

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:	<u>1 Mile</u>	<u>2 Miles</u>	<u>3 Miles</u>
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:

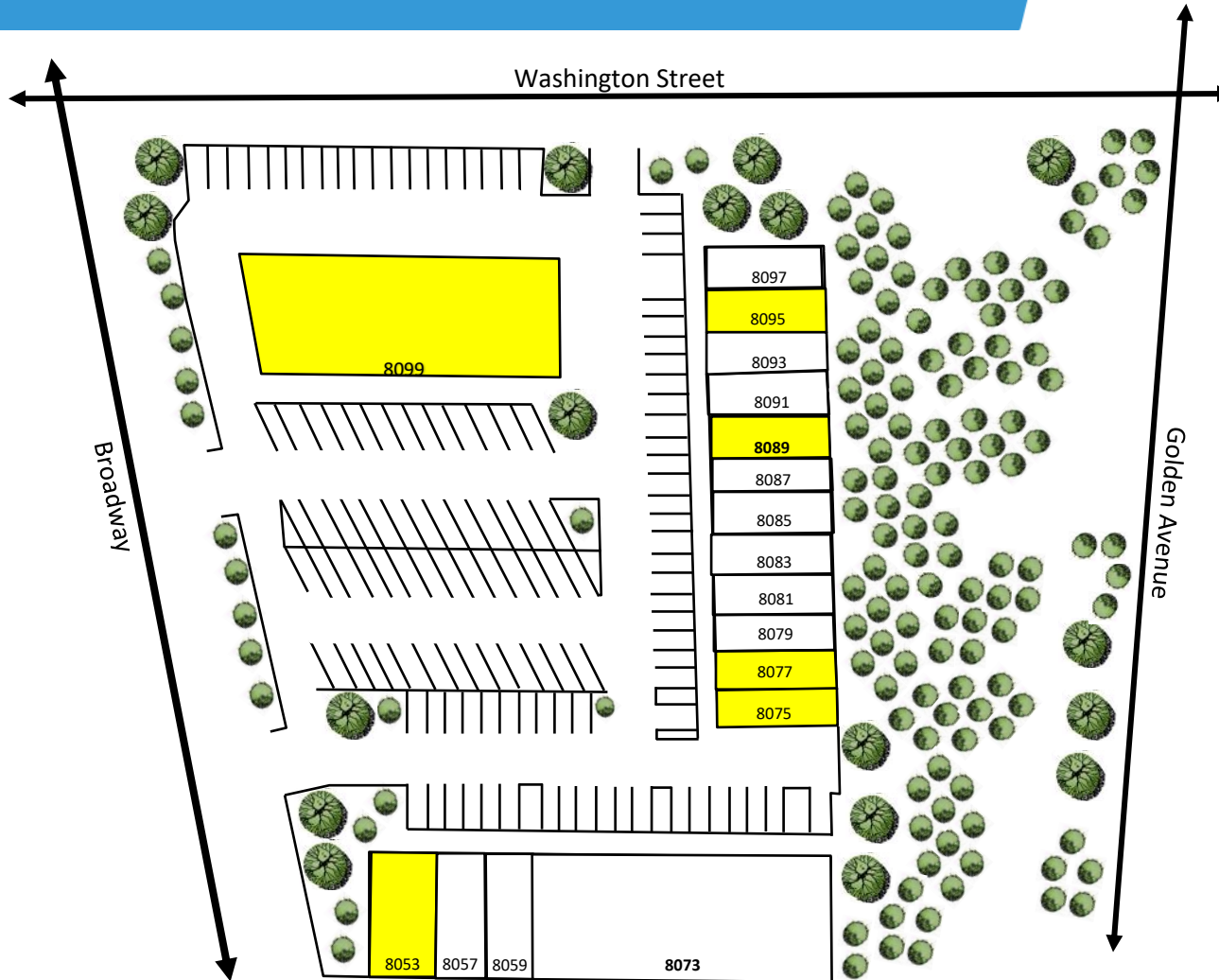
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SITE PLAN



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

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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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