



DRE: 01848565

FREESTANDING RESTAURANT  
BUSINESS AND REAL ESTATE

**FOR SALE**  
**\$2,100,000**

CHARLEY'S FAMOUS HAMBURGERS  
8213 BROADWAY  
LEMON GROVE, CA 91945

APN: 503-012-30-00



**TOM PARASHOS**  
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**FOR SALE | \$2,100,000**



## EXECUTIVE SUMMARY

Palisade Commercial Realty is pleased to present a rarely available freestanding restaurant, Charley's Famous Hamburgers, with real estate included at 8213 Broadway, Lemon Grove, CA 91945. For more than five decades, Charley's Famous Hamburgers has been a beloved landmark in the City of Lemon Grove and a fixture of the East San Diego County dining community. Established in 1973, Charley's has served generations of loyal customers, earning a reputation for quality food, friendly service, and a nostalgic drive-in dining experience that has become increasingly rare in Southern California.

Strategically located adjacent to the Highway 94 and State Route 125 corridor, Charley's has benefited from exceptional visibility and accessibility while maintaining its status as a true neighborhood institution. Long before Lemon Grove's incorporation as a city in 1977, Charley's was already serving residents, workers, and travelers throughout the region, becoming part of the community's history and identity.

Known for its classic hamburgers, specialty shakes, and traditional drive-in atmosphere, Charley's has remained a family-oriented business that continues to attract both longtime patrons and new customers. The restaurant's enduring success is a testament to its strong brand recognition, loyal customer base, and reputation as one of Lemon Grove's most recognizable and enduring local businesses.

# PROPERTY OVERVIEW

8213 BROADWAY, LEMON GROVE, CA 91945



## **BUILDING SIZE:**

716 SQ. FT.

## **LOT SIZE:**

6,865 SQ. FT.

## **SALE PRICE:**

\$2,100,000



## **SELLING PRICE**

FOR SALE AT \$2,100,000



## **LOCATION**

LOCATED IN LEMON GROVE, SAN DIEGO COUNTY, CALIFORNIA



## **BUSINESS SUMMARY**

CONSISTENT REVENUES IN 2021 AND 2022 WITH GROWTH TO 2023, 2024, AND 2025.

STRONG MARGIN EXPANSION WITH GROWTH IN SELLER'S DISCRETIONARY EARNINGS FROM 2021-2022 TO A HIGHER BASE IN 2023-2025.





# FOR MORE INFORMATION CONTACT



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# DISCLAIMER STATEMENT

8213 BROADWAY, LEMON GROVE, CA 91945

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