## FOR LEASE



### **Washington Center**

8053-8099 Broadway Lemon Grove, CA 91945

#### Available:

See Site Plan

#### **Highlights:**

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

 Demographics:
 1 Mile
 2 Miles
 3 Miles

 Population:
 19,542
 189,638
 486,708

 Avg HH Income:
 \$64,056
 \$67,384
 \$68,573

Traffic Counts: 19,100 ADT

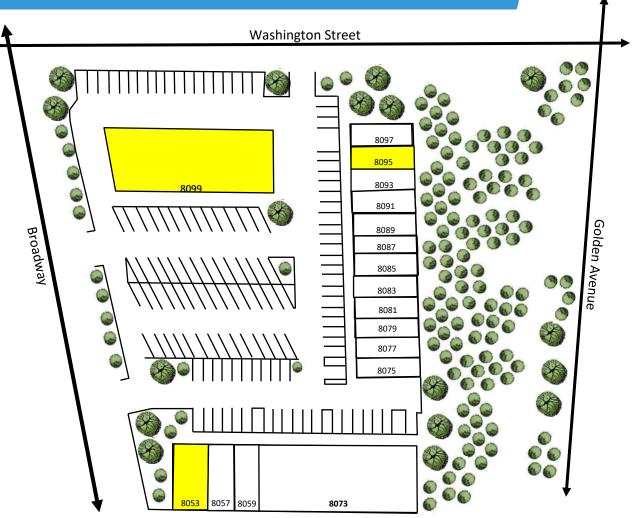
For more information about this property, please contact:

Scott Duhs (619) 491-0614 Scott@DuhsCommercial.com CA License: 01048874





# SITE PLAN



#### For more information about this property, please contact:

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SUITE	TENANT	SF
8053	Former Restaurant (MTM)	2,520
8057	Florist	1,056
8059	State Farm	1,080
8073	Charter School	9,000
8075	Calvary Chapel	1,200
8077	Calvary Chapel	1.200
8079	CosmoProf	1,200
8081	CosmoProf	1,200
8083	Massage	1,080
8085	Dentist	1,200
8087	Barber Shop	900
8089	Hair Salon	900
8091	Pizza Hut	1,140
8093	Mattress	1,020
8095	Chiropractor Potentially Available	1,200
8097	Calvary Cross	1,500
8099	Anna's Restaurant Potentially Available	6,000



No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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### AERIAL



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