

FOR LEASE

FREESTANDING COMMERCIAL KITCHEN

With Retail Storefront | Lemon Grove
± 4,912 SF



3308
Main Street
LEMON GROVE, CA 91945

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AERIAL MAP

DOWNTOWN
SAN DIEGO

3308 Main St.
(Click for map)

Food 4 Less

THE HOME DEPOT



OLIVE ST.

MAIN ST.

LEMON GROVE AVE.

SPROUTS
FARMERS MARKET

BROADWAY



PROPERTY DETAILS

- Freestanding building with commercial kitchen improvements and retail storefront
- Significant recent upgrades including new food safe flooring, resurfaced parking lot and fencing, and security system
- Separate walk-in freezer & refrigerator (\pm 170 SF each)
- Outdoor patio space fronting Main Street
- Gated parking lot in rear for truck & equipment storage
- Great opportunity for restaurateur
- Lease Rate: \$1.35/SF NNN



Highly Trafficked Corridor
22,000 Cars per day along
Lemon Grove Ave. at Broadway
(SANDAG)



Abundant On-Site Parking



SITE & FLOOR PLAN

