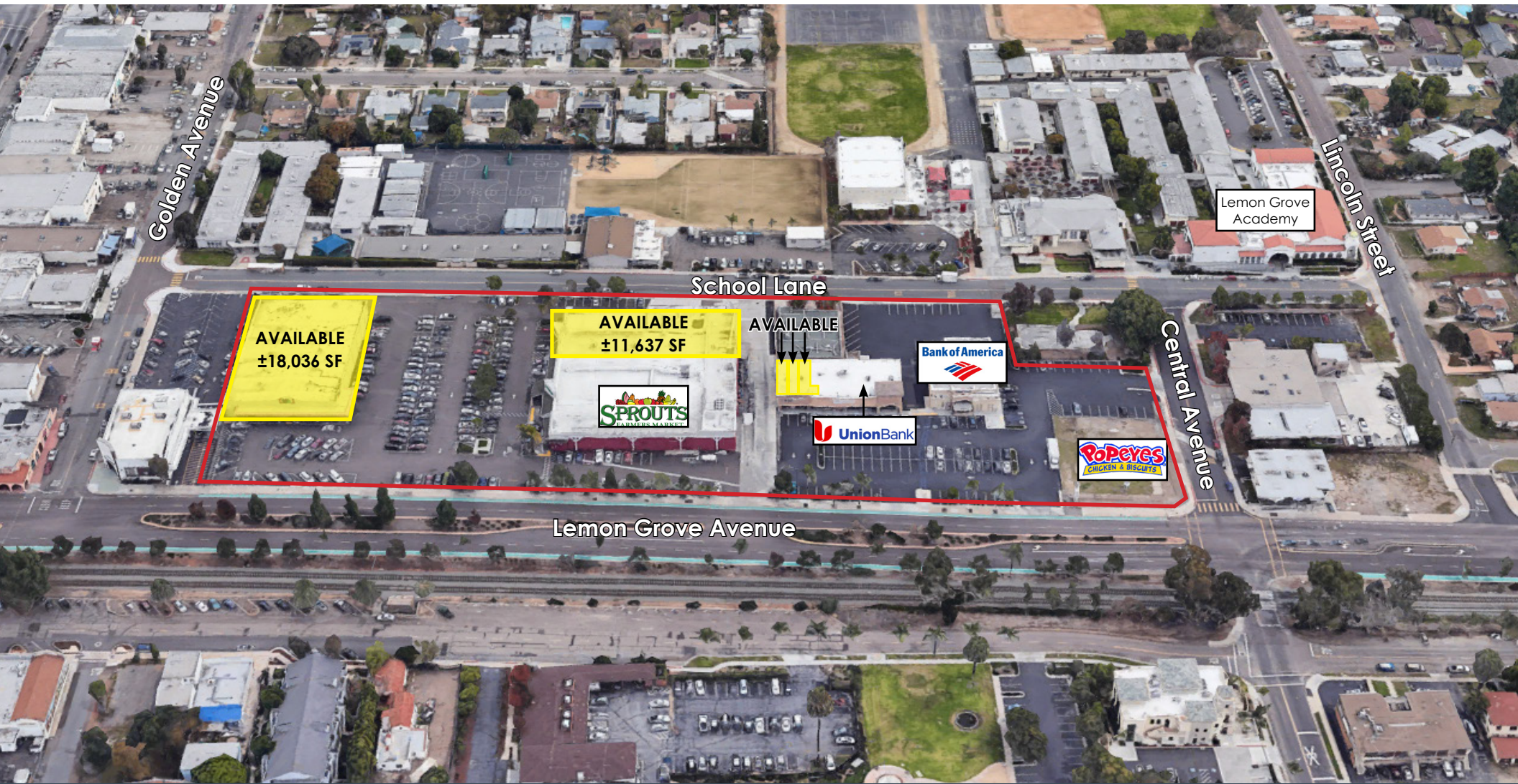


# RETAIL SPACE FOR LEASE - LEMON GROVE STATION

## 3123 - 3143 LEMON GROVE AVENUE



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SC



# FOR LEASE | LEMON GROVE STATION

## SURROUNDING RETAIL



**JO-ANN**  
fabric and craft stores

10 Retail Shops  
including Mario's  
Clothing, JV Nails,  
Craft Stores and  
Loan & Jewelry



San Diego  
Pet Supply

H&R BLOCK



metroPCS  
Unlimit Yourself.

McKee's  
Auto Registration



Grove Market

Lemon Grove  
Antique Mall

Fruit Mania

GAMEZONE



Better Ingredients  
Better Pizza.



WESTERN  
UNION



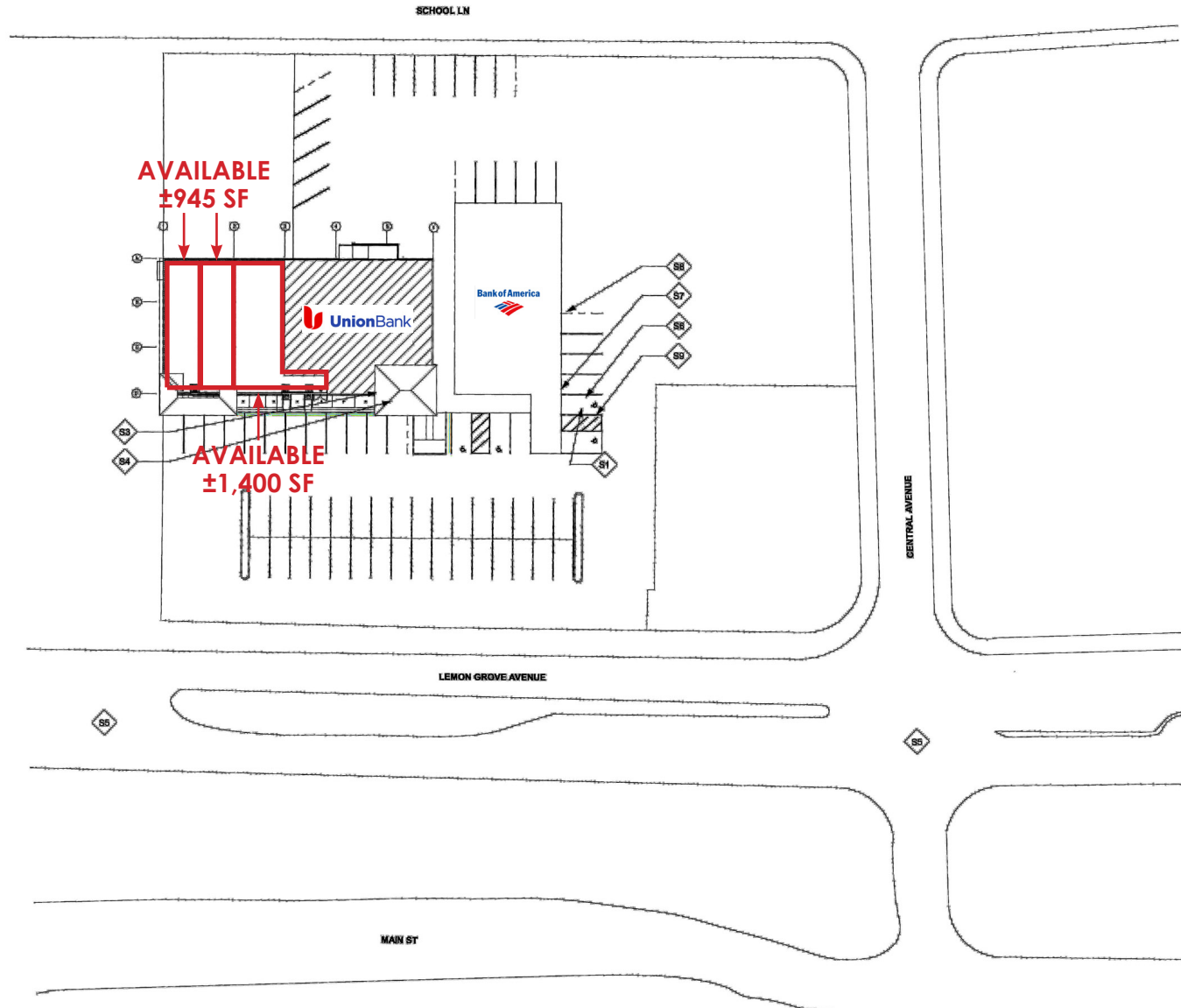


# FOR LEASE | LEMON GROVE STATION

## AVAILABLE SPACE

Use	Available Area	Asking Rent	Occupancy
<b>Retail / Medical</b>	<b>±18,036 SF</b>	<b>\$1.50 / SF</b>	<b>Vacant</b>
<b>Retail</b>	<b>±11,637 SF</b>	<b>\$1.00 / SF</b>	<b>Vacant</b>
<b>Retail</b>	<b>±1,400 SF</b>	<b>\$1.85 / SF</b>	<b>Vacant</b>
<b>Retail</b>	<b>±945 SF</b>	<b>\$1.85 / SF</b>	<b>Vacant</b>
<b>Retail</b>	<b>±945 SF</b>	<b>\$1.85 / SF</b>	<b>Vacant</b>







### Retail Information

- Asking Rate: Negotiable

### Features

- High visibility location with +28,000 cars per day
- Easy access from 94 and 125 freeways
- Monument signage
- Anchored tenants include Sprouts and Bank of America
- Zoned (Com) uses included department stores, retail sales, professional services, restaurants, and gyms
- Walking distance to Lemon Grove Trolley Station

Demographics	1 Mile	3 Miles
<b>Population</b>	<b>20,295</b>	<b>200,916</b>
<b>Households</b>	<b>7,010</b>	<b>68,301</b>
<b>Median HH Income</b>	<b>\$49,445</b>	<b>\$53,163</b>
<b>Daytime Employees</b>	<b>5,597</b>	<b>48,959</b>

Traffic Street	Cross Street	Traffic Volume	Distance
<b>Lemon Grove Avenue</b>	<b>Alley S</b>	<b>30,810</b>	<b>0.08 mi</b>
<b>Broadway</b>	<b>Lemon Grove Avenue</b>	<b>17,242</b>	<b>0.20 mi</b>
<b>Kempf Street</b>	<b>Darryl Street N</b>	<b>20,348</b>	<b>0.22 mi</b>
<b>Lemon Grove Avenue</b>	<b>Montana Street S</b>	<b>28,679</b>	<b>0.23 mi</b>
<b>Lemon Grove Avenue</b>	<b>Alley S</b>	<b>21,096</b>	<b>0.24 mi</b>



## 2 - MILE RADIUS



# FOR LEASE | LEMON GROVE STATION

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