



FREE STANDING RETAIL
BUILDING

FOR SALE
\$2,499,999

7770 BROADWAY
LEMON GROVE, CA 91945

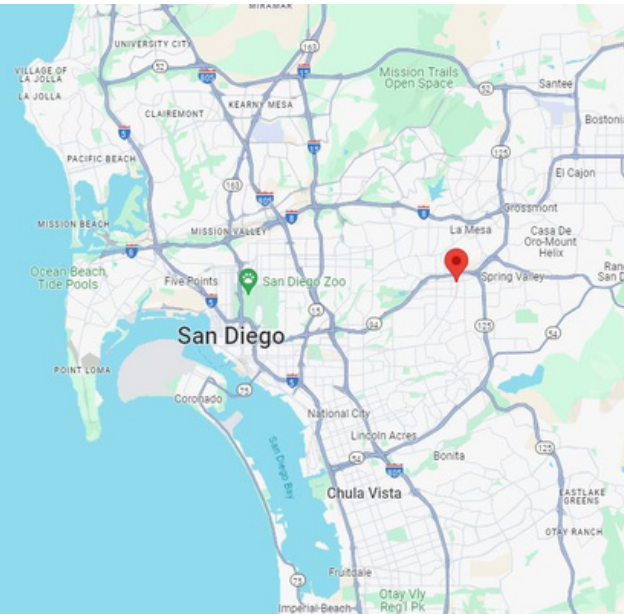
APN: 480-043-13-00



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EXECUTIVE SUMMARY

PALISADE COMMERCIAL REALTY IS PLEASED TO PRESENT A FREESTANDING RETAIL PROPERTY AT 7770 BROADWAY LOCATED IN THE CITY OF LEMON GROVE. THIS PROPERTY IS LOCATED JUST SOUTH OF THE 94 AND WEST OF THE 125, MINUTES AWAY FROM ALL THAT SAN DIEGO OFFERS!

THE PROPERTY CONSISTS OF A 6,400 SQ. FT. RETAIL BUILDING ON A 27,000 SQ. FT. LOT AND HAS A TOTAL OF 27 PARKING SPACES, OF WHICH 2 ARE HANDICAP ACCESSIBLE PARKING SPACES. IT HAS VISIBLE BUILDING SIGNAGE FROM BROADWAY, LEMON GROVE AVE, OLIVE STREET, AND MAIN STREET.

THIS PROPERTY IS ON BROADWAY, ACROSS THE STREET FROM LEMON GROVE'S ICONIC BIG LEMON. IT IS CENTRALLY LOCATED IN LEMON GROVE AND IS 5 MINUTES FROM LA MESA, 10 MINUTES FROM NORTH PARK, 15 MINUTES FROM DOWNTOWN SAN DIEGO, AND 20 MINUTES FROM MISSION AND FASHION VALLEY.

PROPERTY OVERVIEW

7770 BROADWAY | LEMON GROVE, CA 91945



BUILDING SIZE:

6,400 SQ. FT.

LOT SIZE:

APROX. 27,000 SQ. FT.

SALE PRICE:

\$2,499,999



SELLING PRICE

FOR SALE AT \$2,499,999



LOCATION

LOCATED IN LEMON GROVE, SAN DIEGO COUNTY, CALIFORNIA



APNS AND ZONING

APN: 480-043-13-00

ZONING: TRANSIT MIXED USE 5-TMU5

<https://www.lemongrove.ca.gov/media/20qbj/qajb/zoning-map-city-of-lemon-grove.pdf>



TRAVEL TIME

LOCATED 5 MINUTES FROM LA MESA, 10 MINUTES FROM NORTH PARK, 15 MINUTES FROM DOWNTOWN SAN DIEGO, AND 20 MINUTES FROM MISSION AND FASHION VALLEY.

CONDITIONAL USE PERMIT

7770 BROADWAY | LEMON GROVE, CA 91945



Currently, there is a fully approved Conditional Use Permit (“CUP”) in place for a state-of-the-art veterinary clinic. The current owner has spent over \$100,000 on permits, plans, and improvements. This project is a great opportunity for a veterinarian to expand and take over this project without the time and expense associated with the CUP process.







FOR MORE INFORMATION CONTACT

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DISCLAIMER STATEMENT

7770 BROADWAY | LEMON GROVE, CA 91945

THE INFORMATION CONTAINED IN THIS OFFERING MEMORANDUM CONTAINS SELECT INFORMATION PERTAINING TO THE PROPERTY LOCATED AT 7770 BROADWAY, LEMON GROVE, CA 91945 (THE “PROPERTY”). THIS OFFERING MEMORANDUM MAY NOT BE ALL-INCLUSIVE OR CONTAIN ALL OF THE INFORMATION A PROSPECTIVE PURCHASER MAY DESIRE. THE INFORMATION CONTAINED IN THIS OFFERING MEMORANDUM IS FURNISHED SOLELY FOR THE PURPOSE OF A REVIEW BY A PROSPECTIVE PURCHASER OF THE PROPERTY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE MATERIAL IS BASED IN PART UPON INFORMATION SUPPLIED BY THE SELLER AND IN PART UPON FINANCIAL INFORMATION OBTAINED FROM OTHER SOURCES. OWNER, NOR THEIR AGENTS, MAKE ANY REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF THIS OFFERING MEMORANDUM OR ANY OF ITS CONTENTS AND NO LEGAL LIABILITY IS ASSUMED OR SHALL BE IMPLIED WITH RESPECT THERETO. PROSPECTIVE PURCHASERS SHOULD MAKE THEIR OWN PROJECTIONS AND FORM THEIR OWN CONCLUSIONS WITHOUT RELIANCE UPON THE MATERIAL CONTAINED HEREIN AND CONDUCT THEIR OWN DUE DILIGENCE. OWNER AND PALISADE COMMERCIAL REALTY EXPRESSLY RESERVE THE RIGHT, AT THEIR SOLE DISCRETION, TO REJECT ANY AND ALL EXPRESSIONS OF INTEREST OR OFFERS TO PURCHASE THE PROPERTY AND TO TERMINATE DISCUSSIONS WITH ANY PERSON OR ENTITY REVIEWING THIS OFFERING MEMORANDUM OR MAKING AN OFFER TO PURCHASE THE PROPERTY UNLESS AND UNTIL A WRITTEN AGREEMENT FOR THE PURCHASE AND SALE OF THE PROPERTY HAS BEEN FULLY EXECUTED AND DELIVERED. IN NO EVENT SHALL A PROSPECTIVE PURCHASER HAVE ANY OTHER CLAIMS AGAINST SELLER OR PALISADE COMMERCIAL REALTY OR ANY OF THEIR AFFILIATES OR AGENTS FOR ANY DAMAGES, LIABILITY, OR CAUSES OF ACTION RELATING TO THIS SOLICITATION PROCESS OR THE MARKETING OR SALE OF THE PROPERTY. THIS OFFERING MEMORANDUM SHALL NOT BE DEEMED TO REPRESENT THE STATE OF AFFAIRS OF THE PROPERTY OR CONSTITUTE AN INDICATION THAT THERE HAS BEEN NO CHANGE IN THE STATE OF AFFAIRS OF THE PROPERTY SINCE THE DATE THIS OFFERING MEMORANDUM. BUYER IS RESPONSIBLE TO CONDUCT THEIR OWN DUE DILIGENCE OF ALL MATTERS CONCERNING THE PROPERTY, INCLUDING BUT NOT LIMITED TO THE CONDITION OF THE PROPERTY, ALL DEVELOPMENT, ZONING, AND PLANNING MATTERS, AND ALL FINANCIAL MATTERS RELATING TO THE PROPERTY AND ITS OCCUPANTS AND TENANTS.