

LEMON GROVE PLAZA

NWC BROADWAY & MASSACHUSETTS AVE., LEMON GROVE, CA 91945



FOR LEASE

89,092 SF SHOPPING CENTER
1,178 SF & 1,823 SF AVAILABLE

Property Highlights

- Lemon Grove Plaza is a high profile community shopping center located directly off Highway 94 and Massachusetts Avenue.
- The Plaza's excellent accessibility enables it to service the densely populated community of Lemon Grove.
- Traffic Counts climb over 65,000+ Cars per day.

Traffic Counts

- SR-94: 135,000 ADT
- Massachusetts Ave.: 32,000 ADT
- Broadway: 35,000 ADT

Demographics

	1 MILE	3 MILES	5 MILES
Pop (2024)	21,852	225,491	548,323
AHH Income	\$101,991	\$104,536	\$115,291
Daytime Pop.	8,615	52,444	140,883

Tenants In Center



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Availabilities & Site Plan



SUITE	TENANT	SF
7012	KFC	2,350
7014	Elite Buffet	6,388
7024-26	Happiness Nails	2,100
7028	Mariner Financial	1,500
7030	Massage Envy	3,900
7036	Kumon	1,300
7038	Jersey Mike's	1,278
7040	AVAILABLE	1,178
7042	AVAILABLE	1,823
7044-46	Western Dental	4,538
7048	Gamestop	1,272
7050	Spine & Sport	2,578
7080	Wells Fargo	3,042
7100	CVS	15,000
7116	Daiso	6,870
7124	BioLife Plasma Svcs	12,000
7126	Cali Yogurt	1,300
7128	Petco	10,075
7144	Health Centers	10,600
7060	Del Taco	3,396
7090	Albertsons	56,100
7160	In-N-Out	2,595
7162	Carl's Jr.	3,200
7164	McDonalds	3,044
7220	Starbucks	4,765

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Aerial



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Demographics

Demographic and Income Profile

7128 Broadway, Lemon Grove, California, 91945

Ring: 1 mile radius

Latitude: 32.74265, Longitude: -117.04410



Summary	Census 2010	Census 2020	2024	2029
Population	20,542	22,140	21,852	21,616
Households	7,163	7,581	7,539	7,592
Families	4,814	-	5,074	5,117
Average Household Size	2.83	2.86	2.84	2.79
Owner Occupied Housing Units	3,568	-	3,642	3,743
Renter Occupied Housing Units	3,595	-	3,897	3,849
Median Age	34.1	-	37.4	38.4
Trends: 2023-2028 Annual Rate	Area	State	National	
Population	-0.22%	0.09%	0.30%	
Households	0.14%	0.38%	0.49%	
Families	0.17%	0.37%	0.44%	
Owner HHs	0.55%	0.58%	0.66%	
Median Household Income	3.54%	2.70%	2.57%	
Households by Income	Number	Percent	2024 Number	2029 Percent
<\$15,000	503	6.7%	442	5.8%
\$15,000 - \$24,999	559	7.4%	460	6.1%
\$25,000 - \$34,999	441	5.8%	358	4.7%
\$35,000 - \$49,999	551	7.3%	435	5.7%
\$50,000 - \$74,999	1,273	16.9%	1,067	14.1%
\$75,000 - \$99,999	1,120	14.9%	1,068	14.1%
\$100,000 - \$149,999	1,730	22.9%	2,003	26.4%
\$150,000 - \$199,999	752	10.0%	956	12.6%
\$200,000+	611	8.1%	804	10.6%
Median Household Income	\$83,172		\$98,985	
Average Household Income	\$101,991		\$119,238	
Per Capita Income	\$35,384		\$42,115	
Population by Age	Census 2010 Number Percent		2024 Number Percent	
0 - 4	1,655	8.1%	1,387	6.3%
5 - 9	1,431	7.0%	1,347	6.2%
10 - 14	1,269	6.2%	1,278	5.8%
15 - 19	1,453	7.1%	1,230	5.6%
20 - 24	1,557	7.6%	1,427	6.5%
25 - 34	3,185	15.5%	3,482	15.9%
35 - 44	2,684	13.1%	3,210	14.7%
45 - 54	2,911	14.2%	2,589	11.8%
55 - 64	2,100	10.2%	2,447	11.2%
65 - 74	1,055	5.1%	1,963	9.0%
75 - 84	788	3.8%	983	4.5%
85+	452	2.2%	510	2.3%

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Source: Esri, U.S. Census

Demographic and Income Profile

7128 Broadway, Lemon Grove, California, 91945

Ring: 3 mile radius

Latitude: 32.74265, Longitude: -117.04410



Summary	Census 2010	Census 2020	2024	2029			
Population	216,522	228,274	225,491	223,640			
Households	73,547	76,490	76,612	77,464			
Families	47,348	-	49,281	49,904			
Average Household Size	2.88	2.89	2.85	2.79			
Owner Occupied Housing Units	35,539	-	36,233	37,375			
Renter Occupied Housing Units	38,008	-	40,379	40,089			
Median Age	32.2	-	35.5	36.8			
Trends: 2023-2028 Annual Rate	Area	State	National				
Population	-0.16%	0.09%	0.30%				
Households	0.22%	0.38%	0.49%				
Families	0.25%	0.37%	0.44%				
Owner HHs	0.62%	0.58%	0.66%				
Median Household Income	3.55%	2.70%	2.57%				
Households by Income		2024	2029				
		Number	Percent	Number	Percent		
	<\$15,000	6,664	8.7%	5,878	7.6%		
	\$15,000 - \$24,999	5,020	6.6%	3,873	5.0%		
	\$25,000 - \$34,999	5,098	6.7%	4,259	5.5%		
	\$35,000 - \$49,999	6,743	8.8%	5,498	7.1%		
	\$50,000 - \$74,999	12,704	16.6%	11,219	14.5%		
	\$75,000 - \$99,999	9,959	13.0%	9,857	12.7%		
	\$100,000 - \$149,999	15,346	20.0%	17,026	22.0%		
	\$150,000 - \$199,999	7,463	9.7%	9,744	12.6%		
	\$200,000+	7,615	9.9%	10,111	13.1%		
	Median Household Income	\$79,133	\$94,224				
Average Household Income	\$104,536	\$123,678					
Per Capita Income	\$35,571	\$42,881					
Population by Age	Census 2010		2024		2029		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	15,525	7.2%	12,744	5.7%	12,297	5.5%
	5 - 9	14,074	6.5%	12,770	5.7%	12,233	5.5%
	10 - 14	13,979	6.5%	12,612	5.6%	12,363	5.5%
	15 - 19	18,438	8.5%	13,608	6.0%	12,945	5.8%
	20 - 24	22,255	10.3%	22,406	9.9%	21,693	9.7%
	25 - 34	32,430	15.0%	37,011	16.4%	33,954	15.2%
	35 - 44	28,157	13.0%	31,591	14.0%	32,795	14.7%
	45 - 54	27,993	12.9%	26,185	11.6%	26,662	11.9%
	55 - 64	21,139	9.8%	24,133	10.7%	22,733	10.2%
	65 - 74	11,155	5.2%	18,869	8.4%	19,963	8.9%
	75 - 84	7,449	3.4%	9,415	4.2%	11,594	5.2%
	85+	3,929	1.8%	4,147	1.8%	4,408	2.0%

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Retail Division

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Demographics

Demographic and Income Profile

7128 Broadway, Lemon Grove, California, 91945

Ring: 5 mile radius

Latitude: 32.74265, Longitude: -117.04410



Summary	Census 2010	Census 2020	2024	2029	
Population	539,826	557,378	548,323	542,552	
Households	184,536	191,143	191,193	193,042	
Families	121,758	-	124,465	125,815	
Average Household Size	2.89	2.85	2.81	2.75	
Owner Occupied Housing Units	92,167	-	94,085	96,595	
Renter Occupied Housing Units	92,369	-	97,108	96,447	
Median Age	33.5	-	36.9	38.2	
Trends: 2023-2028 Annual Rate		Area	State	National	
Population		-0.21%	0.09%	0.30%	
Households		0.19%	0.38%	0.49%	
Families		0.22%	0.37%	0.44%	
Owner HHs		0.53%	0.58%	0.66%	
Median Household Income		3.40%	2.70%	2.57%	
Households by Income		Number	Percent	Number	Percent
<\$15,000		14,589	7.6%	12,811	6.6%
\$15,000 - \$24,999		11,172	5.8%	8,492	4.4%
\$25,000 - \$34,999		12,112	6.3%	9,967	5.2%
\$35,000 - \$49,999		15,745	8.2%	12,900	6.7%
\$50,000 - \$74,999		30,153	15.8%	26,831	13.9%
\$75,000 - \$99,999		24,625	12.9%	24,402	12.6%
\$100,000 - \$149,999		38,327	20.0%	41,454	21.5%
\$150,000 - \$199,999		20,611	10.8%	25,580	13.3%
\$200,000+		23,859	12.5%	30,605	15.9%
Median Household Income		\$85,315		\$100,849	
Average Household Income		\$115,291		\$135,025	
Per Capita Income		\$40,298		\$48,146	
		Census 2010		2024	
Population by Age		Number	Percent	Number	Percent
0 - 4		37,896	7.0%	30,111	5.5%
5 - 9		35,363	6.6%	31,044	5.7%
10 - 14		36,144	6.7%	30,843	5.6%
15 - 19		42,165	7.8%	32,157	5.9%
20 - 24		48,022	8.9%	45,169	8.2%
25 - 34		81,391	15.1%	89,230	16.3%
35 - 44		72,124	13.4%	80,239	14.6%
45 - 54		72,016	13.3%	65,234	11.9%
55 - 64		55,089	10.2%	60,746	11.1%
65 - 74		29,667	5.5%	48,097	8.8%
75 - 84		20,440	3.8%	24,770	4.5%
85+		9,511	1.8%	10,684	1.9%

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