

94 COUNTRY PLAZA

6955-6971 BROADWAY, LEMON GROVE, CA 91945

± 1,200 SF
AVAILABLE

SECOND-GEN
RESTAURANT SPACE
FOR LEASE IN
LEMON GROVE



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PROPERTY HIGHLIGHTS

- **Prime Retail Opportunity:**
 - Second-gen restaurant / former Subway space
- **Size:** ±1,200 SF plus patio area
- **Existing Equipment:**
 - Existing grease trap
 - Walk-in cooler & freezer
 - Dry storage racks
 - Three-compartment sink & single-compartment sink
 - Prep table (backroom)
 - Beverage counter (lobby)
 - Back counter with dry storage
- **Signage:** Available
- **Parking:** 5.21 spaces per 1,000 SF
- **Access:** Directly off Hwy 94 in Lemon Grove
- **Frontage:** ±329' on Broadway

LEASE RATE:

\$3.50/SF NNN

(NNN= \$1.13/SF)



SITE PLAN



AVAILABILITY
SUITE 6971 1,200 SF



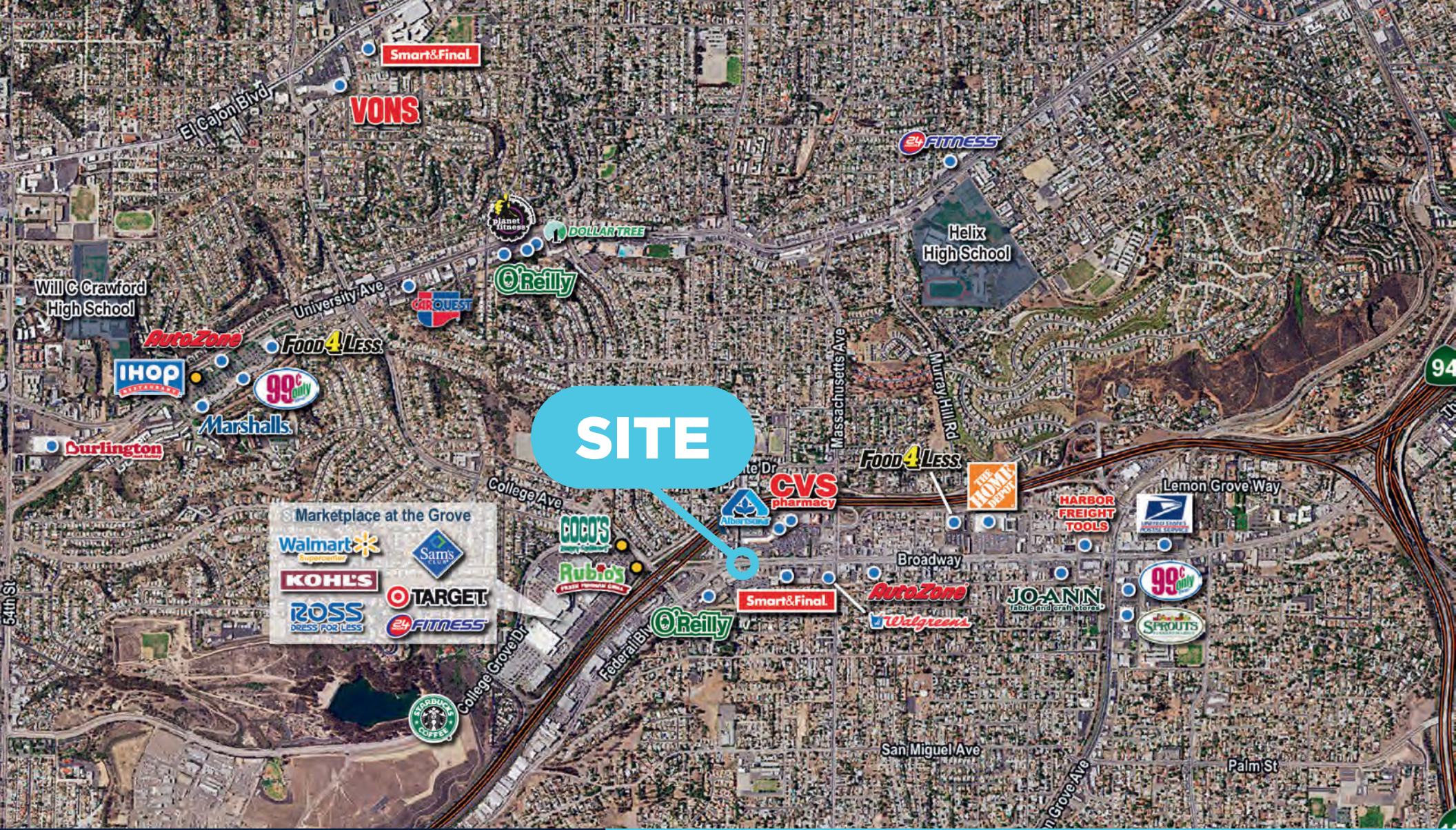
SITE

Broadway - 39,131 ADT

North Ave - 32,119 ADT

LEMON GROVE

Lemon Grove is centrally located in the Southwest area of San Diego County, and provides that small town appeal in the midst of an urban area. Lemon Grove is known as having the “best climate on earth” and is only nine miles from Downtown San Diego and only twelve miles from the San Diego International Airport.



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