

# For Sale or Lease

3434 Grove Street  
Lemon Grove, CA 91945

**5,160 SF Office/Medical Building**

**Cameron Czubernat**

619 922 2192

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CA Lic. 01383317

**Kerry Schimpf**

619 920 0311

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# Property Highlights

**Lease Rate:** \$9,750/Month NNN (\$1.89 PSF + NNN)

**Sales Price:** \$1,995,000 (\$386 PSF)



Approximate 5,160 SF office/  
medical building on .5 acres



Office improvements: private offices with direct access to patio, 2 Restrooms (One with Shower), server room with dedicated hvac, Large conference room, fire alarm system, and Cat 5 wiring



21 parking spaces



Newer roof on main  
section of building



2 HVAC units



Solar owned



VC5 Village  
Commercial 5

# Floor Plan

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# Area Location



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