

FOR LEASE

WASHINGTON CENTER
8053 - 8099 BROADWAY, LEMON GROVE, CA 91945

AVAILABLE
SUITE 8085: 1,200 SF



Highlights

- Signalized Intersection
- Abundant Parking
- Monument Signage
- Well Maintained

Available
1,200 SF

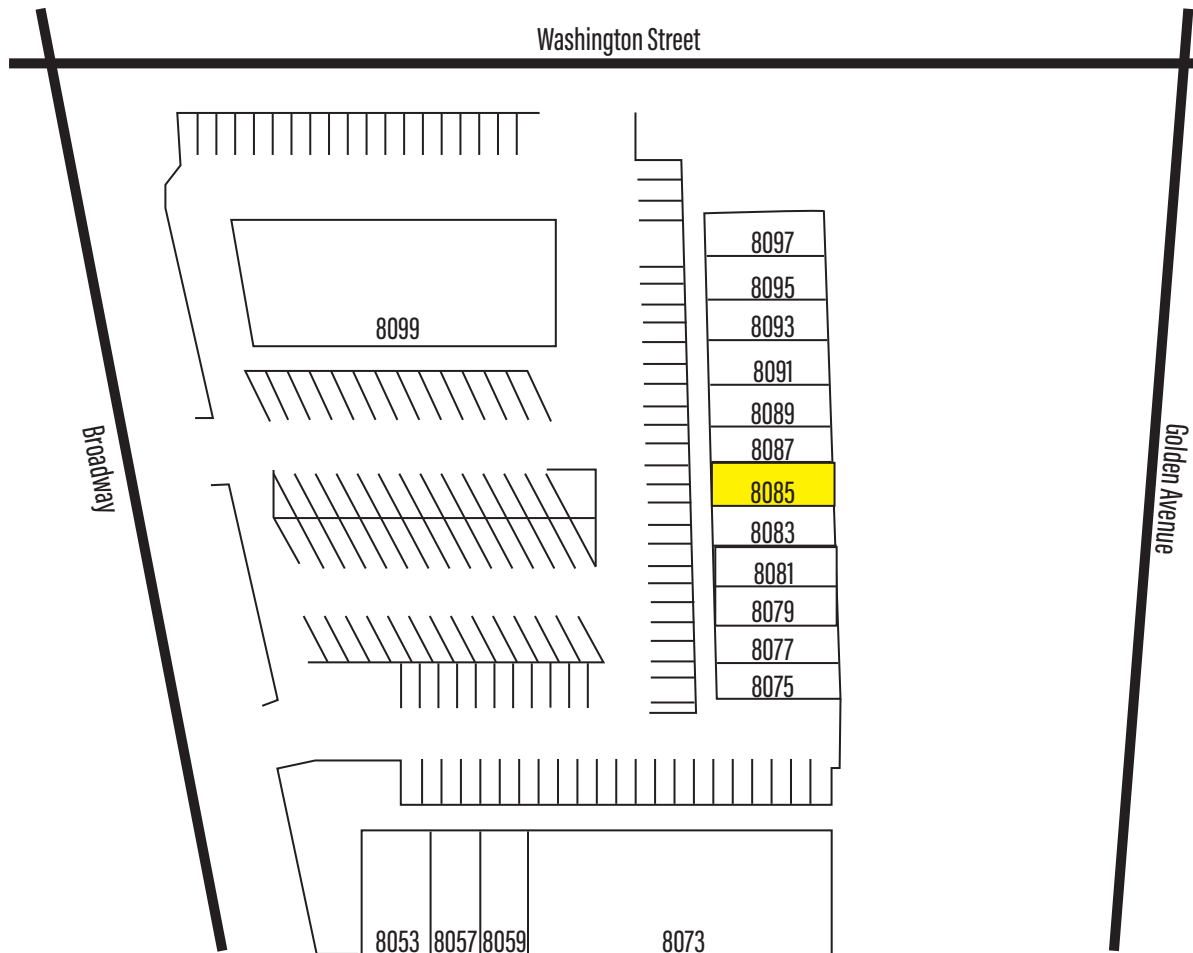
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SITE PLAN

WASHINGTON CENTER 8053 - 8099 BROADWAY, LEMON GROVE, CA 91945



8053 8057 8059	House of Pancakes	2,520 SF 1,056 SF 1,080 SF
8073	Charter School	9,000 SF
8075	Calvary Chapel (MTM)	1,200 SF
8077	Calvary Chapel (MTM)	1,200 SF
8079 8081	Soccer Store	2,400 SF
8083	Massage	1,800 SF
8085	AVAILABLE (FORMER DENTIST)	1,200 SF
8087	Barber Shop	900 SF
8089	Hair Shop	900 SF
8091	Coffee Bakery Shop	1,140 SF
8093	Day Spa	1,020 SF
8095	Chiropractor (MTM)	1,200 SF
8097	Calvary Cross	1,500 SF
8099	Pizza Factory and Past a	5,855 SF

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LABELS:

1. RCP Block & Brick
Valero
2. ARCO/AM PM
Nando's Taco Shop
3. Jack in the Box
Game Zone
Papa Johns
4. United States Postal Service
5. Car Quest Auto Parts
6. Sprouts
Everything a Deal
99 Cent
Union Bank



DEMOGRAPHICS

WASHINGTON CENTER
8053 - 8099 BROADWAY, LEMON GROVE, CA 91945

1 Mile 3 Miles 5 Miles

Population: 20,134 188,629 477,318

2022 Avg. HH Income: \$85,274 \$91,468 \$95,951

Traffic Counts:
Broadway 14,428 (Average Daily Volume)



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