

11491 Woodside Ave

Santee, CA 92071

Industrial Building
For Sublease

Leasing Brochure

High Image Warehouse/Office With Fenced Yard For Sublease



MATTHEWS™

EXCLUSIVELY LISTED BY



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PROPERTY OVERVIEW

11491 Woodside Ave
Santee, CA 92071



INVESTMENT HIGHLIGHTS

±14,812 SF

Building Size

Nov. 30, 2028

Sublease Expiration
(Potential For Longer Term)

\$1.45/SF NNN \$0.25/SF

Lease Rate

Est. NNN

Property Highlights

±18,000 SF fenced and secure yard area

Two-story office buildout with functional warehouse space

Three grade-level loading doors for efficient operations

±10 parking stalls conveniently located along the building



INTERIOR PHOTOS







Santee Town Center

Walmart Supercenter

COSTCO WHOLESALE

TRADER JOE'S

macy's

LOWE'S

target

OLD NAVY

KOHL'S

SPROUTS FARMERS MARKET

VONS

CVS pharmacy



67

± 62,000 VPD



Subject Property

Albertsons

GROCERY OUTLET

bargain market

McDonald's

O'Reilly AUTO PARTS



67



52



± 77,000 VPD

52



Gillespie Field

± 93,000 VPD



125



67



± 100,000 VPD

8

Google Earth

MARKET OVERVIEW

11491 Woodside Ave
Santee, CA 92071

San Diego, CA - MSA



SANTEE, CA

Market Demographics

Local Market Overview

Santee is a growing suburban community located in eastern San Diego County, benefiting from steady population expansion and strong household income levels relative to national benchmarks. The city attracts a mix of families and professionals seeking more attainable housing options compared to coastal San Diego while maintaining proximity to major employment centers. Continued residential development, retail expansion, and infrastructure investment have supported sustained population growth and increased demand for housing and services. The area's accessibility via State Route 52 and proximity to Interstate 8 enhances connectivity throughout the region.

The local economy is supported by a balance of residential stability and regional employment access, with many residents commuting to larger job hubs in downtown San Diego, La Mesa, and El Cajon. Santee's appeal is reinforced by quality schools, outdoor recreation amenities such as Mission Trails Regional Park, and a well-planned suburban environment. Retail corridors and neighborhood-serving centers continue to expand alongside population growth, supporting durable demand drivers and long-term investment stability.

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	102,131	228,428	594,649
Current Year Estimate	106,405	238,028	611,183
2020 Census	110,181	245,792	620,261
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	35,915	80,681	215,612
Current Year Estimate	37,106	83,245	219,257
2020 Census	37,928	84,744	219,983
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$132,742	\$123,998	\$142,344



SAN DIEGO, CA - MSA

San Diego is a dynamic metropolitan area and one of California's most desirable destinations, offering a unique blend of coastal lifestyle, innovation, and economic strength. As a hub for defense, biotech, higher education, and cross-border trade with Mexico, it benefits from an extraordinary combination of research institutions, entrepreneurial activity, and international connectivity. The region's mild climate, vibrant cultural scene, and high quality of life create compelling conditions for both retail and investment opportunities.

Retailers and businesses operating in San Diego enjoy access to a diverse consumer base, a steady flow of domestic and international tourists, and strong demand across its neighborhoods. With its thriving tourism industry, well-developed transit connections, and strategic location near the U.S.-Mexico border, San Diego supports long-term growth and resilience. The city consistently outperforms national tourism trends, driven by its unmatched coastal amenities, global reputation, and strong demographic fundamentals.

Total Population
3.3 Million

Annual Visitors
32 Million

Tourism Economic Impact
\$22 Billion

GDP
\$295.6 Billion



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 11491 Woodside Ave, Santee, CA, 92071 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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