

# Newly Renovated Flex Industrial

LEMON GROVE, CA



OFFERING MEMORANDUM

**KW COMMERCIAL**  
12780 High Bluff Drive,  
Suite 130  
San Diego, CA 92130

*PRESENTED BY:*



**MARK HUGHES**  
Director  
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C: 714.614.7357  
mhughes@kwcommercial.com  
CA DRE #00635629

**LOUIE VANDERHYDE**  
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lvanderhyde@kw.com  
CA DRE #02073974

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## LEMON GROVE, CA

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7637 LEMON AVE

# PROPERTY INFORMATION

1

EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

ADDITIONAL PHOTOS

# Executive Summary



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$575,000
<b>LOT SIZE:</b>	6,534 SF
<b>YEAR BUILT:</b>	1990
<b>BUILDING SIZE:</b>	1,336 SF
<b>RENOVATED:</b>	2013
<b>ZONING:</b>	Industrial
<b>MARKET:</b>	San Diego
<b>SUBMARKET:</b>	Lemon Grove
<b>PRICE / SF:</b>	\$430.39

## PROPERTY OVERVIEW

Located in the heart of Lemon Grove, this 1,336 square foot building, on an approximately 6500 square foot lot is perfect for any small business whether it be manufacturing, auto/motorcycle repair, plumbing, construction, logistics, etc. Completely remodeled with effective age at 2013.

This flex building has two office areas, with a small IT room and a warehouse with 12 foot high ceiling, as well as a 10' X 12' roll up warehouse door. The warehouse is finished drywall, with excellent shop lighting. The property is fully fenced and gated and is wired to enable the installation of a security camera. There's excellent on-site parking. The property is ADA compliant. A gated dumpster area is on site.

Motivated Seller's are retiring.

## PROPERTY HIGHLIGHTS

- Great Central Business district location
- Immediate proximity to Home Depot Shopping Center
- Excellent access to Frwy System... 94 Frwy, 125 Frwy, 805 Frwy and 8 Frwy within minutes.
- Close proximity to San Diego Trolley System
- Newly renovated
- Excellent security... fully fenced and gated



## Property Description



### PROPERTY OVERVIEW

Located in the heart of Lemon Grove, this 1,336 square foot building, on an approximately 6500 square foot lot is perfect for any small business whether it be manufacturing, auto/motorcycle repair, plumbing, construction, logistics, etc. Completely remodeled with effective age at 2013.

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Motivated Seller's are retiring.

### LOCATION OVERVIEW

Located in the heart of Lemon Grove, this property is within 500 feet of the Home Depot shopping center, one block North of Broadway, and one block from Lemon Grove Ave. The 94 Freeway on ramp is only a couple blocks away, connecting this site to the nearby 8 Frwy, the 125 Frwy and the 805 Frwy. The San Diego Trolley station, connecting the site to Downtown San Diego is only about a block away.

# Property Details

**SALE PRICE** **\$575,000**

## LOCATION INFORMATION

Street Address	7637 Lemon Ave
City, State, Zip	Lemon Grove, CA 91945
County/Township	San Diego
Market	San Diego
Submarket	Lemon Grove
Cross Streets	Buena Vista Ave and Olive St

## BUILDING INFORMATION

Building Size	1,336 SF
Price / SF	\$430.39
Year Built	1990
Last Renovated	2013
Occupancy %	0%
Tenancy	Single
Number Of Floors	1
Average Floor Size	1,336 SF
Load Factor	Yes

## PROPERTY DETAILS

Property Type	Industrial
Property Subtype	Flex Space
Zoning	Industrial
Lot Size	6,534 SF
APN#	480-042-05
Submarket	Lemon Grove

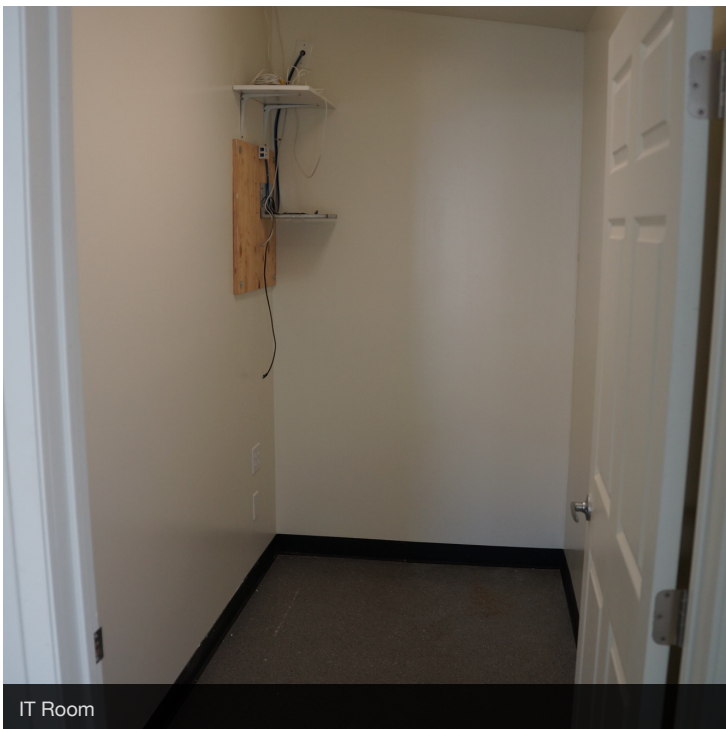
## Additional Photos



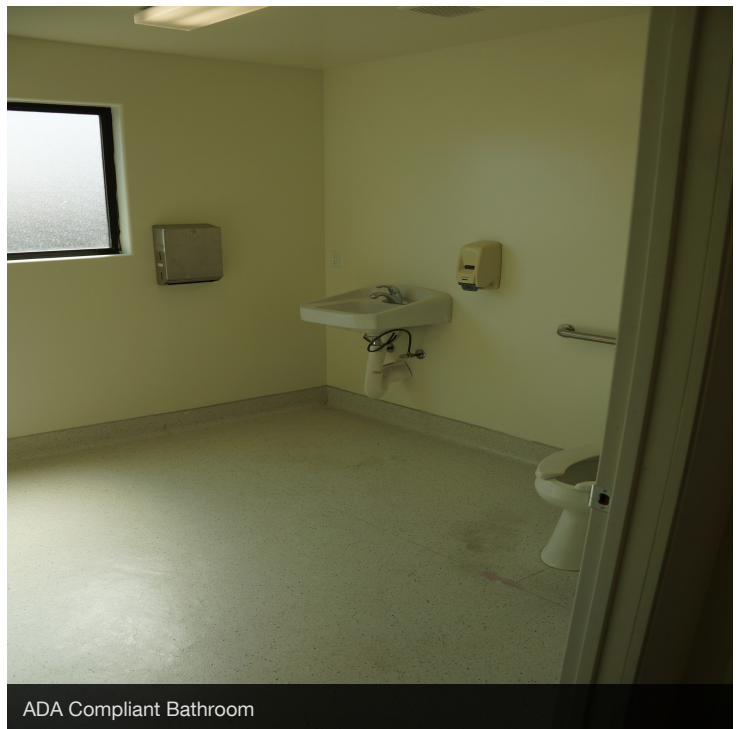
Warehouse



Inner Office



IT Room



ADA Compliant Bathroom

7637 LEMON AVE

# LOCATION INFORMATION

# 2

REGIONAL MAP

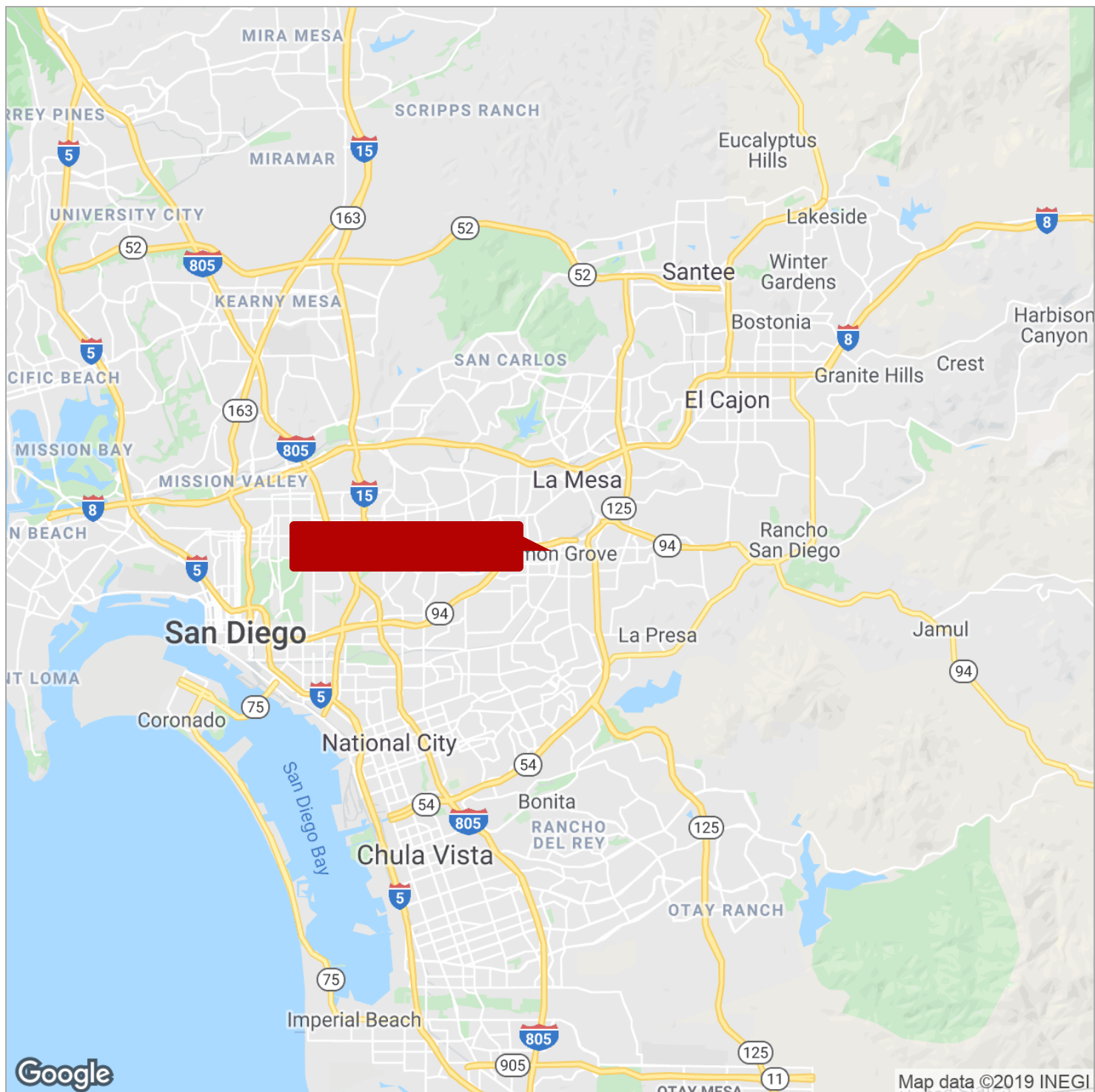
LOCATION MAPS

AERIAL MAP

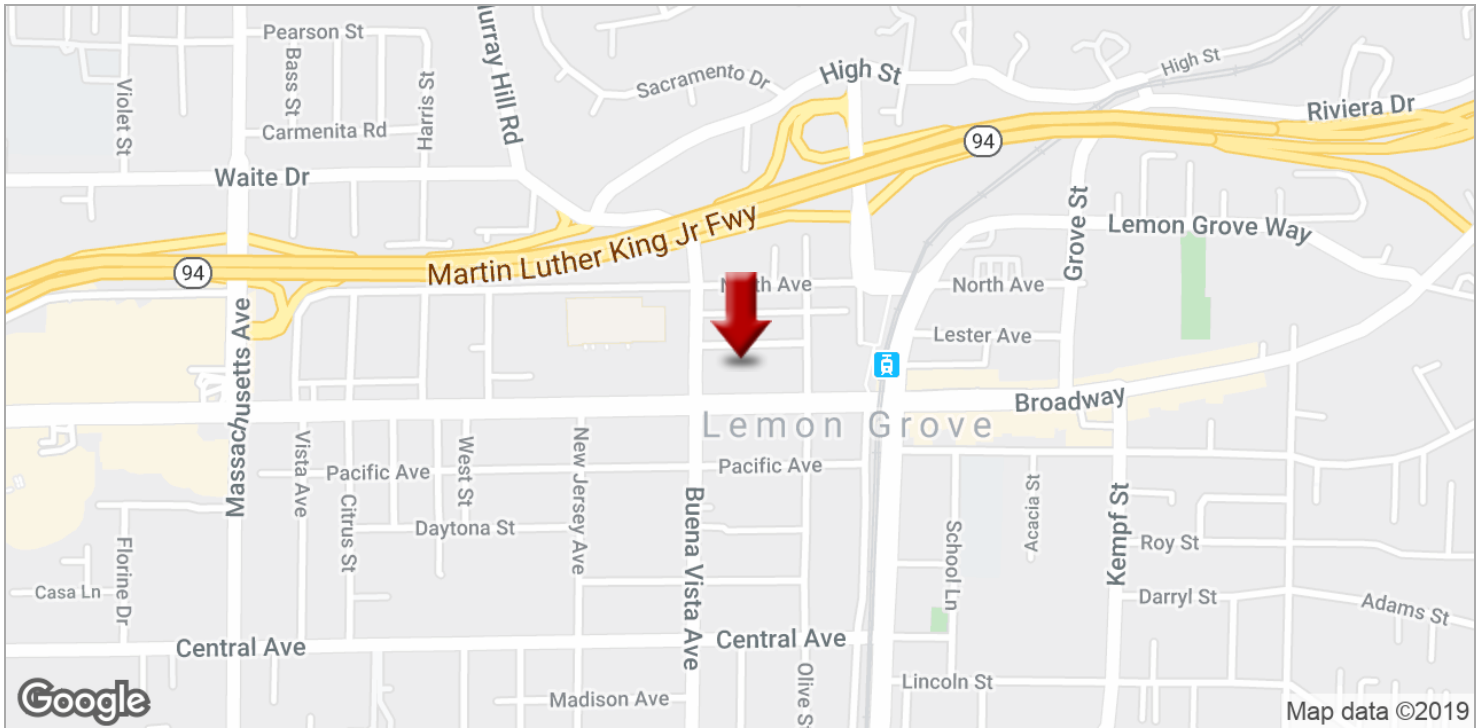
TRAFFIC COUNT MAP



## Regional Map



## Location Maps





## Aerial Map





## Traffic Count Map - Close Up

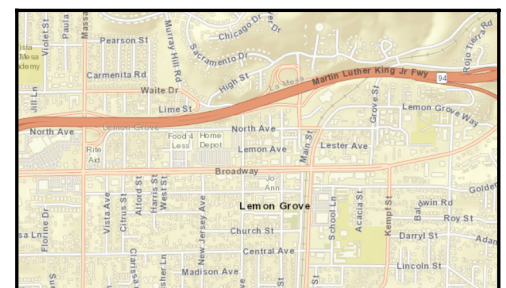
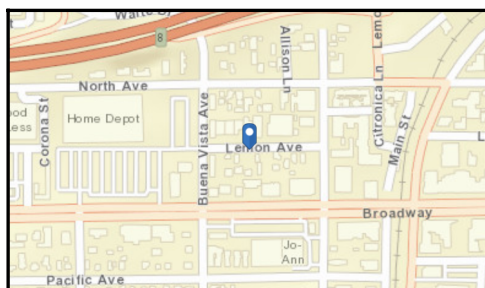
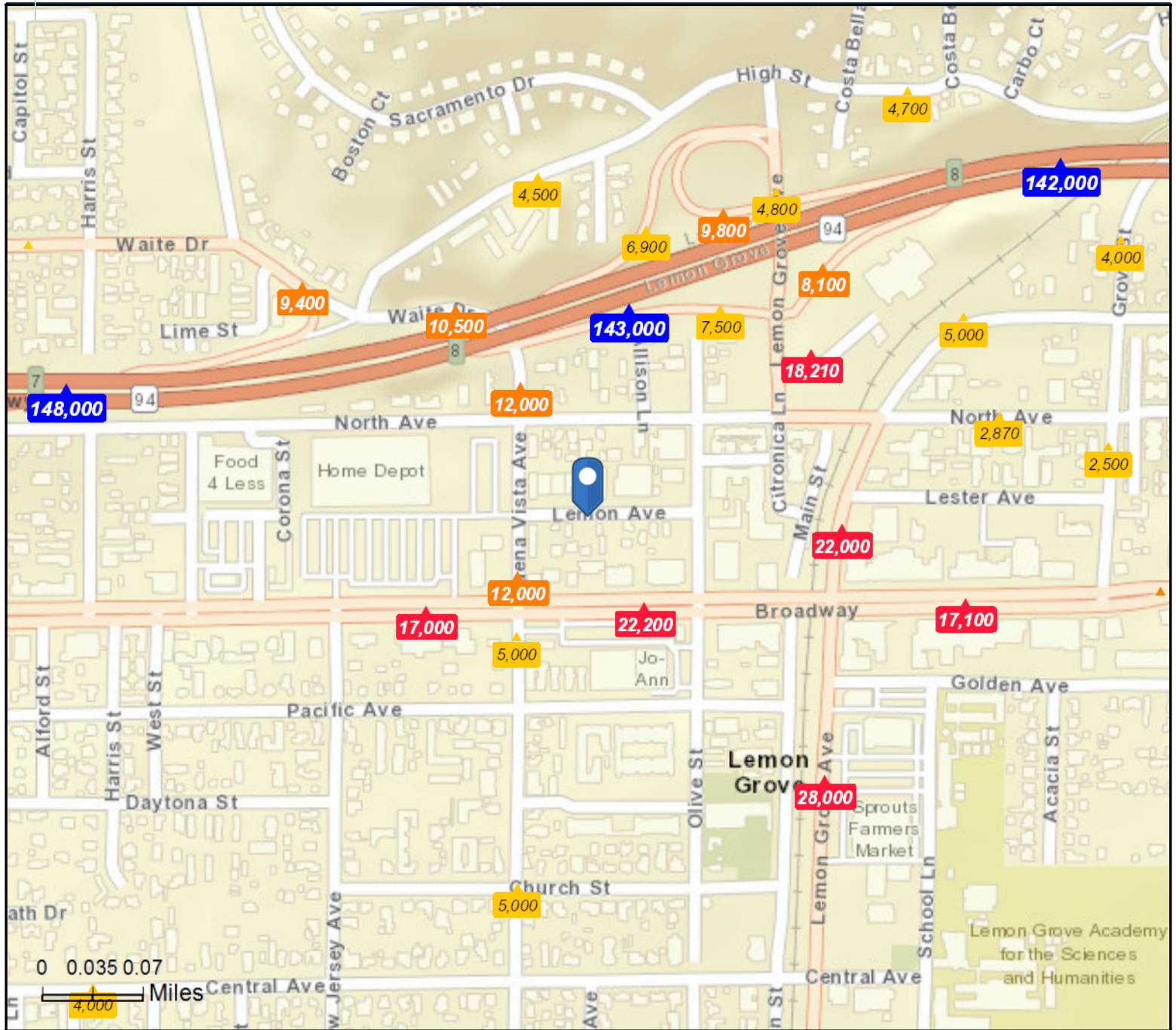
7637 Lemon Ave, Lemon Grove, California, 91945  
Rings: 1, 3, 5 mile radii

2 | LOCATION INFORMATION

Prepared by Esri

Latitude: 32.74357

Longitude: -117.03344



Source: ©2019 Kalibrate Technologies (Q2 2019).



7637 LEMON AVE

# SALE COMPARABLES

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SALE COMPS

SALE COMPS SUMMARY

SALE COMPS MAP

# Sale Comps

## ★ Subject Property

7637 Lemon Ave | Lemon Grove, CA 91945

**Sale Price:** \$575,000      **Lot Size:** 6,534 SF  
**Year Built:** 1990      **Building SF:** 1,336 SF  
**Price PSF:** \$430.39



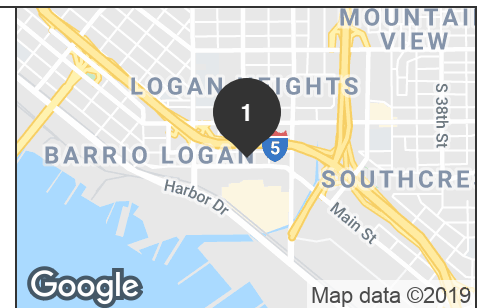
Located in the heart of Lemon Grove, this 1,336 square foot building, on an approximately 6500 square foot lot is perfect for any small business whether it be manufacturing, auto/motorcycle repair, plumbing, construction, logistics, etc. Completely remodeled with effective age at 2013.



### 3004 Main St

3004 Main St | San Diego, CA 92113

**Sale Price:** \$760,000      **Lot Size:** 7,405 SF  
**Building SF:** 2,400 SF      **Price PSF:** \$316.67  
**Closed:** 12/07/2018      **Occupancy:** 100%



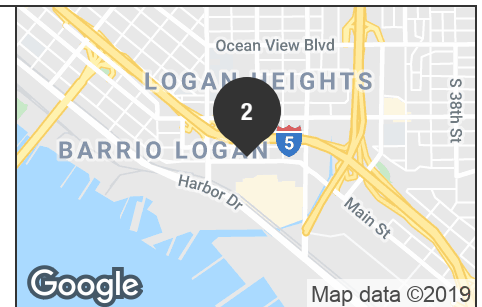
Class C industrial property purchased by nearby owner user. Unoccupied at time of purchase.



### 2952 Main St

2952 Main St | San Diego, CA 92113

**Sale Price:** \$1,200,000      **Lot Size:** 7,000 SF  
**Year Built:** 1968      **Building SF:** 2,454 SF  
**Price PSF:** \$489.00      **Closed:** 12/28/2017  
**Occupancy:** 100%



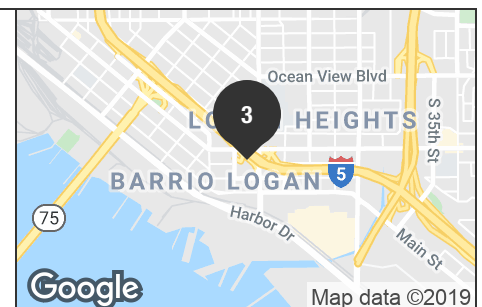
Class C Industrial purchased by owner / user



### 2744 Newton Ave

2744 Newton Ave | San Diego, CA 92113

**Sale Price:** \$980,000      **Lot Size:** 10,999 SF  
**Building SF:** 1,680 SF      **Price PSF:** \$583.33  
**Closed:** 09/06/2019      **Occupancy:** 100%



Class C Industrial property purchased by owner / user.

## Sale Comps

**8614-8622 Siesta Rd**

8614-8622 Siesta Rd | Santee, CA 92071

<b>Sale Price:</b>	\$1,100,000	<b>Lot Size:</b>	23,522 SF
<b>Building SF:</b>	2,400 SF	<b>Price PSF:</b>	\$458.33
<b>Closed:</b>	05/24/2018		



Class C Industrial property purchased by corporate owner-user

# Sale Comps Summary



SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	CAP	# OF UNITS
------------------	-------	---------	----------	-----	------------

7637 Lemon Ave  
Lemon Grove, CA 91945

\$575,000    1,336 SF    \$430.39    -    1

SALE COMPS	PRICE	BLDG SF	PRICE/SF	CAP	# OF UNITS	CLOSE
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**3004 Main St**  
3004 Main St  
San Diego, CA 92113

\$760,000    2,400 SF    \$316.67    -    1    12/07/2018



**2952 Main St**  
2952 Main St  
San Diego, CA 92113

\$1,200,000    2,454 SF    \$489.00    -    1    12/28/2017



**2744 Newton Ave**  
2744 Newton Ave  
San Diego, CA 92113

\$980,000    1,680 SF    \$583.33    -    1    09/06/2019



**8614-8622 Siesta Rd**  
8614-8622 Siesta Rd  
Santee, CA 92071

\$1,100,000    2,400 SF    \$458.33    -    1    05/24/2018

	PRICE	BLDG SF	PRICE/SF	CAP	# OF UNITS	CLOSE
Totals/Averages	\$1,010,000	2,234 SF	\$452.10	-	1	



# Sale Comps Map



## SUBJECT PROPERTY

7637 Lemon Ave | Lemon Grove, CA 91945



### 3004 MAIN ST

3004 Main St  
San Diego, CA 92113



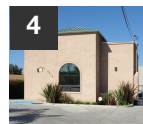
### 2744 NEWTON AVE

2744 Newton Ave  
San Diego, CA 92113



### 2952 MAIN ST

2952 Main St  
San Diego, CA 92113



### 8614-8622 SIESTA RD

8614-8622 Siesta Rd  
Santee, CA 92071

7637 LEMON AVE

# MARKET DEMOGRAPHICS

# 4

PDF WITH HEADER/FOOTER

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	18,193	183,866	496,116
2010 Total Population	19,342	189,398	498,210
2019 Total Population	20,749	199,981	521,467
2019 Group Quarters	169	4,252	7,076
2024 Total Population	21,475	205,699	534,699
2019-2024 Annual Rate	0.69%	0.57%	0.50%
2019 Total Daytime Population	17,384	160,441	394,744
Workers	6,522	55,899	119,392
Residents	10,862	104,542	275,352
<b>Household Summary</b>			
2000 Households	6,895	66,409	167,988
2000 Average Household Size	2.59	2.70	2.91
2010 Households	6,996	66,220	167,508
2010 Average Household Size	2.74	2.80	2.93
2019 Households	7,438	69,625	174,803
2019 Average Household Size	2.77	2.81	2.94
2024 Households	7,675	71,481	178,853
2024 Average Household Size	2.78	2.82	2.95
2019-2024 Annual Rate	0.63%	0.53%	0.46%
2010 Families	4,628	42,530	114,017
2010 Average Family Size	3.31	3.38	3.47
2019 Families	4,901	44,481	118,614
2019 Average Family Size	3.35	3.40	3.48
2024 Families	5,061	45,668	121,456
2024 Average Family Size	3.36	3.40	3.49
2019-2024 Annual Rate	0.64%	0.53%	0.47%
<b>Housing Unit Summary</b>			
2000 Housing Units	7,116	68,200	172,457
Owner Occupied Housing Units	44.3%	51.5%	52.4%
Renter Occupied Housing Units	52.6%	45.9%	45.0%
Vacant Housing Units	3.1%	2.6%	2.6%
2010 Housing Units	7,382	69,950	176,959
Owner Occupied Housing Units	44.2%	48.4%	49.5%
Renter Occupied Housing Units	50.5%	46.3%	45.2%
Vacant Housing Units	5.2%	5.3%	5.3%
2019 Housing Units	7,711	72,543	182,628
Owner Occupied Housing Units	43.8%	47.8%	49.1%
Renter Occupied Housing Units	52.6%	48.2%	46.6%
Vacant Housing Units	3.5%	4.0%	4.3%
2024 Housing Units	7,940	74,361	186,667
Owner Occupied Housing Units	44.2%	48.1%	49.6%
Renter Occupied Housing Units	52.5%	48.0%	46.2%
Vacant Housing Units	3.3%	3.9%	4.2%
<b>Median Household Income</b>			
2019	\$58,189	\$62,646	\$63,741
2024	\$67,912	\$75,178	\$75,766
<b>Median Home Value</b>			
2019	\$466,958	\$464,344	\$486,804
2024	\$493,336	\$509,775	\$543,335
<b>Per Capita Income</b>			
2019	\$27,281	\$28,257	\$28,896
2024	\$32,046	\$33,282	\$33,693
<b>Median Age</b>			
2010	35.0	33.3	33.7
2019	36.1	34.5	34.8
2024	36.7	35.6	36.0

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

	1 mile	3 miles	5 miles
<b>2019 Households by Income</b>			
Household Income Base	7,438	69,625	174,803
<\$15,000	9.1%	8.4%	8.6%
\$15,000 - \$24,999	8.8%	8.1%	8.2%
\$25,000 - \$34,999	9.9%	9.0%	9.1%
\$35,000 - \$49,999	14.2%	12.6%	12.3%
\$50,000 - \$74,999	18.8%	19.7%	18.4%
\$75,000 - \$99,999	14.0%	14.7%	13.7%
\$100,000 - \$149,999	15.3%	17.0%	16.9%
\$150,000 - \$199,999	5.9%	5.5%	6.5%
\$200,000+	3.9%	4.9%	6.3%
Average Household Income	\$76,266	\$81,451	\$86,089
<b>2024 Households by Income</b>			
Household Income Base	7,675	71,481	178,853
<\$15,000	7.6%	6.6%	6.9%
\$15,000 - \$24,999	7.1%	6.3%	6.5%
\$25,000 - \$34,999	8.2%	7.5%	7.7%
\$35,000 - \$49,999	12.5%	10.8%	10.8%
\$50,000 - \$74,999	18.6%	18.7%	17.5%
\$75,000 - \$99,999	14.6%	15.6%	14.3%
\$100,000 - \$149,999	17.9%	20.4%	19.7%
\$150,000 - \$199,999	8.0%	7.7%	8.7%
\$200,000+	5.5%	6.6%	8.0%
Average Household Income	\$89,877	\$96,134	\$100,624
<b>2019 Owner Occupied Housing Units by Value</b>			
Total	3,381	34,638	89,648
<\$50,000	0.9%	1.6%	1.2%
\$50,000 - \$99,999	0.6%	0.4%	0.4%
\$100,000 - \$149,999	3.3%	0.8%	0.6%
\$150,000 - \$199,999	0.5%	1.0%	1.0%
\$200,000 - \$249,999	2.2%	2.9%	2.8%
\$250,000 - \$299,999	2.8%	4.5%	4.2%
\$300,000 - \$399,999	17.1%	19.7%	17.5%
\$400,000 - \$499,999	33.8%	29.6%	25.7%
\$500,000 - \$749,999	30.9%	30.6%	33.6%
\$750,000 - \$999,999	5.8%	6.3%	8.6%
\$1,000,000 - \$1,499,999	0.9%	1.3%	2.8%
\$1,500,000 - \$1,999,999	0.0%	0.3%	0.5%
\$2,000,000 +	1.2%	0.9%	1.2%
Average Home Value	\$512,189	\$512,954	\$552,327
<b>2024 Owner Occupied Housing Units by Value</b>			
Total	3,508	35,783	92,552
<\$50,000	0.4%	0.9%	0.6%
\$50,000 - \$99,999	0.5%	0.2%	0.1%
\$100,000 - \$149,999	2.7%	0.6%	0.3%
\$150,000 - \$199,999	0.1%	0.3%	0.3%
\$200,000 - \$249,999	1.3%	1.2%	1.2%
\$250,000 - \$299,999	1.3%	2.3%	2.1%
\$300,000 - \$399,999	11.4%	13.6%	12.5%
\$400,000 - \$499,999	34.4%	29.5%	26.0%
\$500,000 - \$749,999	37.0%	38.7%	39.6%
\$750,000 - \$999,999	7.8%	9.6%	11.7%
\$1,000,000 - \$1,499,999	1.4%	1.7%	3.5%
\$1,500,000 - \$1,999,999	0.0%	0.4%	0.6%
\$2,000,000 +	1.5%	1.2%	1.5%
Average Home Value	\$556,123	\$570,843	\$607,679

**Data Note:** Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



	1 mile	3 miles	5 miles
<b>2010 Population by Age</b>			
Total	19,340	189,398	498,209
0 - 4	7.3%	6.9%	7.0%
5 - 9	6.8%	6.3%	6.6%
10 - 14	6.2%	6.2%	6.8%
15 - 24	14.7%	18.0%	16.9%
25 - 34	15.0%	14.9%	14.4%
35 - 44	13.1%	12.9%	13.1%
45 - 54	14.7%	13.4%	13.4%
55 - 64	10.7%	10.3%	10.4%
65 - 74	5.4%	5.4%	5.7%
75 - 84	4.0%	3.7%	3.9%
85 +	2.0%	2.0%	1.8%
18 +	75.2%	76.4%	75.1%
<b>2019 Population by Age</b>			
Total	20,751	199,983	521,469
0 - 4	6.8%	6.3%	6.5%
5 - 9	6.2%	6.1%	6.3%
10 - 14	6.2%	6.0%	6.4%
15 - 24	13.5%	15.8%	15.0%
25 - 34	15.7%	16.6%	16.1%
35 - 44	12.9%	12.4%	12.5%
45 - 54	12.3%	11.5%	11.6%
55 - 64	12.5%	11.5%	11.5%
65 - 74	7.8%	7.8%	8.0%
75 - 84	4.0%	3.8%	4.1%
85 +	2.0%	2.0%	2.0%
18 +	76.9%	78.0%	77.1%
<b>2024 Population by Age</b>			
Total	21,473	205,700	534,698
0 - 4	6.9%	6.3%	6.5%
5 - 9	6.1%	5.8%	6.1%
10 - 14	5.9%	5.9%	6.1%
15 - 24	12.9%	15.2%	14.3%
25 - 34	16.0%	15.8%	15.5%
35 - 44	13.4%	13.8%	13.7%
45 - 54	11.7%	11.0%	11.1%
55 - 64	11.7%	10.9%	10.9%
65 - 74	9.0%	8.7%	8.8%
75 - 84	4.6%	4.6%	4.8%
85 +	1.9%	2.0%	2.0%
18 +	77.5%	78.4%	77.6%
<b>2010 Population by Sex</b>			
Males	9,303	92,522	243,482
Females	10,039	96,876	254,728
<b>2019 Population by Sex</b>			
Males	10,021	97,912	255,506
Females	10,728	102,069	265,961
<b>2024 Population by Sex</b>			
Males	10,403	100,790	262,255
Females	11,072	104,909	272,443

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

	1 mile	3 miles	5 miles
<b>2010 Population by Race/Ethnicity</b>			
Total	19,341	189,398	498,209
White Alone	53.1%	53.5%	50.0%
Black Alone	13.9%	13.5%	12.5%
American Indian Alone	1.1%	0.8%	0.7%
Asian Alone	6.8%	9.3%	13.3%
Pacific Islander Alone	0.9%	0.9%	0.8%
Some Other Race Alone	17.0%	15.6%	17.1%
Two or More Races	7.1%	6.3%	5.7%
Hispanic Origin	36.5%	34.4%	35.9%
Diversity Index	83.6	82.8	84.7
<b>2019 Population by Race/Ethnicity</b>			
Total	20,748	199,981	521,467
White Alone	49.8%	50.9%	47.9%
Black Alone	14.1%	13.3%	12.1%
American Indian Alone	1.1%	0.8%	0.7%
Asian Alone	7.5%	10.2%	14.2%
Pacific Islander Alone	0.9%	0.8%	0.7%
Some Other Race Alone	18.9%	16.9%	18.2%
Two or More Races	7.8%	7.0%	6.2%
Hispanic Origin	40.0%	37.1%	38.2%
Diversity Index	85.8	84.6	86.1
<b>2024 Population by Race/Ethnicity</b>			
Total	21,474	205,699	534,698
White Alone	48.3%	49.7%	46.9%
Black Alone	13.9%	13.0%	11.7%
American Indian Alone	1.1%	0.8%	0.7%
Asian Alone	8.0%	10.9%	14.8%
Pacific Islander Alone	0.9%	0.8%	0.7%
Some Other Race Alone	19.8%	17.6%	18.7%
Two or More Races	8.1%	7.3%	6.5%
Hispanic Origin	42.2%	38.9%	39.8%
Diversity Index	86.8	85.5	86.7
<b>2010 Population by Relationship and Household Type</b>			
Total	19,342	189,398	498,210
In Households	99.1%	97.8%	98.6%
In Family Households	82.6%	79.3%	82.9%
Householder	23.8%	22.3%	22.9%
Spouse	15.1%	14.7%	15.2%
Child	33.3%	31.8%	33.7%
Other relative	6.9%	6.9%	7.5%
Nonrelative	3.5%	3.5%	3.6%
In Nonfamily Households	16.5%	18.5%	15.7%
In Group Quarters	0.9%	2.2%	1.4%
Institutionalized Population	0.6%	0.6%	0.4%
Noninstitutionalized Population	0.2%	1.6%	1.0%

**Data Note:** Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

	1 mile	3 miles	5 miles
<b>2019 Population 25+ by Educational Attainment</b>			
Total	13,939	131,541	343,206
Less than 9th Grade	7.0%	7.3%	8.4%
9th - 12th Grade, No Diploma	8.5%	7.2%	7.9%
High School Graduate	22.8%	20.7%	19.8%
GED/Alternative Credential	3.2%	2.7%	2.5%
Some College, No Degree	28.4%	26.2%	24.6%
Associate Degree	7.4%	8.5%	8.3%
Bachelor's Degree	14.8%	18.3%	18.5%
Graduate/Professional Degree	7.9%	9.2%	9.9%
<b>2019 Population 15+ by Marital Status</b>			
Total	16,750	163,083	421,648
Never Married	35.1%	41.0%	39.2%
Married	46.0%	42.1%	44.8%
Widowed	5.2%	4.8%	5.1%
Divorced	13.6%	12.1%	10.9%
<b>2019 Civilian Population 16+ in Labor Force</b>			
Civilian Employed	93.4%	93.5%	93.4%
Civilian Unemployed (Unemployment Rate)	6.6%	6.5%	6.6%
<b>2019 Employed Population 16+ by Industry</b>			
Total	10,062	95,870	247,612
Agriculture/Mining	0.4%	0.4%	0.3%
Construction	10.2%	7.7%	7.0%
Manufacturing	6.2%	5.9%	6.4%
Wholesale Trade	3.5%	2.2%	1.7%
Retail Trade	12.1%	11.5%	10.7%
Transportation/Utilities	5.3%	5.4%	5.3%
Information	1.3%	2.0%	1.9%
Finance/Insurance/Real Estate	4.1%	4.5%	5.3%
Services	50.2%	54.4%	55.2%
Public Administration	6.8%	6.0%	6.2%
<b>2019 Employed Population 16+ by Occupation</b>			
Total	10,060	95,871	247,610
White Collar	56.3%	57.9%	56.7%
Management/Business/Financial	12.8%	12.8%	12.4%
Professional	17.9%	20.7%	20.4%
Sales	12.3%	10.7%	10.2%
Administrative Support	13.2%	13.8%	13.6%
Services	22.7%	22.9%	25.1%
Blue Collar	21.1%	19.2%	18.2%
Farming/Forestry/Fishing	0.2%	0.2%	0.2%
Construction/Extraction	6.4%	5.6%	5.2%
Installation/Maintenance/Repair	4.1%	4.5%	3.7%
Production	3.2%	3.8%	4.0%
Transportation/Material Moving	7.2%	5.2%	5.1%
<b>2010 Population By Urban/ Rural Status</b>			
Total Population	19,342	189,398	498,210
Population Inside Urbanized Area	100.0%	100.0%	100.0%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	0.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

	1 mile	3 miles	5 miles
<b>2010 Households by Type</b>			
Total	6,996	66,220	167,507
Households with 1 Person	25.6%	24.6%	22.3%
Households with 2+ People	74.4%	75.4%	77.7%
Family Households	66.2%	64.2%	68.1%
Husband-wife Families	41.8%	42.3%	45.3%
With Related Children	21.2%	21.4%	23.2%
Other Family (No Spouse Present)	24.4%	21.9%	22.8%
Other Family with Male Householder	6.6%	6.5%	6.5%
With Related Children	3.9%	3.6%	3.6%
Other Family with Female Householder	17.7%	15.5%	16.3%
With Related Children	11.2%	9.7%	10.3%
Nonfamily Households	8.3%	11.1%	9.6%
All Households with Children	36.8%	35.2%	37.8%
Multigenerational Households	6.4%	7.0%	7.7%
Unmarried Partner Households	7.8%	7.8%	7.6%
Male-female	6.7%	6.5%	6.3%
Same-sex	1.1%	1.3%	1.3%
<b>2010 Households by Size</b>			
Total	6,996	66,219	167,508
1 Person Household	25.6%	24.7%	22.3%
2 Person Household	29.6%	29.4%	28.8%
3 Person Household	17.2%	16.9%	17.1%
4 Person Household	13.7%	13.8%	14.7%
5 Person Household	7.4%	7.8%	8.6%
6 Person Household	3.4%	3.8%	4.3%
7 + Person Household	3.1%	3.6%	4.2%
<b>2010 Households by Tenure and Mortgage Status</b>			
Total	6,996	66,220	167,508
Owner Occupied	46.7%	51.1%	52.3%
Owned with a Mortgage/Loan	35.9%	40.0%	40.8%
Owned Free and Clear	10.8%	11.1%	11.5%
Renter Occupied	53.3%	48.9%	47.7%
<b>2010 Housing Units By Urban/ Rural Status</b>			
Total Housing Units	7,382	69,950	176,959
Housing Units Inside Urbanized Area	100.0%	100.0%	100.0%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	0.0%

**Data Note:** Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



## Market Profile

7637 Lemon Ave, Lemon Grove, California, 91945  
Rings: 1, 3, 5 mile radii

### 4 | MARKET DEMOGRAPHICS

Prepared by Esri  
Latitude: 32.74357  
Longitude: -117.03344

	1 mile	3 miles	5 miles
<b>Top 3 Tapestry Segments</b>			
1.	City Lights (8A)	Urban Villages (7B)	Urban Villages (7B)
2.	Front Porches (8E)	City Lights (8A)	Pleasantville (2B)
3.	Urban Villages (7B)	Metro Fusion (11C)	City Lights (8A)
<b>2019 Consumer Spending</b>			
Apparel & Services: Total \$	\$14,080,892	\$142,559,665	\$379,312,504
Average Spent	\$1,893.10	\$2,047.54	\$2,169.94
Spending Potential Index	88	96	101
Education: Total \$	\$11,294,108	\$107,771,519	\$287,308,229
Average Spent	\$1,518.43	\$1,547.89	\$1,643.61
Spending Potential Index	95	97	103
Entertainment/Recreation: Total \$	\$20,572,231	\$206,383,921	\$546,987,280
Average Spent	\$2,765.83	\$2,964.22	\$3,129.16
Spending Potential Index	85	91	96
Food at Home: Total \$	\$33,395,823	\$338,135,119	\$897,752,965
Average Spent	\$4,489.89	\$4,856.52	\$5,135.80
Spending Potential Index	87	94	99
Food Away from Home: Total \$	\$23,769,609	\$243,677,371	\$645,870,108
Average Spent	\$3,195.70	\$3,499.85	\$3,694.85
Spending Potential Index	87	95	101
Health Care: Total \$	\$35,192,142	\$360,060,751	\$951,325,945
Average Spent	\$4,731.40	\$5,171.43	\$5,442.27
Spending Potential Index	80	87	92
HH Furnishings & Equipment: Total \$	\$13,395,265	\$137,009,975	\$363,115,663
Average Spent	\$1,800.92	\$1,967.83	\$2,077.29
Spending Potential Index	84	92	97
Personal Care Products & Services: Total \$	\$5,519,056	\$57,244,816	\$151,559,723
Average Spent	\$742.01	\$822.19	\$867.03
Spending Potential Index	84	93	98
Shelter: Total \$	\$128,909,414	\$1,271,945,740	\$3,368,757,922
Average Spent	\$17,331.19	\$18,268.52	\$19,271.74
Spending Potential Index	94	99	104
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$14,693,728	\$150,250,860	\$397,489,155
Average Spent	\$1,975.49	\$2,158.00	\$2,273.93
Spending Potential Index	80	87	92
Travel: Total \$	\$14,847,830	\$146,344,948	\$388,289,618
Average Spent	\$1,996.21	\$2,101.90	\$2,221.30
Spending Potential Index	89	94	99
Vehicle Maintenance & Repairs: Total \$	\$7,044,700	\$74,191,895	\$194,592,726
Average Spent	\$947.12	\$1,065.59	\$1,113.21
Spending Potential Index	83	93	97

**Data Note:** Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

**Source:** Consumer Spending data are derived from the 2016 and 2017 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

