



- Highlights:*
- Signalized Intersection
 - Abundant Parking
 - Monument Signage
 - Well Maintained

**For
Lease**

8053-8099 Broadway
Lemon Grove, CA 91945

Washington Center

Scott Duhs
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Demographics

	1 Mile	2 Miles	3 Miles
Population			
2022 Estimate	19,768	83,628	191,338
2027 Projection	19,809	83,490	191,449
Growth 2022-2027	0%	0%	0%
Growth 2010-2022	0.5%	0.3%	0.4%

Population By Race

	1 Mile	2 Miles	3 Miles
White	13,676	58,221	129,753
Black	2,670	11,101	26,059
Am. Indian & Alaskan	349	1,449	2,876
Asian	1,610	6,571	19,040
Hawaiian & Pacific Island	207	1,068	2,163
Hispanic	8,114	32,089	72,045
Other	1,255	5,219	11,447

Households

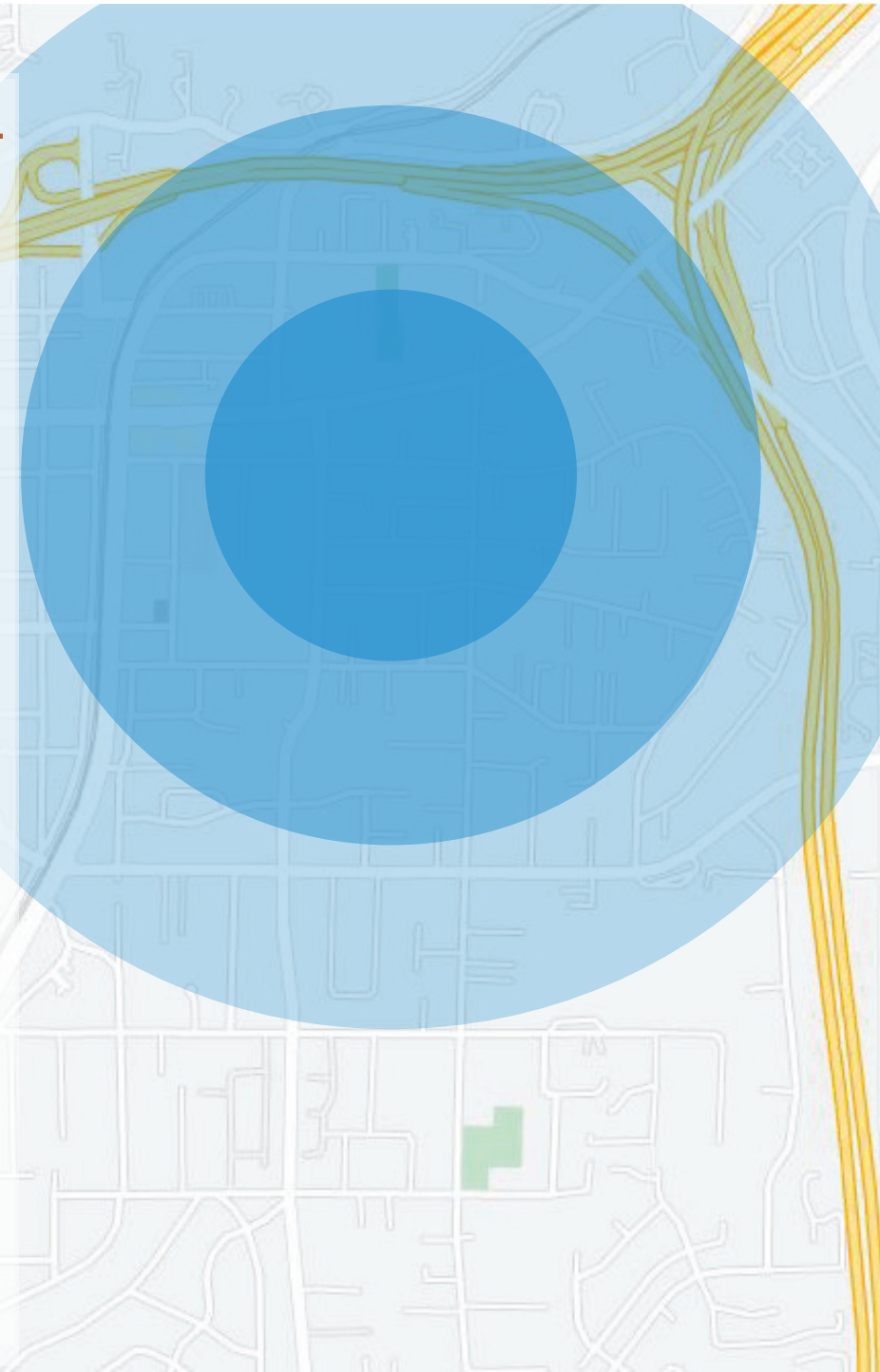
	1 Mile	2 Miles	3 Miles
2022 Estimate	6,888	29,474	66,745
2027 Projection	6,908	29,413	66,769
Growth 2020-2027	0.1%	0%	0%
Growth 2010-2022	0.4%	0.2%	0.3%

2022 Avg Household Income

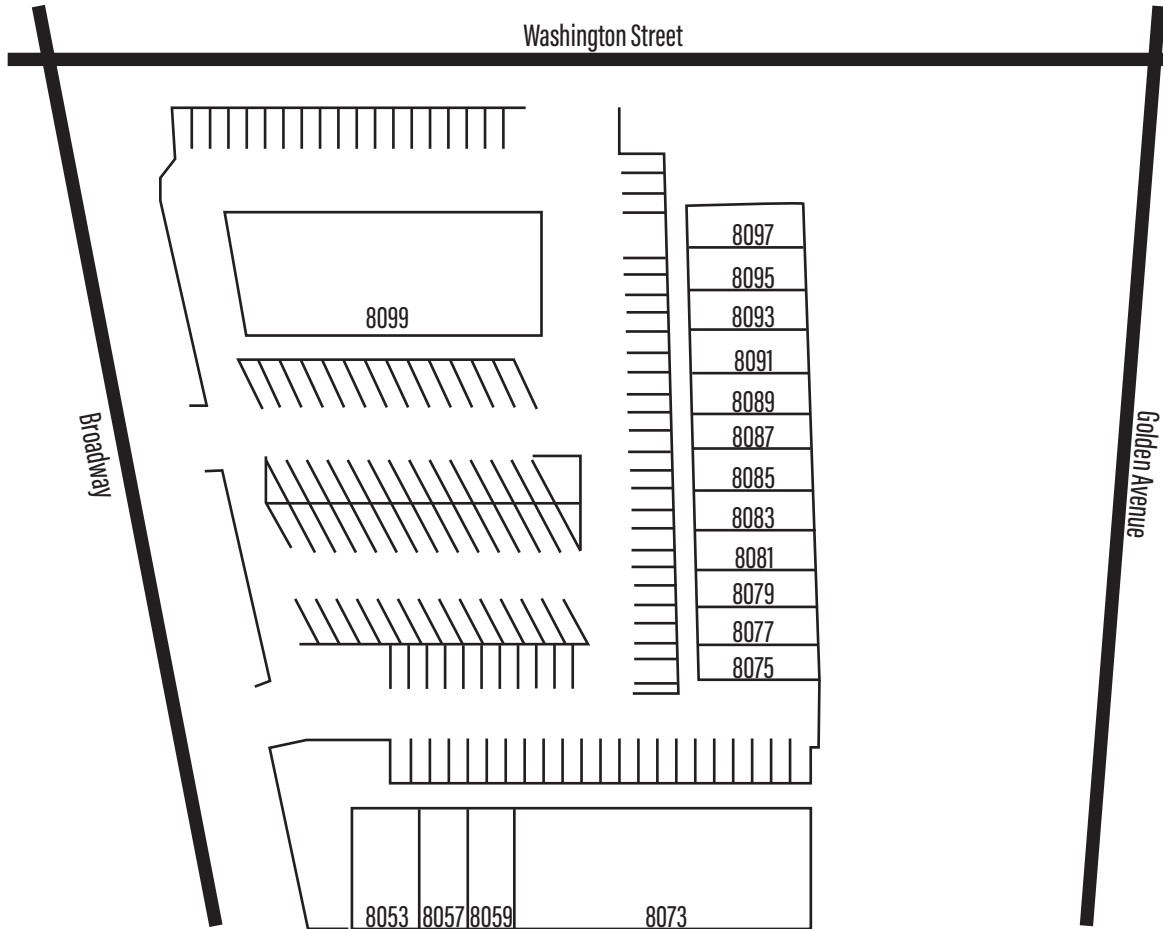
	1 Mile	2 Miles	3 Miles
2022 Avg Household Income	\$28,481	\$87,123	\$86,227

Occupied Housing

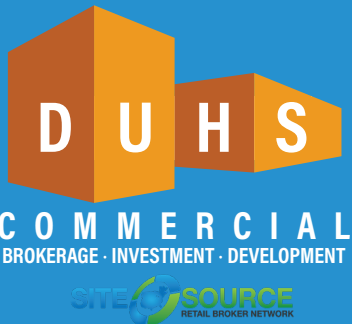
	1 Mile	2 Miles	3 Miles
Owner Occupied	3,511	15,540	34,929
Renter Occupied	3,397	13,873	31,840



Site Plan



8053	Family House of Pancakes	2,520 SF
8057		1,056 SF
8059		1,080 SF
8073	Charter School	9,000 SF
8075	Calvary Chapel MTM	1,200 SF
8077	Calvary Chapel MTM	1,200 SF
8079	Learnine Center	2,400 SF
8081		
8083	Massage	1,080 SF
8085	Dentist	1,200 SF
8087	Barber Shop	900 SF
8089	Hair Shop	900 SF
8091	Coffee Bakery Shop	1,140 SF
8093	Day Spa	1,020 SF
8095	Chiropractor MTM	1,200 SF
8097	Calvary Cross	1,500 SF
8099	Pizza Factory and Pasta	5,855 SF



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Aerial

1. RCP Block & Brick | Valero
2. ARCO/AM PM | Nando's Taco Shop
3. Jack in the Box | GameZone | Papa John's
4. United States Postal Service
5. Car Quest Auto Parts
6. Sprouts | Everything a Deal | 99 Cent | Union Back



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