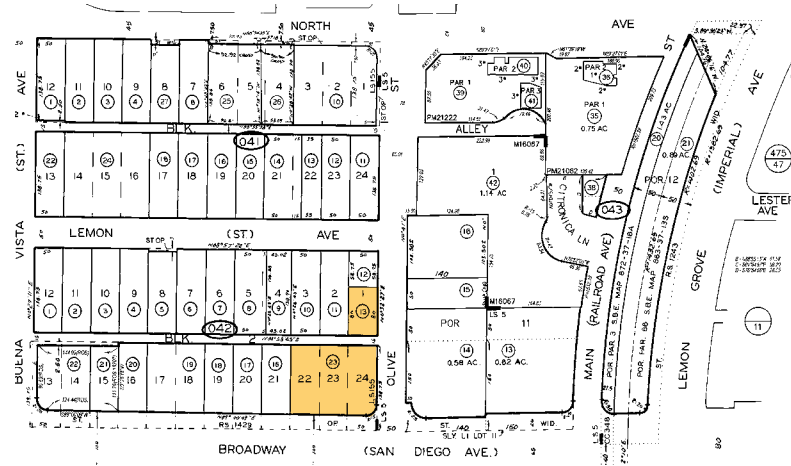


# 11,410 SF BOX AVAILABLE FOR SALE AVAILABLE FOR LEASE

7696 BROADWAY | LEMON GROVE, CA 91945



## Project Features

### For Lease

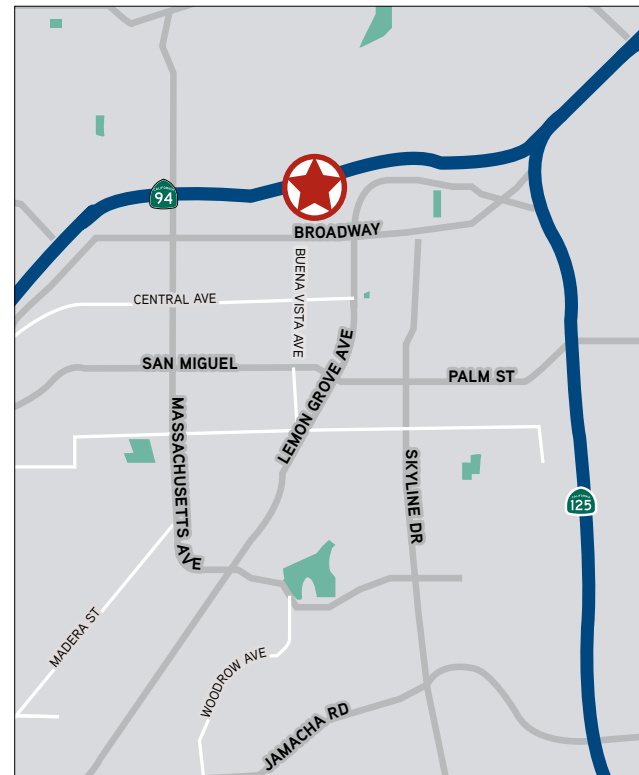
- › ±11,410 square feet
- › Open floor plan
- › Stand alone building
- › Parking front and rear
- › Outstanding building signage
- › New residential development in immediate area
- › Adjacent to National Retailer
- › **ASKING RENT:** \$0.90 PSF, NNN

### For Sale

- › 2 parcels - 480-042-23 / 480-042-13
- › 2 Bedroom apartment above offers added income
- › Near mass transit
- › Owner/user: Low costs of occupancy with SBA loan
- › **LIST PRICE:** \$1,995,000

### 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

PETER ORTH  
Senior Vice President  
+1 858 677 5382  
Lic. No. 00448913  
[peter.orth@colliers.com](mailto:peter.orth@colliers.com)

COLLIERS INTERNATIONAL  
4350 La Jolla Village Dr, Suite 500  
San Diego, CA 92122  
MAIN: +1 858 455 1515  
[colliers.com/sandiego](http://colliers.com/sandiego)



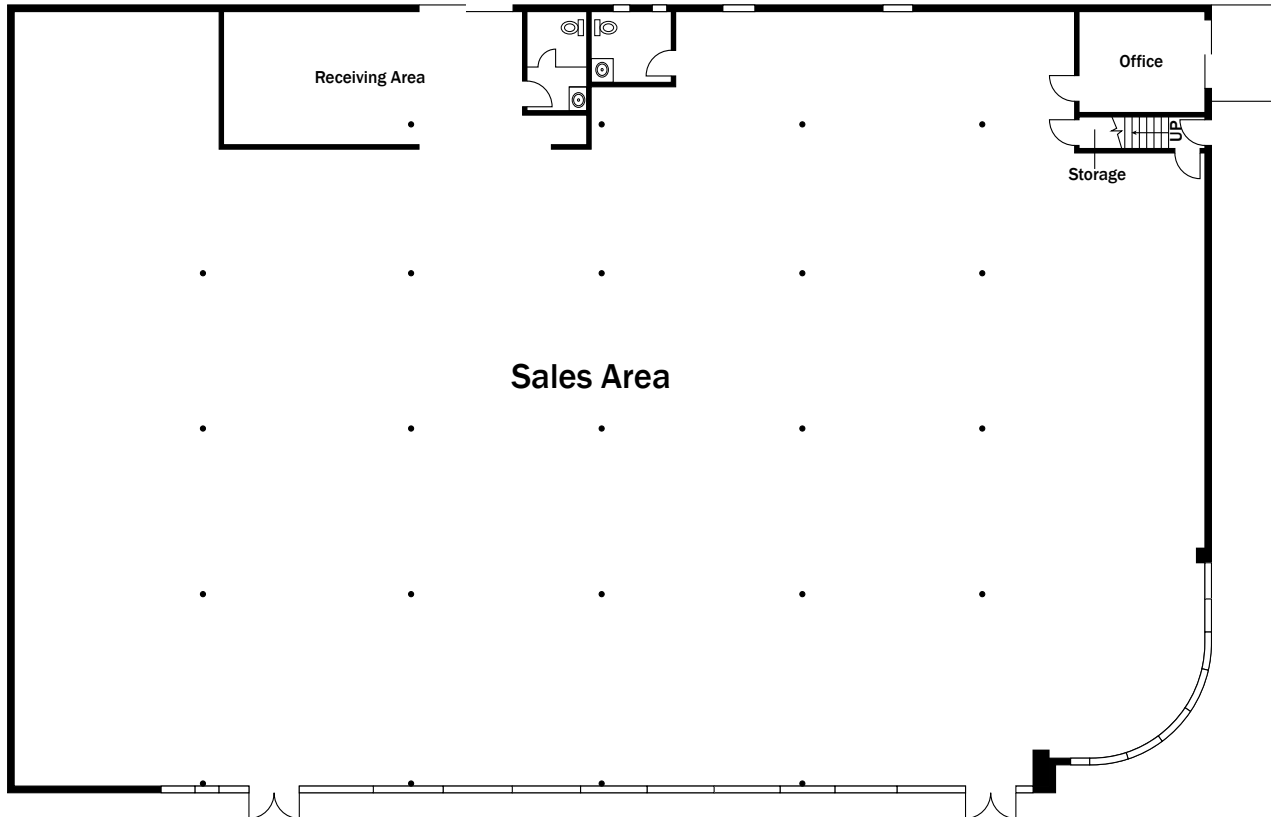
# 11,410 SF BOX

## AVAILABLE FOR SALE

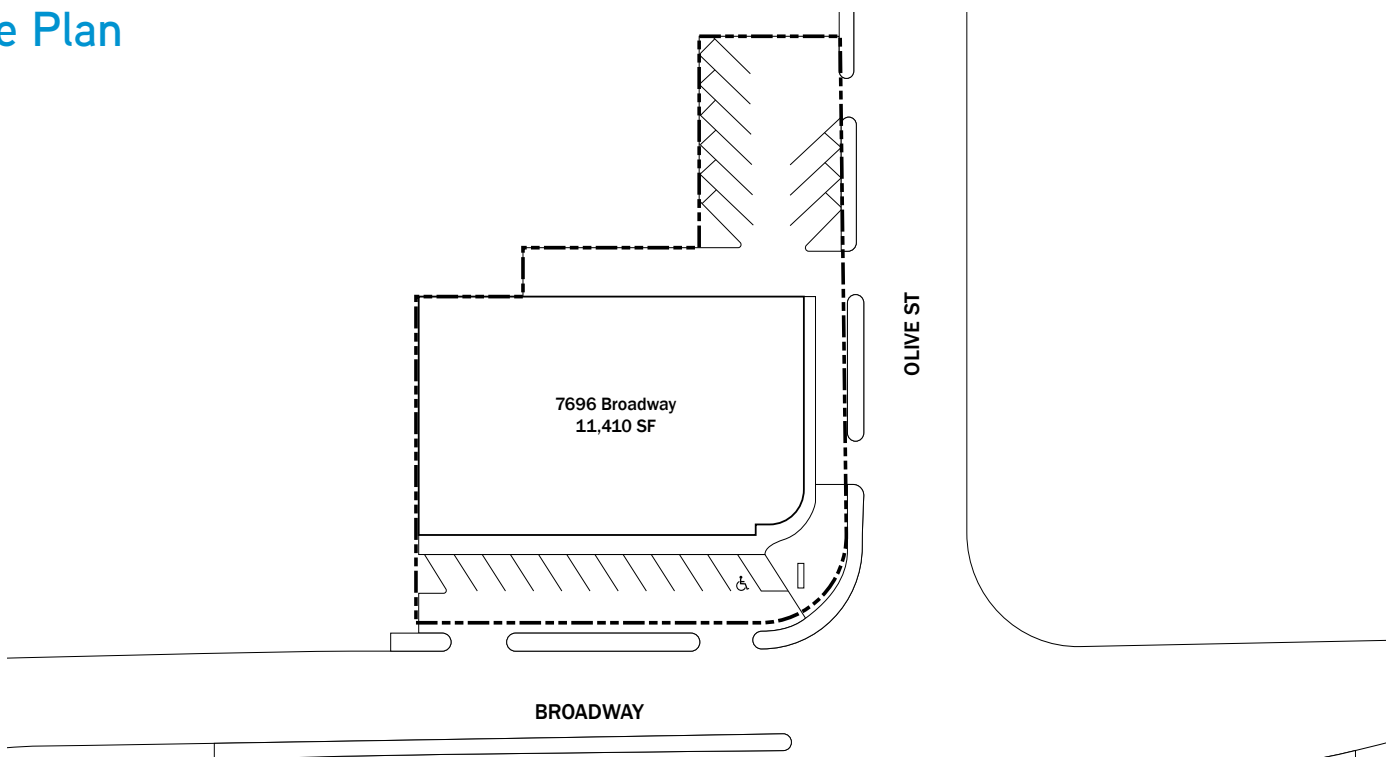
## AVAILABLE FOR LEASE

7696 BROADWAY | LEMON GROVE, CA 91945

### Floor Plan



### Site Plan





# 7696 BROADWAY LEMON GROVE, CA 91945



## CONTACT

PETER ORTH  
Senior Vice President  
+1 858 677 5382  
Lic. No. 00448913  
[peter.orth@colliers.com](mailto:peter.orth@colliers.com)

COLLIERS INTERNATIONAL  
4350 La Jolla Village Dr, Suite 500  
San Diego, CA 92122  
MAIN: +1 858 455 1515  
[colliers.com/sandiego](http://colliers.com/sandiego)

