

7227 BROADWAY

LEMON GROVE, CA 91945



CAST
CAPITAL PARTNERS

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PROPERTY HIGHLIGHTS

BUILDING SIZE	16,378 SF
STORIES	4
YEAR BUILT	1975
PARKING RATIO	2.56 / 1,000 SF
PARKING	SURFACE - 42
ZONING	GC, LEMON GROVE
ACCESS	DIRECT ACCESS TO HIGHWAY I-15
BUILDING ACCESS	24/7 ACCESS



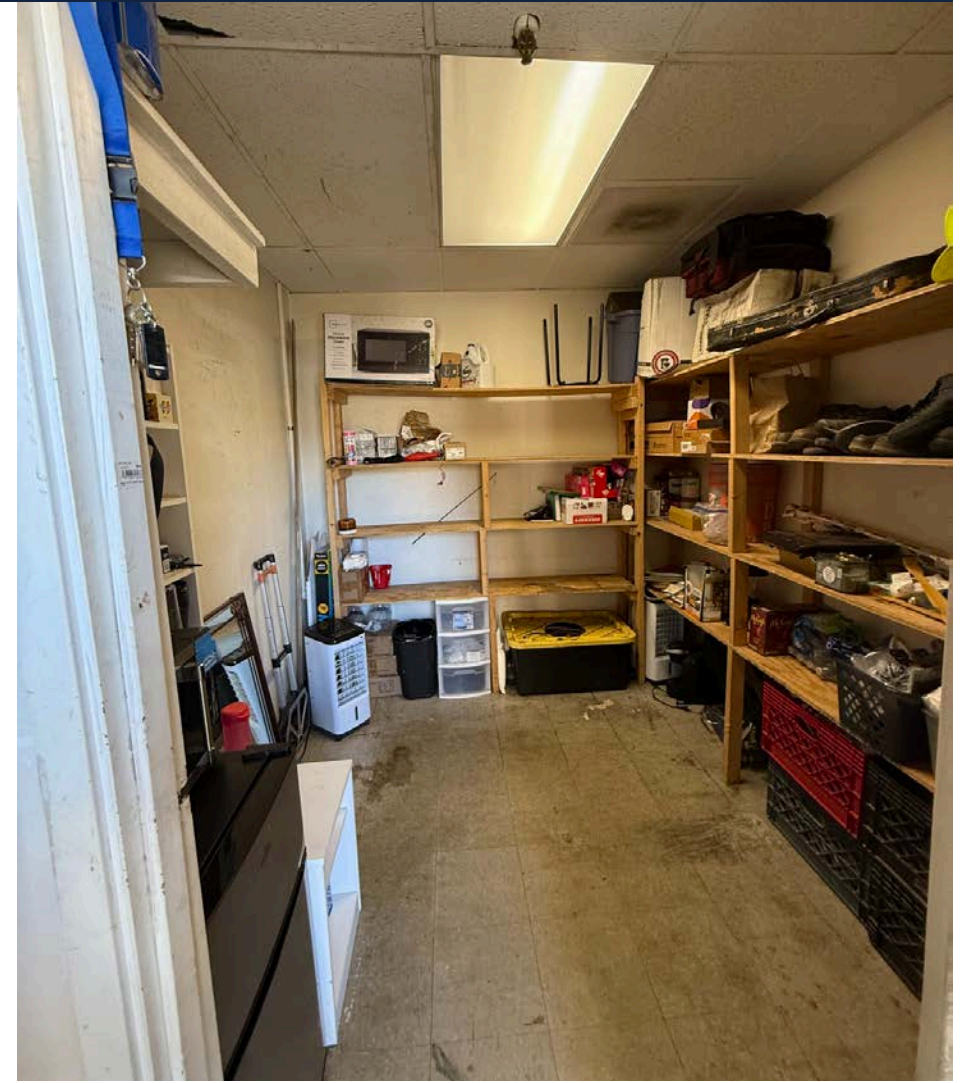
AVAILABLE OFFICE SPACES

Suite 104
Storage Suite

230 SF

\$500/mo.
Full-Service

SUITE 104



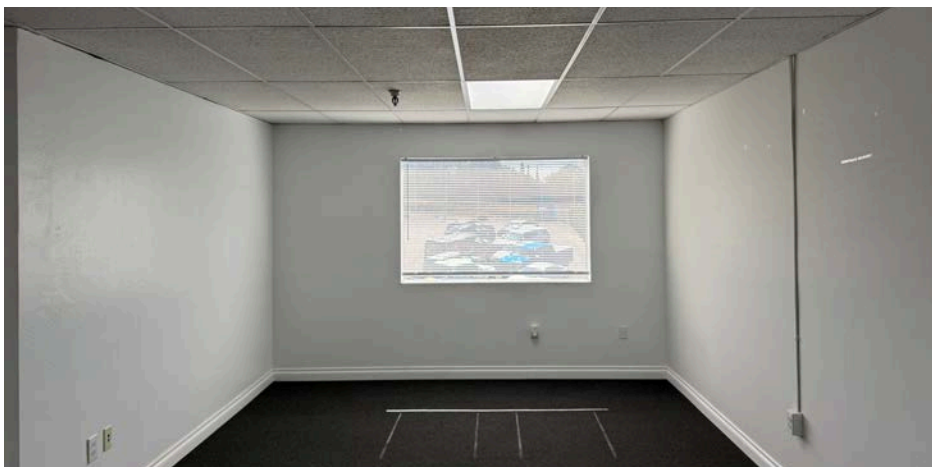
AVAILABLE OFFICE SPACE

Suite 303

778 SF

\$1,450/mo.
Full-Service

SUITE 303





**7227
BROADWAY**

MASSACHUSETTS AVE

VISTA AVE

BROADWAY

94



Walmart

TARGET

CVS
pharmacy

LEMON GROVE
RESTAURANT

CHOICE
MEDICAL GROUP

SAN MIGUEL
ELEMENTARY SCHOOL

BERRY
STREET PARK

LEMON GROVE
DEPOT STATION

LEMON GROVE
BISTRO

7227
BROADWAY

WORLD'S
LARGEST
LEMON

TREGANZA
HERITAGE PARK

LEMON GROVE CAFE

EPG
El Pollo Grill

ZEST
WINE BISTRO

The Godfather
Bar & Grill

BIG TUNA
SUB BISTRO

GIARDINO
Neighborhood Cucina

AERIAL MAP





CAST

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