

# FOR SALE



## 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

JOIN:



For more information about this property, please contact:

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# SITE PLAN



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

**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	Type	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
<b>8073</b>	<b>AVAILABLE</b>	<b>9,000</b>	\$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**

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# FINANCIAL

## Current

### Income:

Gross Scheduled Income	\$314,076
NNN Reimbursement	(\$0)
Gross Annual Income	<u>\$314,076</u>

### 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
<b>TOTAL EXPENSES</b>	<u><b>\$79,120</b></u>

**Net Operating Income** \$234,956

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# AERIAL



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# PROPERTY PHOTOS



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