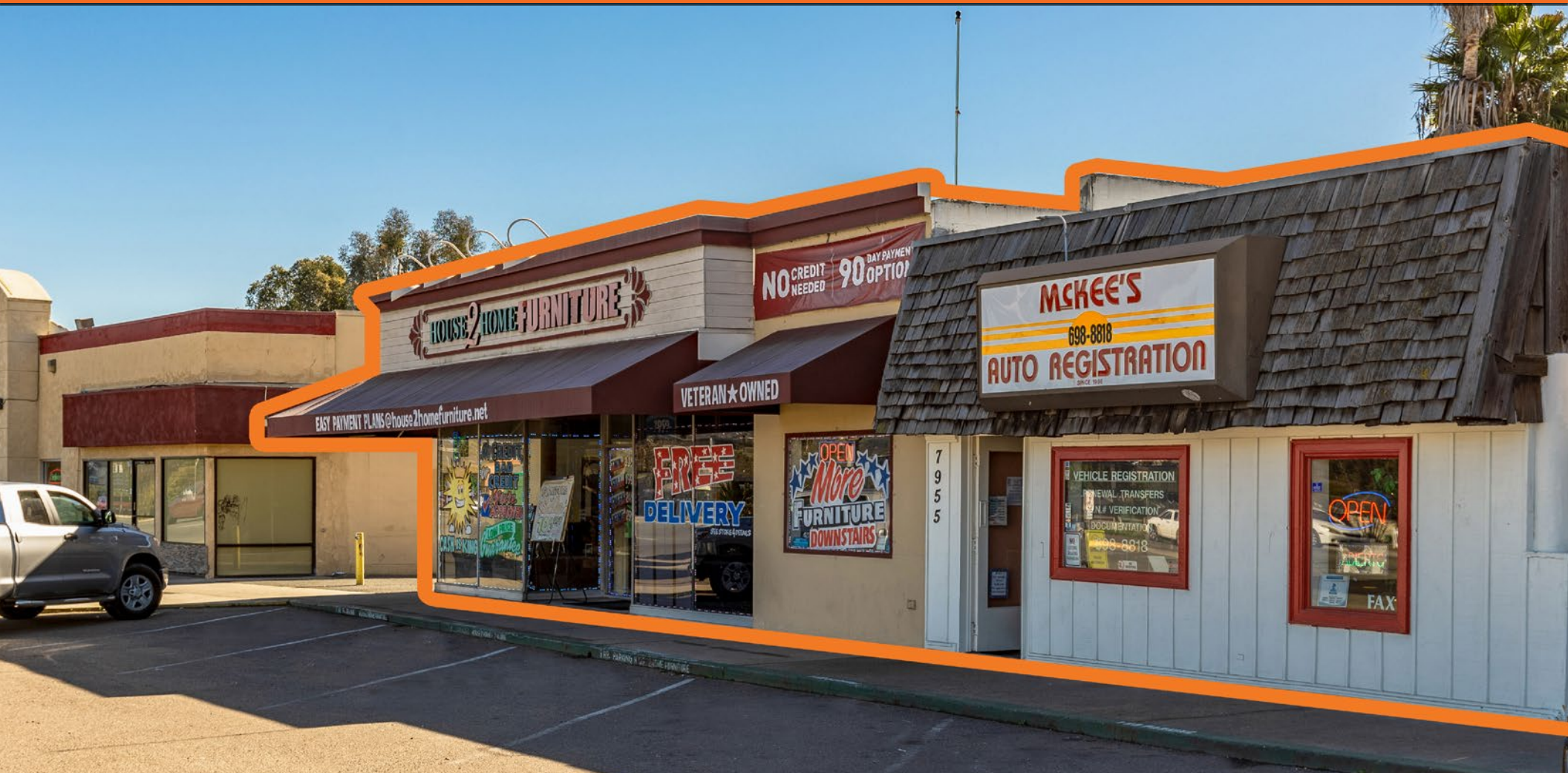


# VALUE ADD/OWNER-USER OPPORTUNITY

FOR SALE: ± 5,710 SF RETAIL BUILDING | LEMON GROVE



7955-7959 BROADWAY, LEMON GROVE, CA 91945

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# DISCLAIMER

FOR SALE - 7955-7959 Broadway, Lemon Grove, CA 91945

## Disclaimer Statement:

The information provided has been obtained from sources believed 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, zoning, property condition, and other factors which should be evaluated by your tax, financial, legal, and other 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.

No representation or recommendation is made by SVN | Vanguard as to the legal sufficiency or tax consequences of this document or the transaction to which it relates. These are questions for your attorney and/or other advisors. In any real estate transaction, it is recommended that you consult with a professional such as an attorney, accountant, civil engineer, property inspector or other person, with experience in evaluating the transaction, and the legal documents prepared in connection therewith.

## EXCLUSIVELY LISTED BY:

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# PROPERTY SUMMARY

## OFFERING SUMMARY

Sale Price:	\$925,000
Price/SF:	\$162.00
Building Size:	± 5,710 SF
Year Built:	1965
APN:	480-112-17-00

## PROPERTY HIGHLIGHTS

- Value Add / Owner-User Opportunity
- ± 5,710 SF Retail Building
- Great Street Visibility
- On-Site Parking
- Easy Access to the 94 and 125 Freeway



# AERIAL MAP



# RENT ROLL

SUITE	TENANT	SIZE (SF)	MONTHLY RENT	EXP DATE	LEASE TYPE
7955	McKee's Auto Registration	± 1,160 SF	\$1,250	12/31/2020	MG
7959	House 2 Home Furniture	± 4,550 SF ± 2,460 SF Ground Floor ± 2,090 SF Basement	\$2,400	Month to Month	MG
<b>RENT TOTAL</b>			<b>\$3,650</b>		



# RETAILER MAP



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® businesses are independently owned and operated.

# AERIAL PHOTO



# DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2024 Projection	22,249	201,586	509,097
2019 Estimate	21,550	195,316	495,645
2010 Census	20,114	182,679	477,216
Growth 2019 - 2024	3.24%	3.21%	2.71%
Growth 2010 - 2019	7.14%	6.92%	3.86%
<b>2019 Population by Hispanic Origin</b>	8,683	70,882	186,408
<b>2019 Population</b>	21,550	195,316	495,645
White	14,724 68.32%	133,898 68.55%	326,408 65.86%
Black	3,172 14.72%	26,386 13.51%	62,685 12.65%
Am. Indian & Alaskan	408 1.89%	2,790 1.43%	6,247 1.26%
Asian	1,802 8.36%	19,513 9.99%	71,850 14.50%
Hawaiian & Pacific Island	192 0.89%	2,064 1.06%	4,395 0.89%
Other	1,252 5.81%	10,665 5.46%	24,060 4.85%
U.S. Armed Forces	91	2,096	4,477
<b>Households</b>			
2024 Projection	7,747	70,829	169,234
2019 Estimate	7,498	68,638	164,913
2010 Census	6,949	64,188	159,428
Growth 2019 - 2024	3.32%	3.19%	2.62%
Growth 2010 - 2019	7.90%	6.93%	3.44%
Owner Occupied	3,642 48.57%	34,590 50.39%	84,206 51.06%
Renter Occupied	3,856 51.43%	34,048 49.61%	80,707 48.94%
<b>2019 Households by HH Income</b>			
Income: <\$25,000	1,455 19.40%	12,174 17.74%	32,045 19.43%
Income: \$25,000 - \$50,000	1,640 21.87%	15,600 22.73%	37,087 22.49%
Income: \$50,000 - \$75,000	1,307 17.43%	13,381 19.49%	29,702 18.01%
Income: \$75,000 - \$100,000	1,152 15.36%	10,069 14.67%	22,176 13.45%
Income: \$100,000 - \$125,000	714 9.52%	7,042 10.26%	16,311 9.89%
Income: \$125,000 - \$150,000	484 6.45%	4,331 6.31%	10,009 6.07%
Income: \$150,000 - \$200,000	461 6.15%	3,409 4.97%	9,605 5.82%
Income: \$200,000+	286 3.81%	2,633 3.84%	7,979 4.84%
<b>2019 Avg Household Income</b>	\$77,604	\$76,913	\$78,893
<b>2019 Med Household Income</b>	\$63,990	\$61,239	\$60,438

