

FOR LEASE



JOIN:



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:

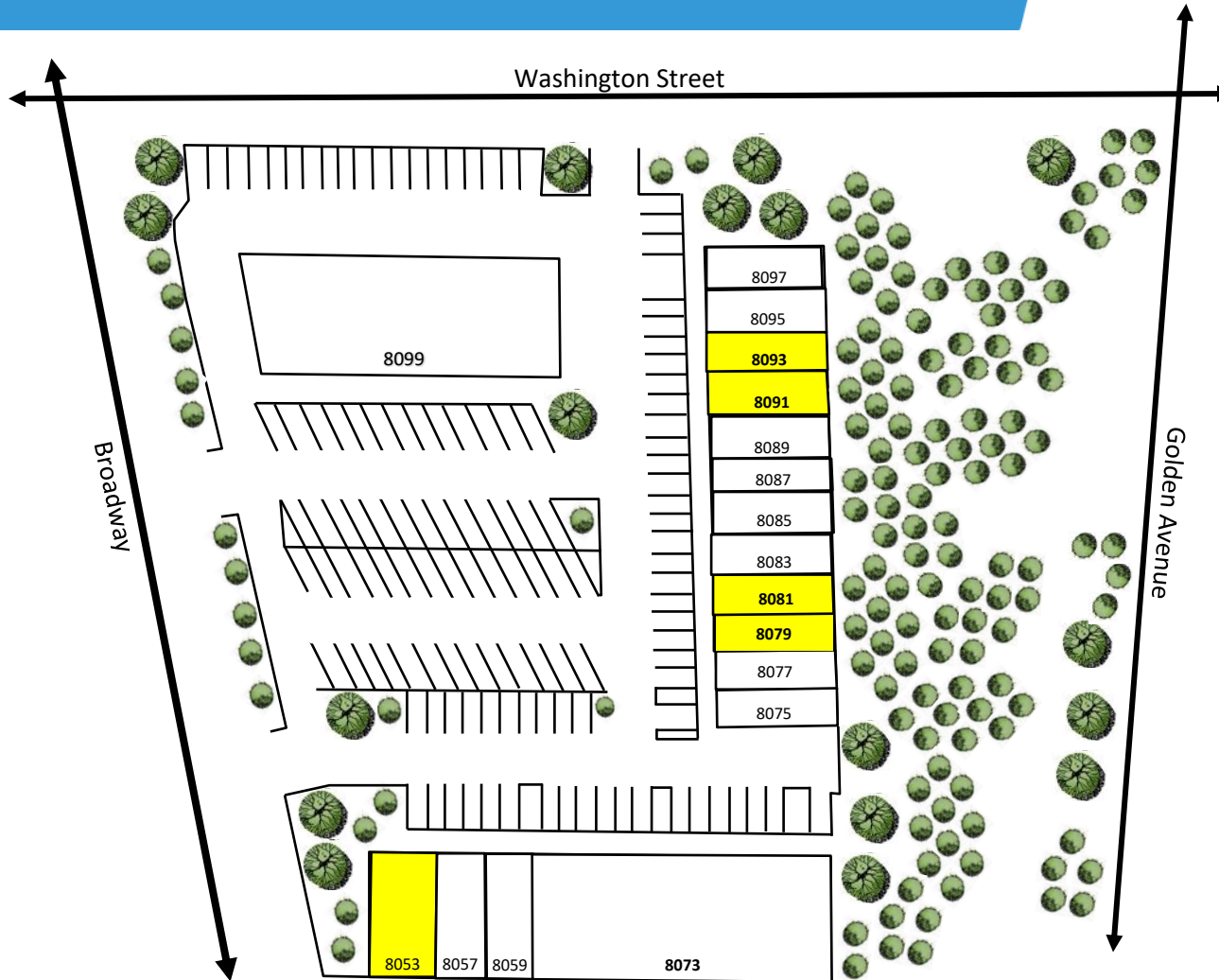
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SITE PLAN



SUITE	TENANT	SF
8053	Former Restaurant Available	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	Available	2,400
8081		
8083	Massage	1,080
8085	Dentist	1,200
8087	Barber Shop	900
8089	Hair Salon	900
8091	Former Pizza Restaurant	1,140
8093	Available	1,020
8095	Chiropractor MTM	1,200
8097	Calvary Cross	1,500
8099	Pizza Factory and Pasta	5,855

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AERIAL



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