



7227 Broadway

Multi-Tenant Office | Lemon Grove, CA 91945 | ±15,189 NRSF | 4 Stories | 42 Parking Spaces

| | | | |
|------------------------------------|--------------------------------|--|---|
| ASKING PRICE \$3,000,000 | TOTAL SF 15,189 NRSF | OCCUPANCY 83.4% 1,644 SF Vacant | ANNUAL NOI \$168,139 \$300,580 Revenue |
|------------------------------------|--------------------------------|--|---|

Property Details

7227 Broadway Ave, Lemon Grove, CA 91945

PROPERTY OVERVIEW

7227 Broadway is a well-positioned, four-story multi-tenant office building located along the primary commercial corridor of Lemon Grove, California — a submarket of San Diego. Known as the Grove Executive Building, the property enjoys exceptional visibility to more than 20,000 vehicles per day on Broadway Avenue, with easy access to I-94 and SR-125 freeways.

The building features a diverse tenant mix including healthcare, insurance, professional services, and telecom, with several tenants in occupancy for over a decade. AT&T holds a rooftop easement lease providing additional revenue. 42 on-site parking spaces and ground-floor retail storefronts add further value.

INVESTMENT HIGHLIGHTS

- ±15,189 NRSF — 4-story multi-tenant office building
- 20,000+ vehicles/day on Broadway Ave — exceptional visibility
- Diverse tenant mix: healthcare, insurance, telecom & professional services
- AT&T rooftop easement (Suite 406-B) — additional recurring revenue
- Easy access to I-94 and SR-125 freeways
- 42 on-site parking spaces | Ground-floor retail storefronts
- Strong historical occupancy — multiple long-term tenants (10+ years)

PROPERTY DETAILS

| | |
|-----------------|----------------------------------|
| Asking Price | \$3,000,000 |
| Address | 7227 Broadway |
| City / State | Lemon Grove, CA 91945 |
| Net Rentable SF | ±15,189 SF |
| Building SF | ±16,378 SF |
| Lot Size | ±22,215 SF |
| No. of Suites | 22 Suites |
| Stories | 4 |
| Property Type | Office |
| Subtype | Multi-Tenant |
| Sale Type | Investment |
| Year Built | 1975 |
| Parking | 42 Spaces |
| APN | 479-081-02-00 |

Financial Summary

Profit & Loss | January – December 2025 | Actual

| | | | |
|--------------------------------------|---------------------------------------|---------------------------------------|--|
| TOTAL REVENUE \$300,580/yr | TOTAL EXPENSES \$132,440/yr | NET OP. INCOME \$168,139/yr | OCCUPANCY 83.4% 1,644 SF Vacant |
|--------------------------------------|---------------------------------------|---------------------------------------|--|

| INCOME | |
|-----------------------------|---------------------|
| Base Rent | \$298,585.24 |
| Late Fee Income | \$819.45 |
| Tenant Chargeback | \$1,175.00 |
| Total Income | \$300,579.69 |
| OPERATING EXPENSES | |
| Janitorial | \$22,735.19 |
| Repairs & Maintenance | \$28,097.88 |
| Utilities | \$35,883.34 |
| Property Taxes | \$18,694.85 |
| Insurance | \$8,096.45 |
| Security Services | \$9,787.50 |
| Landscaping | \$810.00 |
| Alarm Service | \$772.13 |
| Fire Equipment | \$600.02 |
| Pest Control | \$3,000.00 |
| Legal Fees | \$295.00 |
| Professional Fees | \$1,520.00 |
| Telephone | \$2,147.97 |
| Total Expenses | \$132,440.33 |
| NET OPERATING INCOME | \$168,139.36 |

Note: Figures represent actual 2025 income and expenses. January – December 2025.

Rent Roll

As of January 2025 | 7227 Broadway

| | | | |
|--|--|--|---|
| TOTAL MONTHLY RENT \$26,309.75/mo \$315,717/yr | TOTAL SF 15,189 SF 22 Suites | OCCUPIED SF 12,672 SF 83.4% Occupied | VACANT SF 1,644 SF 10.8% Vacant |
|--|--|--|---|

| Suite | Tenant | Status | Rent SF | Lease Start | Lease End | Monthly Rent | Rent PSF | Security Dep. |
|---------------|----------------------------|----------|---------------|-------------|------------|--------------------|----------|---------------|
| 101 | Vacant | Vacant | 866 | 12/26/2025 | | | | 0 |
| 102 | Allstate Insurance Co. | Occupied | 1,013 | 02/01/2025 | 09/05/2028 | \$2,249.85 | \$2.07 | — |
| 103 | Storage | Storage | 230 | | | — | — | — |
| 104 | Storage (Janitorial) | Storage | 230 | | | — | — | — |
| 201–204 | Alpha Plus Home Healthcare | Occupied | 1,710 | 03/01/2024 | 01/01/2027 | \$3,289.81 | \$1.83 | \$3,289.81 |
| 203-A | Noah Friedman | Occupied | 368 | 12/01/2024 | 12/01/2026 | \$730.00 | \$1.98 | \$730.00 |
| 203-B | Richie Moreno Tattoo | Occupied | 395 | 11/01/2025 | 12/01/2026 | \$950.00 | \$2.41 | \$2,375.00 |
| 205 | Maple Medical Solutions | See 405 | 833 | 02/15/2023 | 07/02/2026 | — | — | — |
| 206 | Maple Medical Solutions | See 405 | 912 | 02/15/2023 | 07/02/2026 | — | — | — |
| 301 | 24/7 Trucking | Occupied | 672 | 01/20/2026 | 01/01/2027 | \$1,285.00 | \$1.91 | \$1,285.00 |
| 302 | Nicole B. Hernandez | Occupied | 442 | 10/08/2025 | 10/07/2026 | \$830.00 | \$1.88 | \$830.00 |
| 303 | VACANT | Vacant | 778 | | | — | — | — |
| 304 | Luis Armando Trujillo | Occupied | 626 | 08/01/2024 | 08/01/2025 | \$1,127.00 | \$1.80 | \$1,900.00 |
| 305 | Tata Insixiangmay-Tran | Occupied | 1,018 | 06/01/2022 | 01/01/2027 | \$1,905.75 | \$1.64 | \$1,905.75 |
| 306 | Nazret Weldeghiorgis | Occupied | 778 | 10/08/2025 | 10/13/2026 | \$1,425.00 | \$1.83 | \$2,850.00 |
| 401 | Nii A. Tetteh, MD INC | Occupied | 664 | 03/07/2023 | 01/01/2027 | \$1,543.50 | — | \$1,543.50 |
| 402 | See Suite 405 | Merged | 413 | | | — | — | — |
| 403 | Marjorie L. Berry Simon | Occupied | 760 | 11/06/2024 | 11/21/2026 | \$1,490.00 | \$1.96 | \$2,980.00 |
| 404 | Alif Plus Home Health Care | Occupied | 620 | 11/01/2025 | 11/30/2026 | \$1,150.00 | \$1.85 | \$2,300.00 |
| 405 | Maple Medical Solutions | Occupied | 1,117 | 02/15/2023 | 07/02/2026 | \$6,356.20 | \$0.55 | \$6,356.20 |
| 406 | Angelica Duran | Occupied | 452 | 11/27/2024 | 11/26/2025 | \$885.00 | \$1.00 | \$1,500.00 |
| 406-B | AT&T (Clearview Tower) | Occupied | 292 | | | \$1,092.64 | — | — |
| TOTALS | | | 15,189 | | | \$26,309.75 | | |

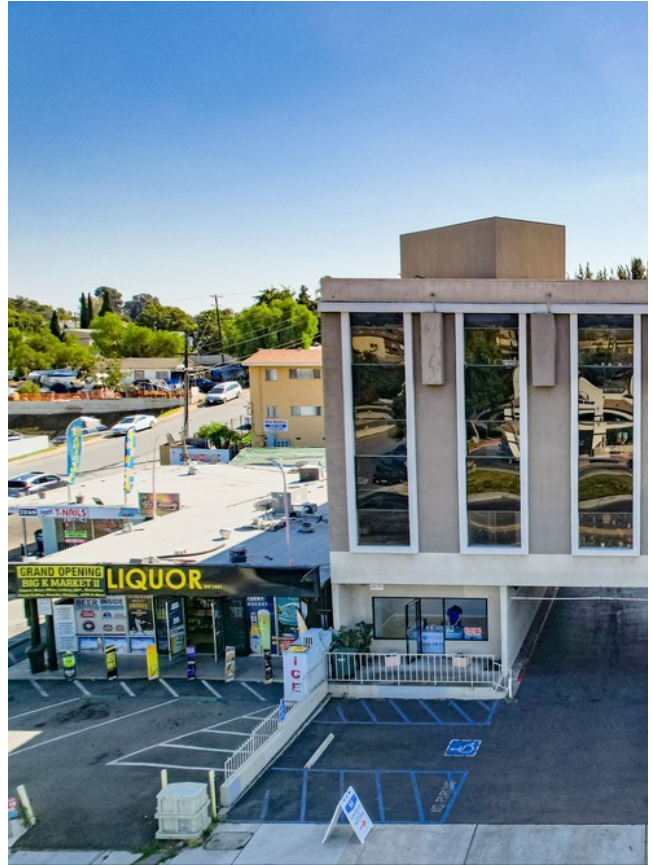
† Suites 205, 206, and 402 are part of the Suite 405 (Maple Medical Solutions) lease. Storage suites 103/104 are owner-occupied internal use.

Property Photos

Exterior Views | 7227 Broadway



Aerial View — Broadway & Massachusetts Ave



Building Exterior — Main Facade



Broadway Corridor — Looking South



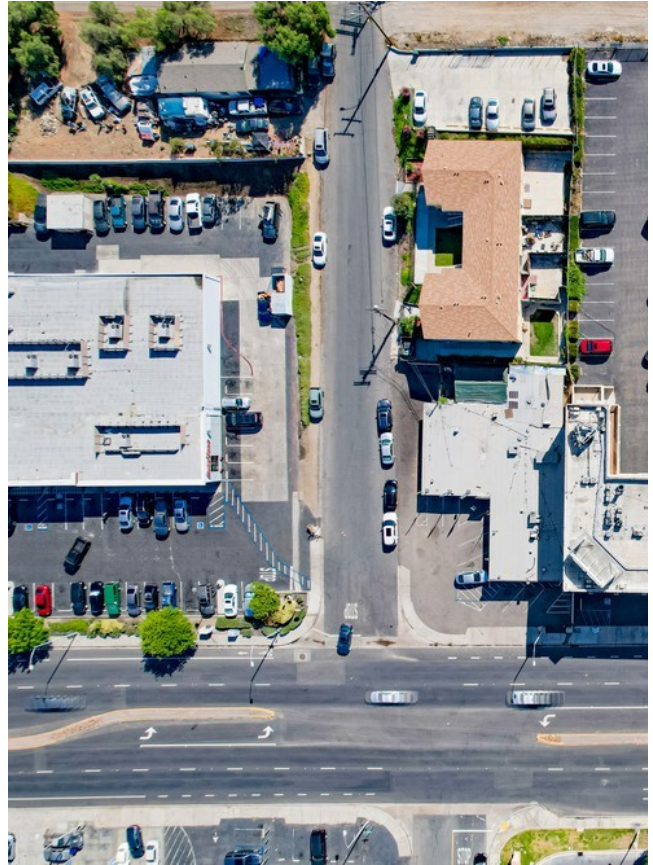
Neighborhood Aerial — Lemon Grove Submarket

Property Photos

Additional Views & Location | 7227 Broadway



Building Side & Parking — Massachusetts Ave



Aerial Overview — Site & Surrounding Area

LOCATION HIGHLIGHTS

| | |
|--------------------------|--|
| Broadway Corridor | 20,000+ vehicles/day — highest-traffic commercial street in Lemon Grove |
| Freeway Access | Minutes to I-94 and SR-125, connecting to greater San Diego metro |
| Nearby Retail | Walgreens, Food 4 Less, Sprouts, Subway, Jack in the Box, Popeyes & more |
| Demographics | Population 27,618 Median HH Income \$87,014 Median Age 36.4 |
| Schools Nearby | San Miguel Elementary & Mount Vernon Elementary within walking distance |
| Airport | Approximately 20 minutes to San Diego International Airport (SAN) |

Contact

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