

ANCHOR AND SHOP SPACE AVAILABLE

# For Lease · Lemon Grove Station

3099 - 3275 LEMON GROVE AVE, **LEMON GROVE**, CA 91945



## FEATURES

- High Visibility Sprouts Grocery anchored center in Lemon Grove
- **18,036 SF** Freestanding Anchor Position Available
- **11,637 SF** Junior Anchor Position Available next to Sprouts
- Signalized Intersection Pad available for Ground Lease or Build-to-suit
- Shop Space Available from **945 – 1,400 SF** (can be combined or demised)
- Located at the major intersection along Broadway and Lemon Grove Ave

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2018 Proj Pop:	22,050	201,009	514,085
Avg HH Income:	\$70,879	\$75,962	\$78,829
Daytime Pop:	17,785	156,326	382,555



RETAIL INSITE

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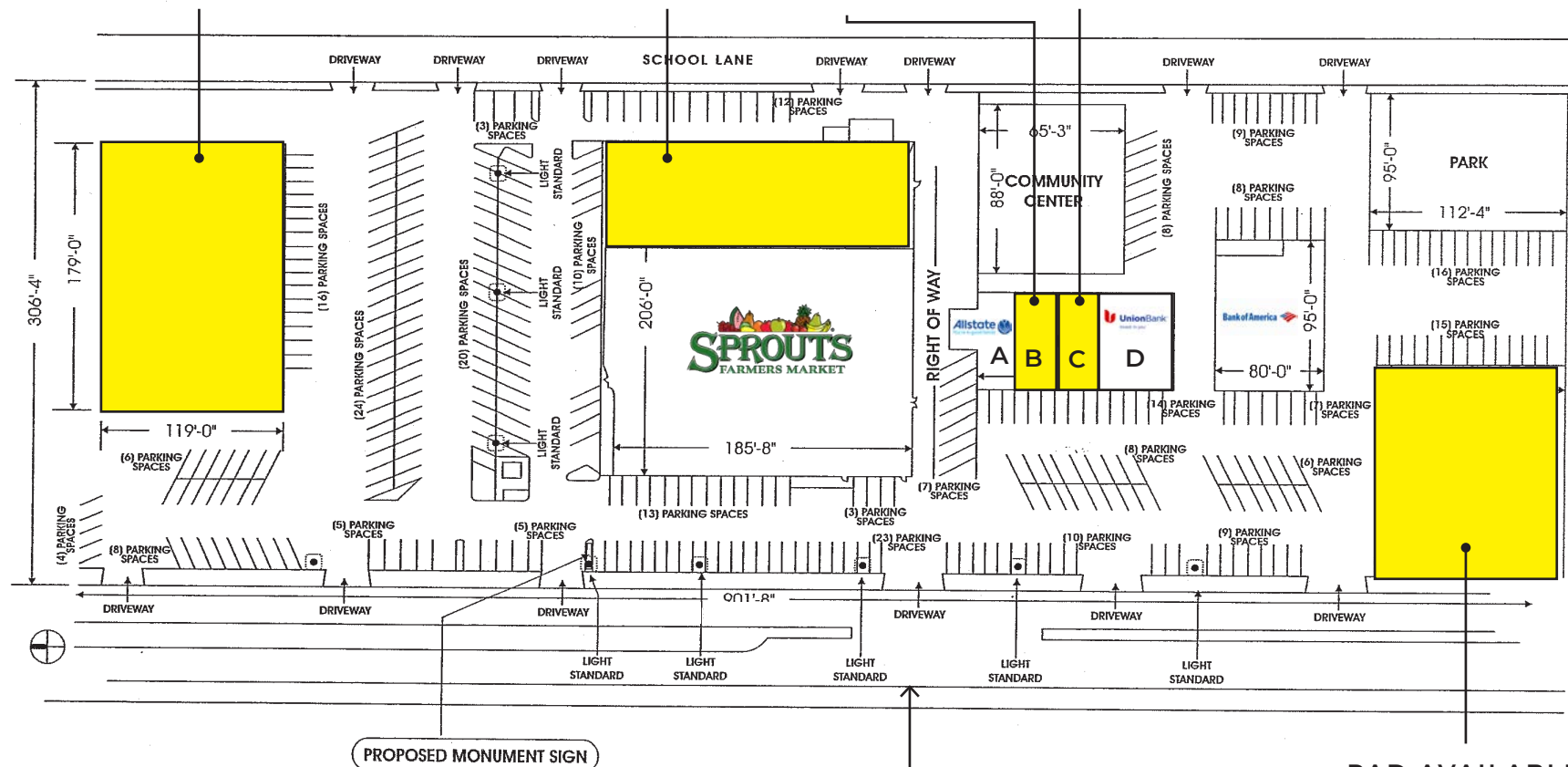
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**AVAILABLE**  
18,036 SF

<b>AVAILABLE</b> 11,637 SF	<b>AVAILABLE</b> 945 SF
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**AVAILABLE**  
1,400 SF



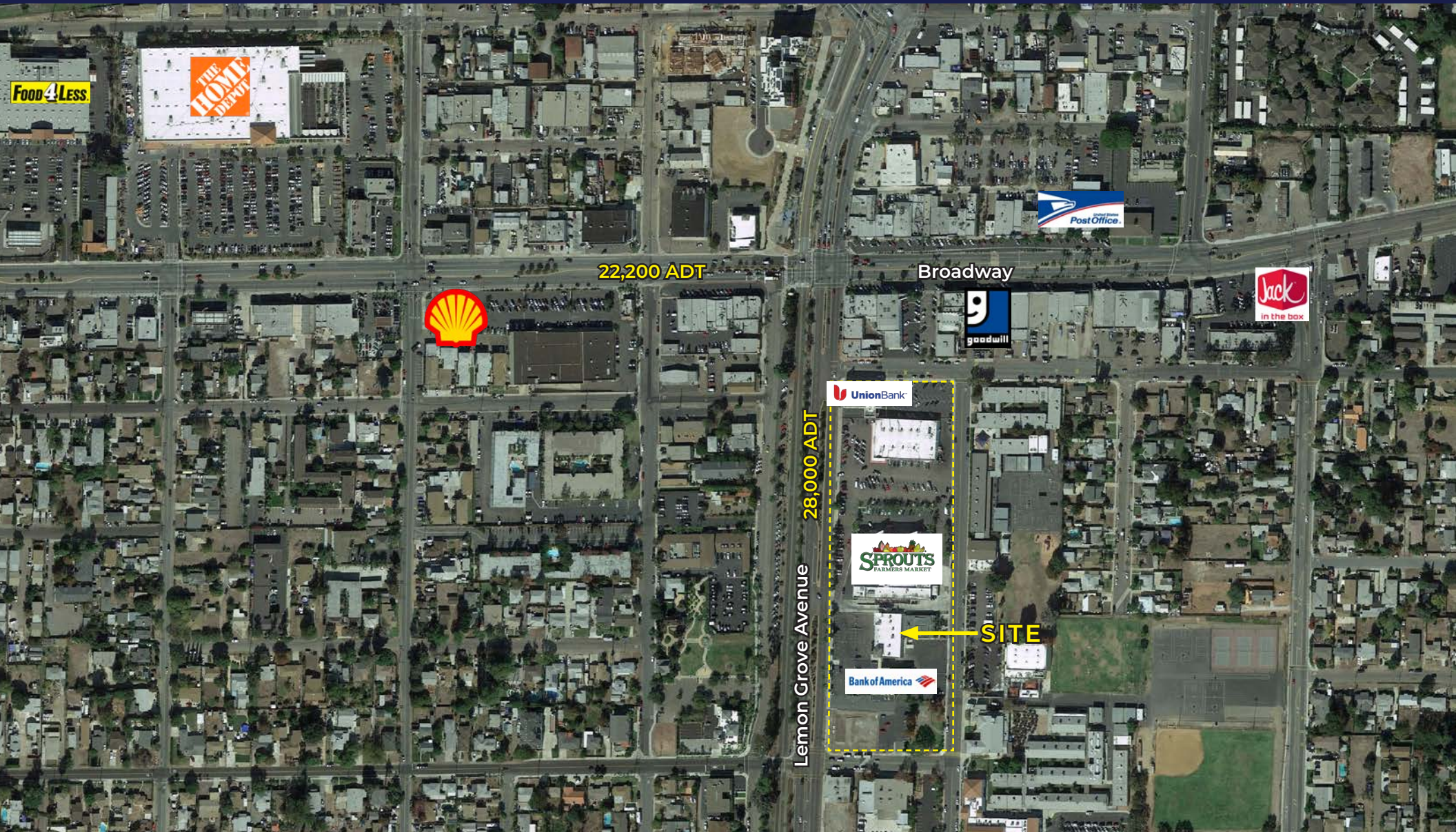
**PAD AVAILABLE**  
FOR DRIVE-THRU, BTS, GL



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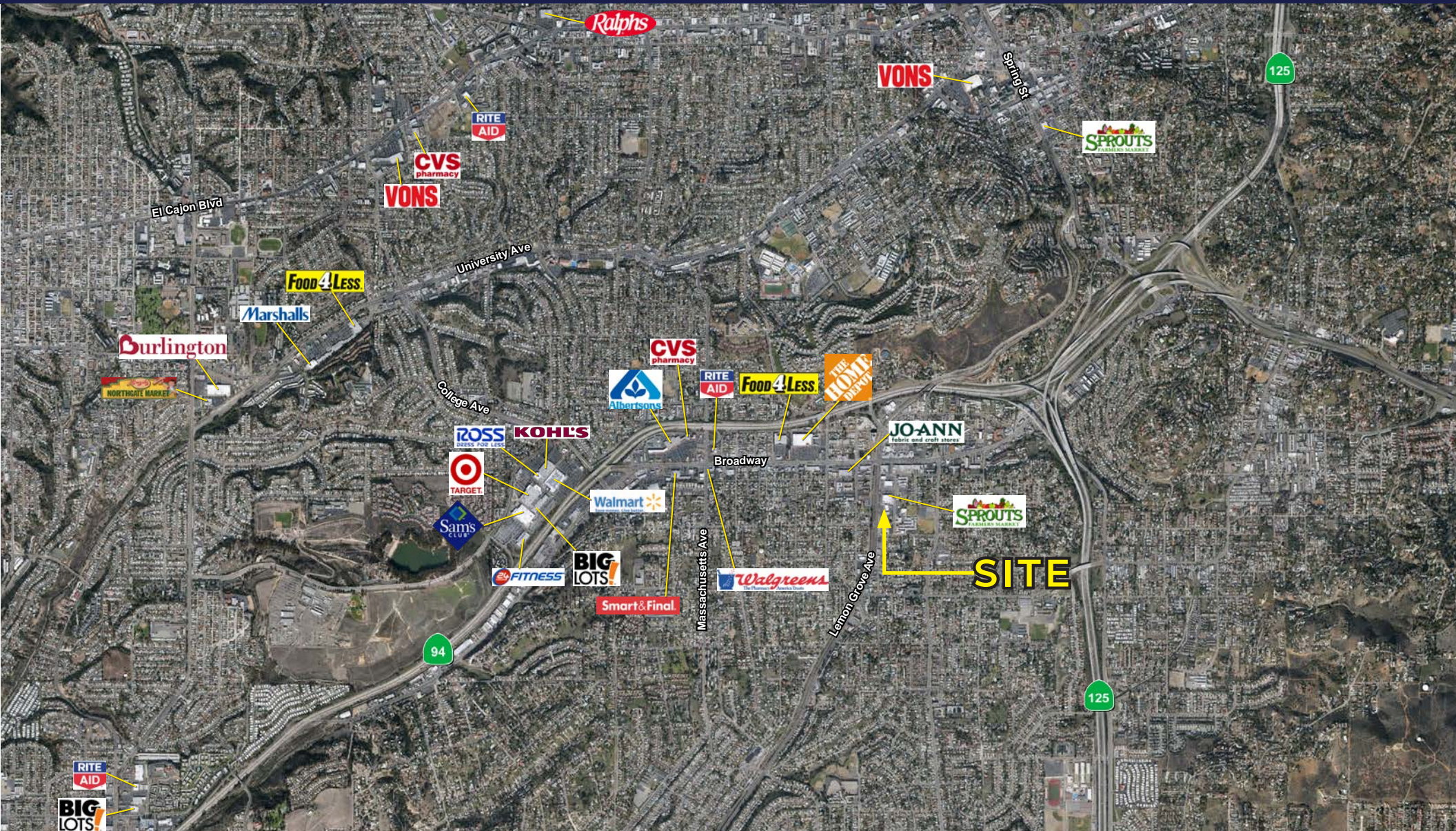
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### SIGNAGE / BEFORE AND AFTER



EXISTING SIGN  
(TO BE REMOVED)



**A** PROPOSED NEW SIGN

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# Expanded Demographic Profile

ESTIMATED 2018 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

3099 Lemon Grove Ave, Lemon Grove, California, 91945



## POPULATION

	1 mile	3 miles	5 miles
Total Population	22,050	201,009	514,085
Projected Population (2022)	22,913	208,340	532,108



## HOUSING

Total Households	7,545	68,558	170,814
Projected Total Households (2022)	7,823	70,942	176,452



## INCOME

Median Household Income	\$53,745	\$58,126	\$57,156
Average Household Income	\$70,879	\$75,962	\$78,829
Per Capita Income	\$24,842	\$26,373	\$26,663
Median Disposable Income	\$45,347	\$49,372	\$48,461
Average Disposable Income	\$56,786	\$60,234	\$61,596



## DAYTIME DEMOS

Total Daytime Population	17,785	156,326	382,555
Daytime Population Workers	5,777	46,914	98,029
Daytime Population Residents	12,008	109,412	284,526



## RACE & ETHNICITY

White	10,978	<b>49.79%</b>	98,407	<b>48.96%</b>	244,435	<b>47.55%</b>
Black or African American	2,966	<b>13.45%</b>	28,088	<b>13.97%</b>	62,802	<b>12.22%</b>
American Indian& Alaska Native Population	219	<b>0.99%</b>	1,599	<b>0.80%</b>	3,554	<b>0.69%</b>
Asian Population	1,585	<b>7.19%</b>	21,465	<b>10.68%</b>	74,081	<b>14.41%</b>
Pacific Islander Population	193	<b>0.88%</b>	1,809	<b>0.90%</b>	3,778	<b>0.73%</b>
Other Race Population	4,380	<b>19.86%</b>	35,513	<b>17.67%</b>	93,697	<b>18.23%</b>
Population of Two or More Races	1,728	<b>7.84%</b>	14,129	<b>7.03%</b>	31,737	<b>6.17%</b>
Hispanic Population	9,299	<b>42.17%</b>	76,814	<b>38.21%</b>	197,187	<b>38.36%</b>
Non-Hispanic Population	12,751	<b>57.83%</b>	124,194	<b>61.79%</b>	316,898	<b>61.64%</b>



## EDUCATION

Bachelor's Degree	2,070	<b>14.12%</b>	23,042	<b>17.36%</b>	59,120	<b>17.63%</b>
Graduate/Professional Degree	1,012	<b>6.90%</b>	10,554	<b>7.95%</b>	30,581	<b>9.12%</b>



## AGE

Median Age	36.0	34.7	34.6
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RETAIL INSITE

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.