FOR SALE



For more information about this property, please contact:

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Washington Center

8053-8099 Broadway Lemon Grove, CA 91945

Sale Price: \$6,650,000

Parcels: 480-132-12

480-132-13 480-132-14

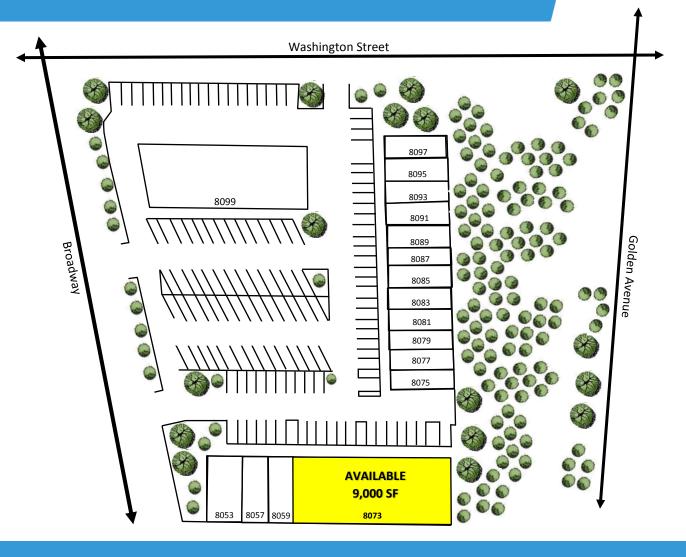
SF: 33,276 SF Buildings

Highlights:

- Signalized Intersection
- Abundant Parking
- Anchor Space Available
- Monument Signage
- Well maintained
- 3.42 Acres
- Upside Potential
- Owner User
- Potential Redevelopment Site



SITE PLAN



SUITE	TENANT	SF	
8053	Top Hat Catering	2,520	
8057	Florist	1,056	
8059	State Farm	1,080	
8073	AVAILABLE	9,000	
8075	Calvary Chapel	1,200	
8077	Calvary Chapel	1.200	
8079	Church	1,200	
8081	Church	1,080	
8083	Church	1,080	
8085	Dentist	1,200	
8087	Calvary Church	900	
8089	Hair Salon	900	
8091	Pizza Hut	1,140	
8093	Boutique (May be Available)	1,020	
8095	Chiropractor	1,200	
8097	Calvary Cross	1,500	
8099	Anna's Restaurant	6,000	
	TOTAL	33,276	

 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



RENT ROLL

Suite	Tenant	SF	Rent	Rent/SF	Expiration	Туре	Options
8053	Top Hat Catering	2,520	\$2,384	\$.95	MTM	Gross	None
8057	Florist	1,056	\$1,500	\$1.42	11/15	Gross	None
8059	State Farm	1,080	\$1,100	\$1.02	MTM	Gross	None
8073	AVAILABLE	9,000	\$0	\$0.00	0		None
8075– 8077	Calvary Chapel	2,400	\$1,931	\$.80		Gross	None
8079-8083	Church (Mountain High)	3,360	\$3,000	\$.89	MTM	Gross	None
8085	Dentist	1,200	\$1,240	\$1.03	MTM	Gross	None
8087	Calvary Church	900	\$800	\$.88	MTM	Gross	None
8089	Hair Salon	900	\$1,100	\$1.22	MTM	Gross	None
8091	Pizza Hut	1,140	\$2,508	\$2.20	10/18	Gross	One (1) Five (5)
8093	Boutique	1,020	\$1,100	\$1.08	MTM	Gross	None
8095	Chiropractor	1,200	\$1,000	\$.83	MTM	Gross	None
8097	Calvary Cross	1,500	\$1,350	\$.90	MTM	Gross	None
8099	Anna's Restaurant	6,000	\$7,160	\$1.19	MTM	Gross	None

TOTAL \$26,173

For more information about this property, please contact:



FINANCIAL

	<u>Current</u>		
Income:			
Gross Scheduled Income	\$314,076		
NNN Reimbursement	(\$0)		
Gross Annual Income	\$314,076		
Expenses:			
Real Estate Taxes	(\$40,000)		
Landscaping	\$6,000		
Insurance	\$9,000		
Maintenance & Repairs (HVAC)	\$1,500		
Utilities (SDGE)	\$3,300		
Water/Sewer	\$15,000		
Trash	\$4,320		
TOTAL EXPENSES	\$79,120		
Net Operating Income	\$234,956		

For more information about this property, please contact:



AERIAL



For more information about this property, please contact:



PROPERTY PHOTOS













For more information about this property, please contact:

