

FOR LEASE
±3,198 SF AVAILABLE



TOWN CENTER PARKWAY
SANTEE, CALIFORNIA 92071



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Voit
REAL ESTATE SERVICES

CK RETAIL
TEAM



PROPERTY HIGHLIGHTS

- » Suite C: ±3,198 SF available for lease
- » Built-out showroom space available
- » Large remodeled restroom
- » Excellent signage opportunities on storefront, facing Costco, and monument sign
- » Great proximity to other retailers including Costco, Home Depot, Lowe's, Walmart, and Target.

LEASE RATE: \$2.75 /SF NNN (\$0.80 /SF)



BUILDING SIZE
±5,273 SF



LOT SIZE
0.96 AC



AVAILABILITY
±3,198 SF



PARKING
3.69/1,000 SF



YEAR BUILT
1991



STREET VISIBILITY
143 FT

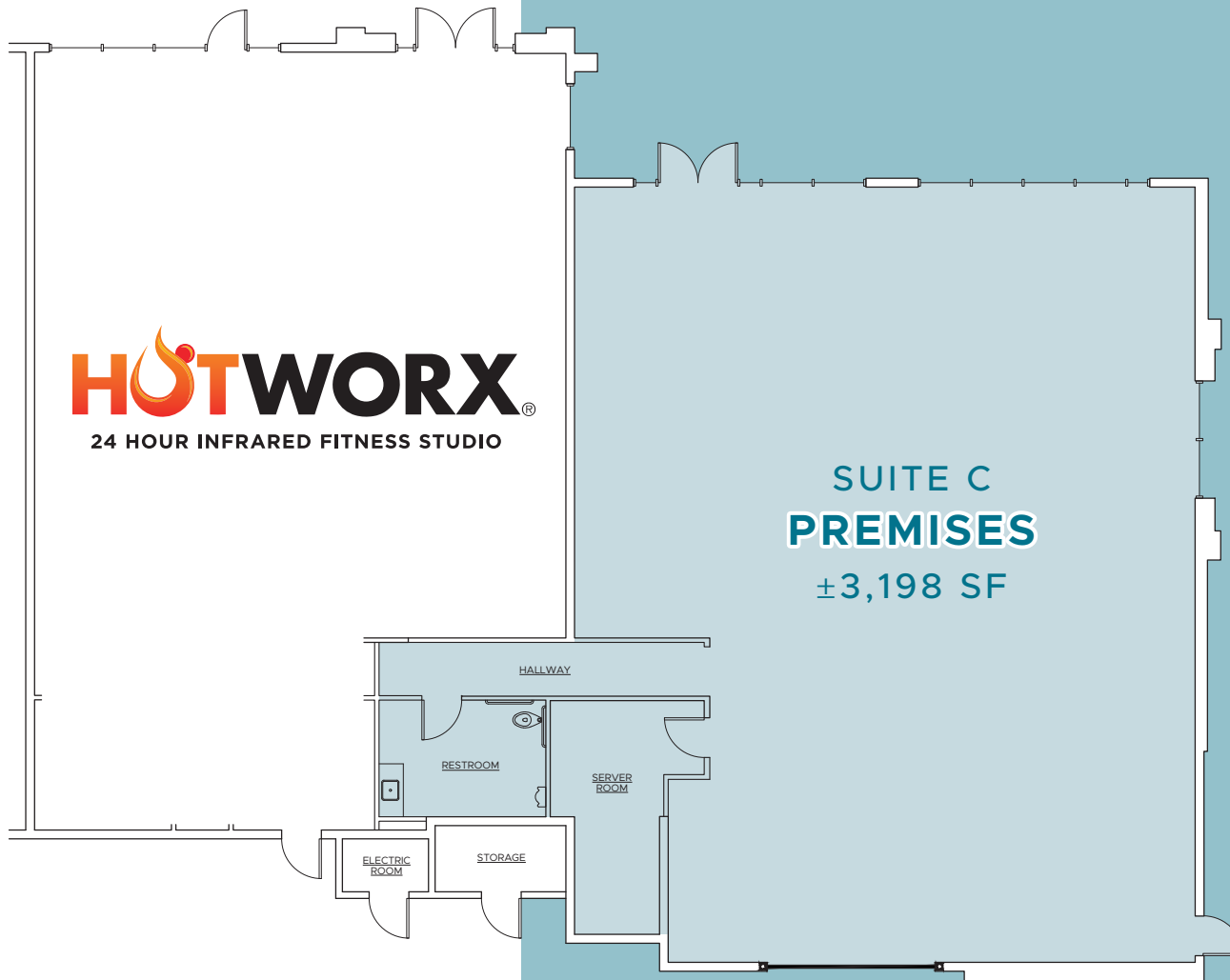


STORIES
One (1)



ZONING
TC-GC, Santee

FLOOR PLAN



SITE PLAN





About Santee

Santee is ideally located between the Pacific Ocean and the mountains of the Cleveland National Forest. While Santee is considered part of the East County Region, the city is only 18 freeway miles from the San Diego's premier beaches. Santee is connected to the coastline by Hwy-52, a six-lane freeway that connects I-5 in La Jolla to Hwy-67. Hwy-125 also intersects with Hwy-52, forming a transportation hub in the heart of Santee.

Santee has nurtured a vibrant local economy by providing for a balance of retail, commercial and residential uses. The 700-acre Town Center district forms a downtown core comprised of business parks, high-density residential and retail businesses that feed off the synergy of Santee Trolley Square shopping complex and the Metropolitan Transit System trolley station.

The City has continued to grow and mature since its incorporation in 1980. No longer just a bedroom community of homes, Santee now boasts major commercial centers in its downtown, a business community which employs over 17,000 people, and significant recreational opportunities. Santee takes pride in its past and looks forward to its future!



96,533
POPULATION



35,353
OF HOUSES



\$109,866
HOUSEHOLD INCOME



\$584,066
MEDIAN HOME VALUE



45,688
OF EMPLOYEES



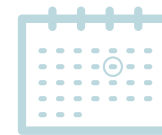
4,911
OF BUSINESSES



1975
YEAR HOME BUILT



CARS/DAY
TRAFFIC COUNTS

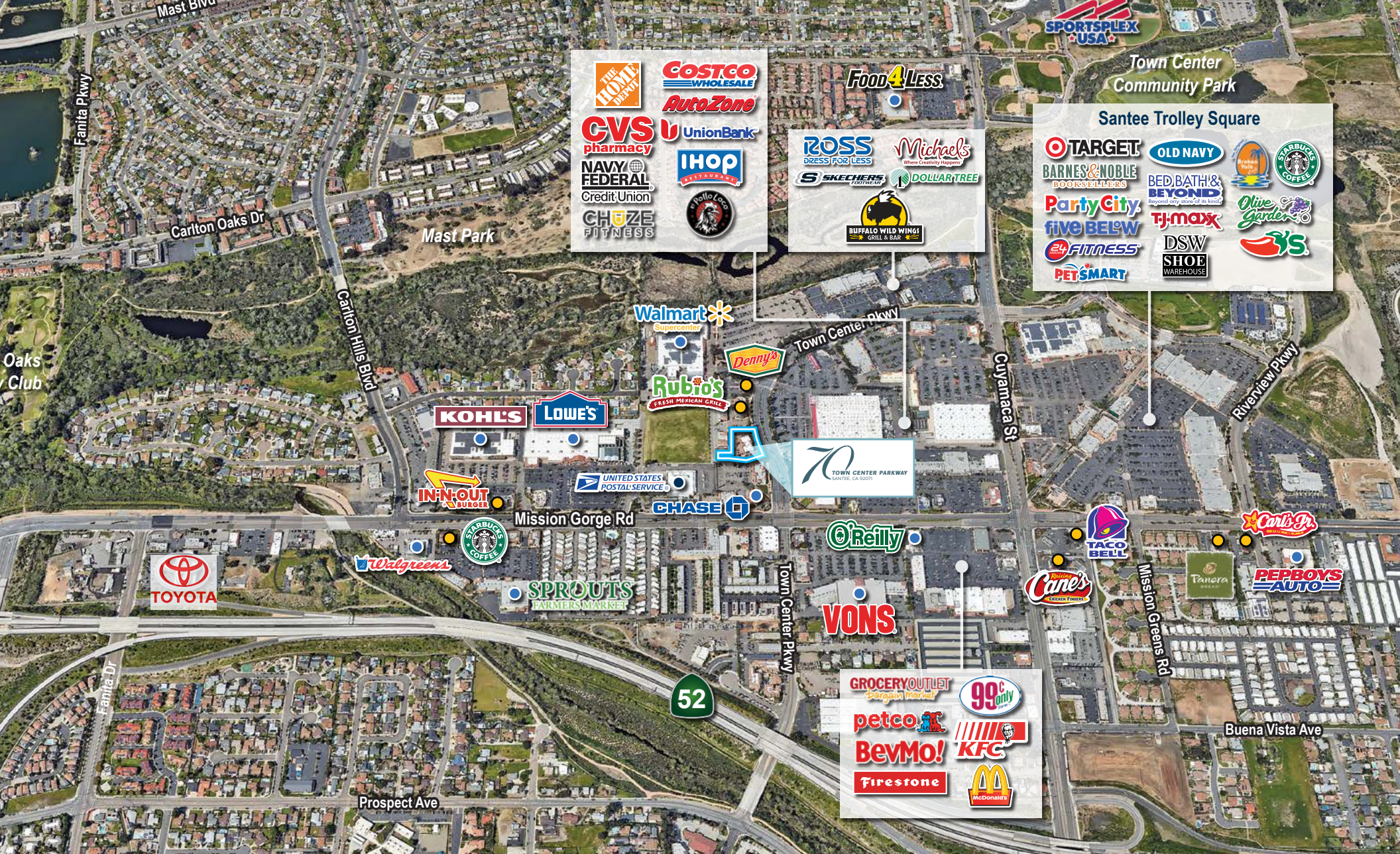


39.1
MEDIAN AGE

36,978
MISSION GORGE ROAD +
TOWN CENTER PKWY

14,005
RIVERVIEW PKWY SW +
TOWN CENTER PKWY

82,117
HIGHWAY 52 +
OLIVE LANE



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