

7227 Broadway, Lemon Grove, CA

Rent Roll | January 2025

Suite	Tenant	Status	Rent SF	Use SF	Lease Start	Lease End	Monthly Rent	Rent /SF	Security Deposit	Options / Notes	Comments
101	Ballet Folklorico Nohpalli Dance Co.	Vacant	866	840	12/26/2025		—	—	\$4,000.00		Vacated – working with lawyers
102	Allstate Insurance Company	Occupied	1,013	983	02/01/2025	09/05/2028	\$2,249.85	\$2.07	—	None	New light switch & electrical wiring
103	Storage	Storage	230	—			—	—	—		
104	Storage (Janitorial)	Storage	230	—			—	—	—		Janitorial storage
201–204	Alpha Plus Home Healthcare (201,202,204)	Occupied	1,710	1,649	03/01/2024	01/01/2027	\$3,289.81	\$1.83	\$3,289.81	3-Year Lease	10 employees; new AC units
203-A	Noah Friedman	Occupied	368	315	12/01/2024	12/01/2026	\$730.00	\$1.98	\$730.00	2-Year Lease	Rectangular room
203-B	Richie Moreno Tattoo	Occupied	395	338	11/01/2025	12/01/2026	\$950.00	\$2.41	\$2,375.00		2 offices; rear office has outside window
205	Maple Medical Solutions CA Co.	Occupied	833	713	02/15/2023	07/02/2026	—	—	—	See Suite 405	Part of Suite 405 merged tenancy
206	Maple Medical Solutions CA Co.	Occupied	912	779	02/15/2023	07/02/2026	—	—	—	See Suite 405	2 offices w/ window to outside; part of Suite 405
301	24/7 Trucking	Occupied	672	574	01/20/2026	01/01/2027	\$1,285.00	\$1.91	\$1,285.00		Large + small office; windows to outside
302	Nicole B. Hernandez	Occupied	442	—	10/08/2025	10/07/2026	\$830.00	\$1.88	\$830.00		
303	VACANT	Vacant	778	665			—	—	—		
304	Luis Armando Trujillo	Occupied	626	—	08/01/2024	08/01/2025	\$1,127.00	\$1.80	\$1,900.00	1-Year	
305	Tata Insixiengmay-Tran	Occupied	1,018	870	06/01/2022	01/01/2027	\$1,905.75	\$1.64	\$1,905.75	4 Years	General office use
306	Nazret Weldeghiorgis	Occupied	778	665	10/08/2025	10/13/2026	\$1,425.00	\$1.83	\$2,850.00	1 Year	Corner suite; one large room
401	Nii A. Tetteh, MD INC	Occupied	664	—	03/07/2023	01/01/2027	\$1,543.50	—	\$1,543.50	3 Years	New LVT floor, LED lights, new sink
402	See Suite 405	Merged	413	353			—	—	—		Merged with 405; new key for both
403	Marjorie L. Berry Simon	Occupied	760	650	11/06/2024	11/21/2026	\$1,490.00	\$1.96	\$2,980.00	2 Yrs 15 Days	Subdivided
404	Alif Plus Home Health Care INC	Occupied	620	530	11/01/2025	11/30/2026	\$1,150.00	\$1.85	\$2,300.00		Reception + 3 offices; street windows
405	Maple Medical Solutions CA Co.	Occupied	1,117	955	02/15/2023	07/02/2026	\$6,356.20	\$0.55	\$6,356.20	4 Years	Merged with 402, 205, 206
406	Angelica Duran	Occupied	452	386	11/27/2024	11/26/2025	\$885.00	\$1.00	\$1,500.00	1 Year	
406-B	AT&T; (Clearview Tower)	Occupied	292	250			\$1,092.64	—	—		Roof easement lease; revenue share
TOTALS			15,189				\$26,309.75		\$33,845.26		

Total Rentable SF: 15,189 SF
Occupied SF: 12,672 SF (83.4%)
Vacant SF: 1,644 SF (10.8%)
Storage / Internal SF: 460 SF
Total Monthly Rent: \$26,309.75

Legend:
 Occupied
 Vacant
 Internal / Storage
 Merged / Sub-unit