

# FOR LEASE



JOIN:



**ARMSTRONG McCALL**  
PROFESSIONAL BEAUTY SUPPLY



## 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**  
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# SITE PLAN



SUITE	TENANT	SF
<b>8053</b>	<b>Former Restaurant (MTM)</b>	<b>2,520</b>
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
<b>8095</b>	<b>Chiropractor Potentially Available</b>	<b>1,200</b>
8097	Calvary Cross	1,500
<b>8099</b>	<b>Anna's Restaurant Potentially Available</b>	<b>6,000</b>

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**COMMERCIAL**  
 BROKERAGE • INVESTMENT • DEVELOPMENT

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# AERIAL



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