

±3,329 SF INDUSTRIAL BUILDING ON 0.16 ACRES FOR SALE
7636 LEMON AVENUE | LEMON GROVE, CA 91945



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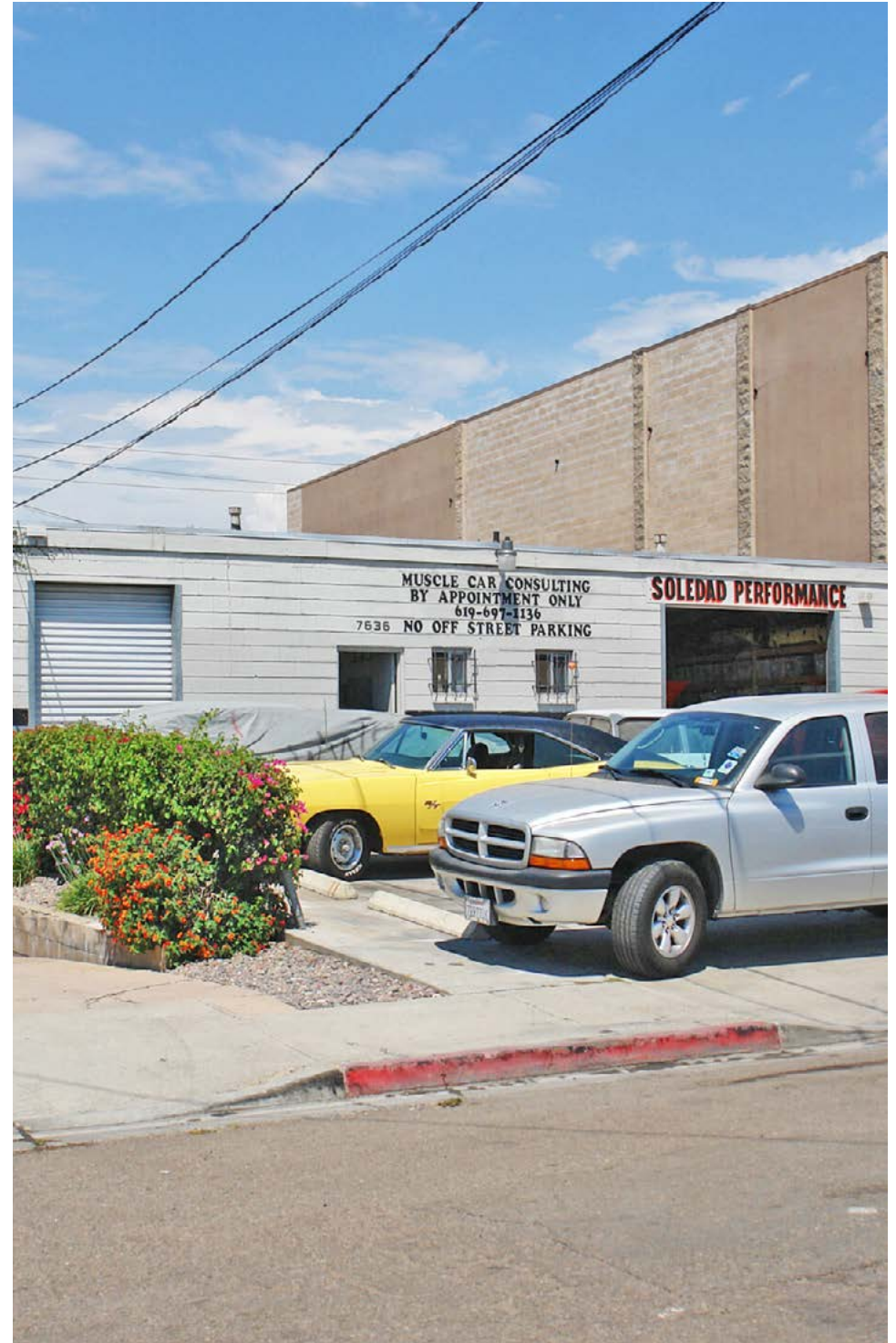
CPG | COMMERCIAL
PROPERTIES
GROUP
INTEGRITY - KNOWLEDGE - EXPERIENCE

EXECUTIVE SUMMARY

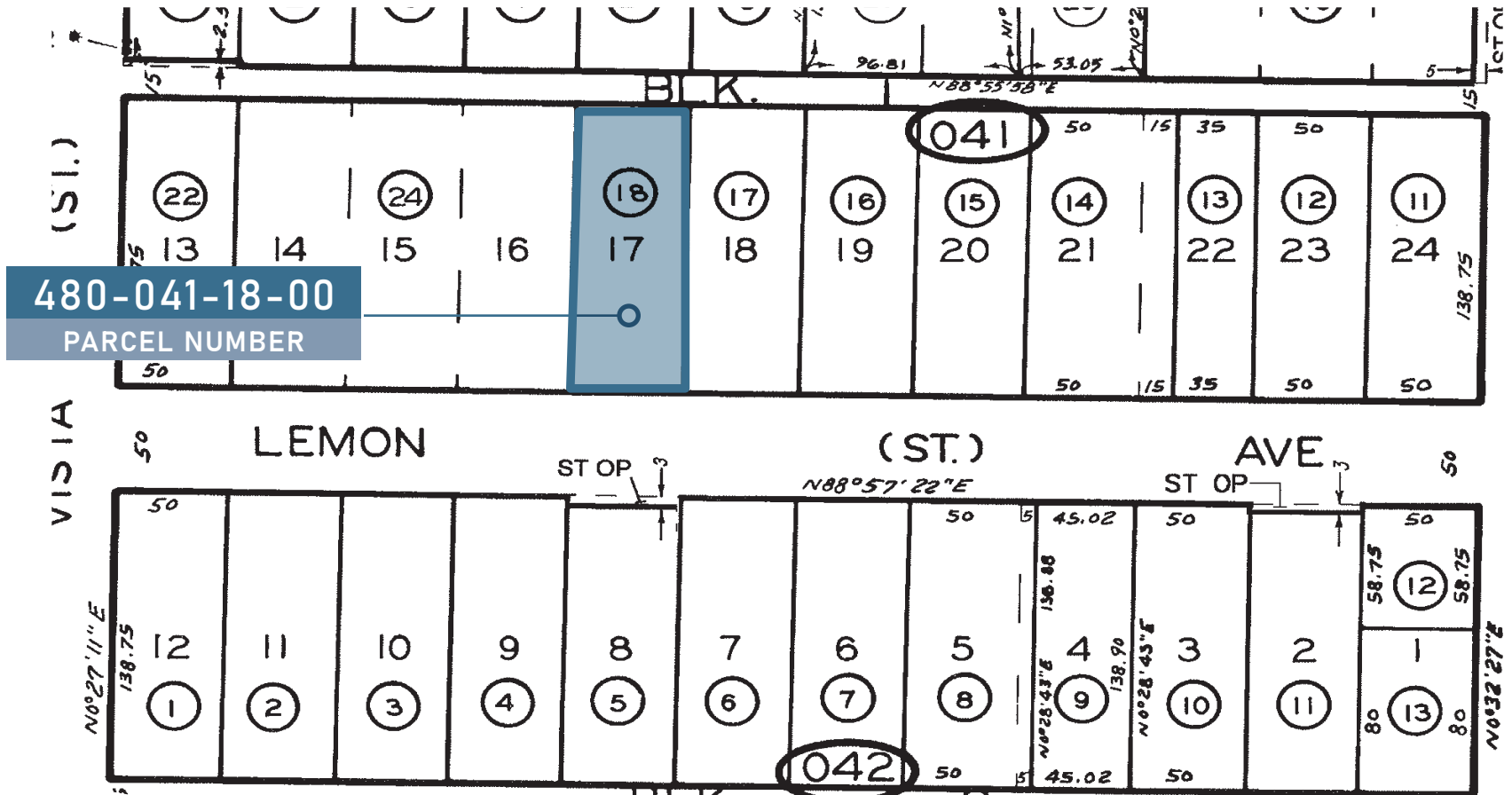
Voit Real Estate Services and Commercial Properties Group are pleased to present the opportunity to acquire an approximately 3,329 square foot building located at 7636 North Avenue, Lemon Grove, CA 91945. The property consists of 1 parcel and it is currently 100% occupied by a month to month tenant, so it would be perfect for an Investor or an Owner/User. The property has convenient access to both Highway 94 and Interstate 125.

PROPERTY SUMMARY

STREET ADDRESS	7636 North Avenue Lemon Grove, CA 91945
SUBMARKET	Lemon Grove
BUILDING SIZE	±3,329 Square Feet
FLOORS	One (1)
YEAR BUILT	1957
PERCENT LEASED	100%
PARKING RATIO	1.80/1,000 SF
APN	480-041-18-00
LAND AREA	±0.16 Acres
ZONING	Heavy Commercial (HC)
TENANTS	1 Tenant on Month to Month Lease
PRICING	See Brokers for Pricing Details

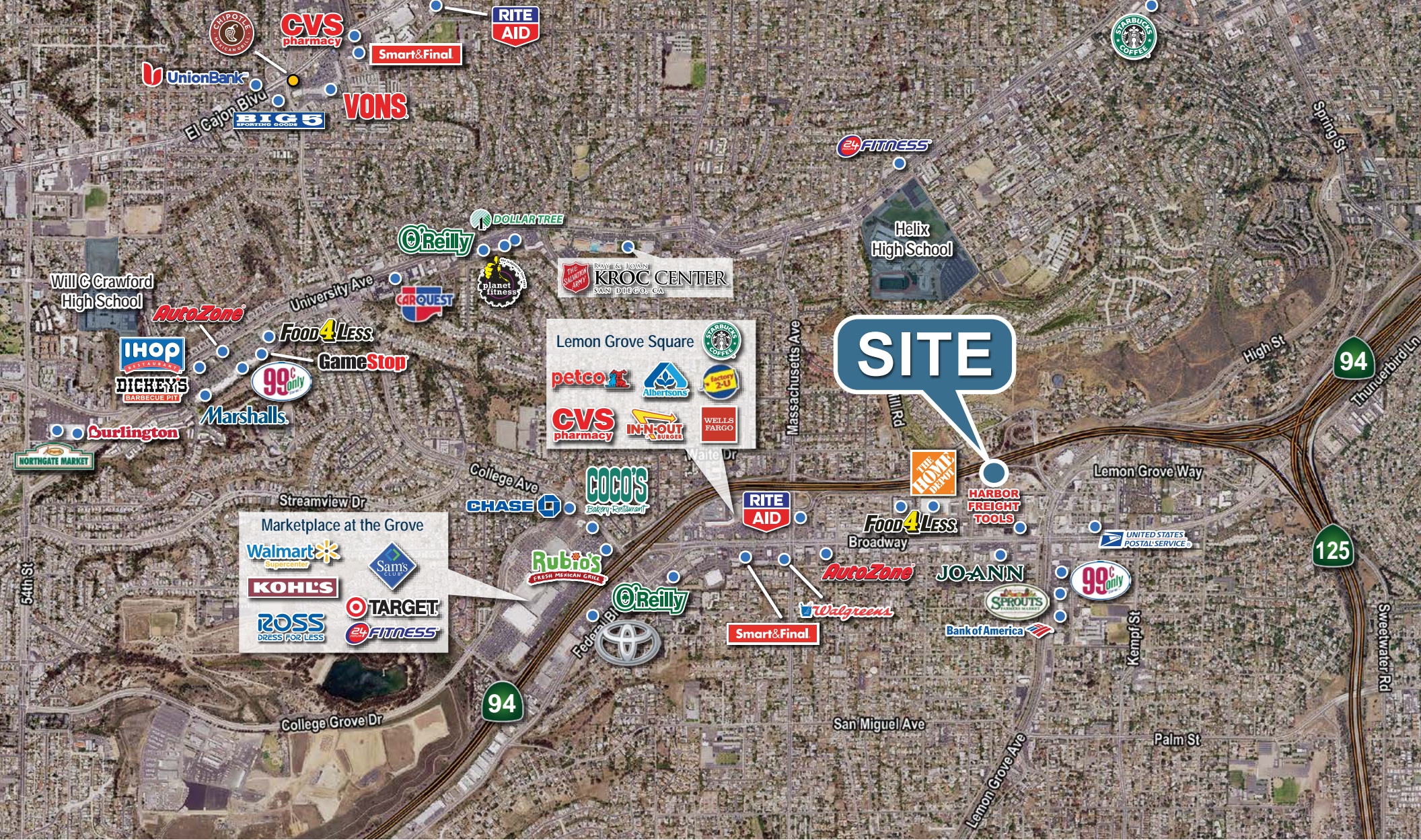


PARCEL MAP



LOCATION AERIAL





Lemon Grove Square

petco, Albertsons, 99c only, CVS pharmacy, IN-N-OUT, WELLS FARGO

Marketplace at the Grove

Walmart Supercenter, Sam's Club, KOHL'S, Ross Dress for Less, Target, 24 FITNESS

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CPG COMMERCIAL PROPERTIES GROUP
 INTEGRITY - KNOWLEDGE - EXPERIENCE

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