

8520 RAILROAD AVE

Santee, CA 92071

Industrial For Lease

Leasing Brochure

±7,000 SF Available



MATTHEWS™

EXCLUSIVELY LISTED BY



Ben Turner

Senior Associate

(858) 324-1912

ben.turner@matthews.com

License No. 02150960 (CA)



Chris Nelson

FVP & Senior Director

(858) 257-4562

chris.nelson@matthews.com

License No. 02055962 (CA)

David Harrington

Broker of Record

Broker License No. 01320460 (CA)

Broker Firm No. 02168060 (CA)

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PROPERTY HIGHLIGHTS

±7,000 SF
GLA

\$1.25 PSF + NNN (\$0.36)
Pricing

65% Office/Showroom
35% Warehouse
(Potential to Increase)

13.5' – 17.5'
Clear Height

1 Grade-Level Door
Doors

-Kitchenette
-Sprinklered
-IG (General Industrial) Zoning





Western
Footprint
Corporation

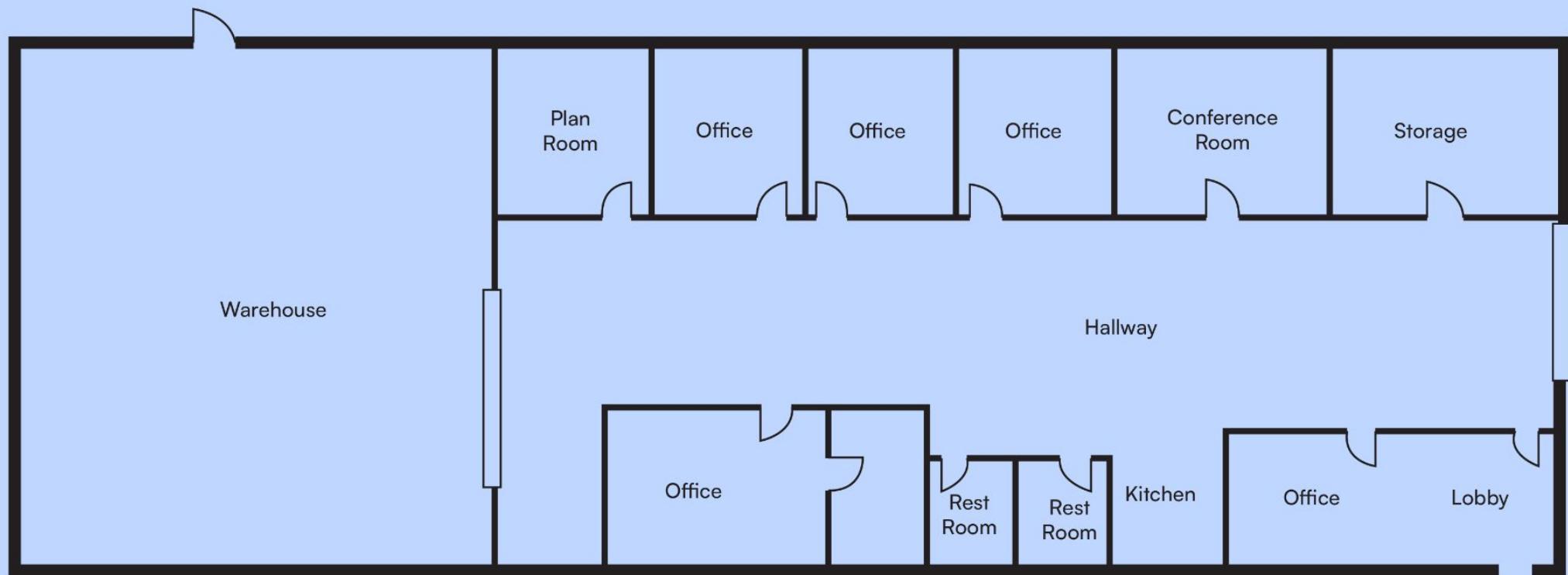
For Lease

Federal Aviation
Administration

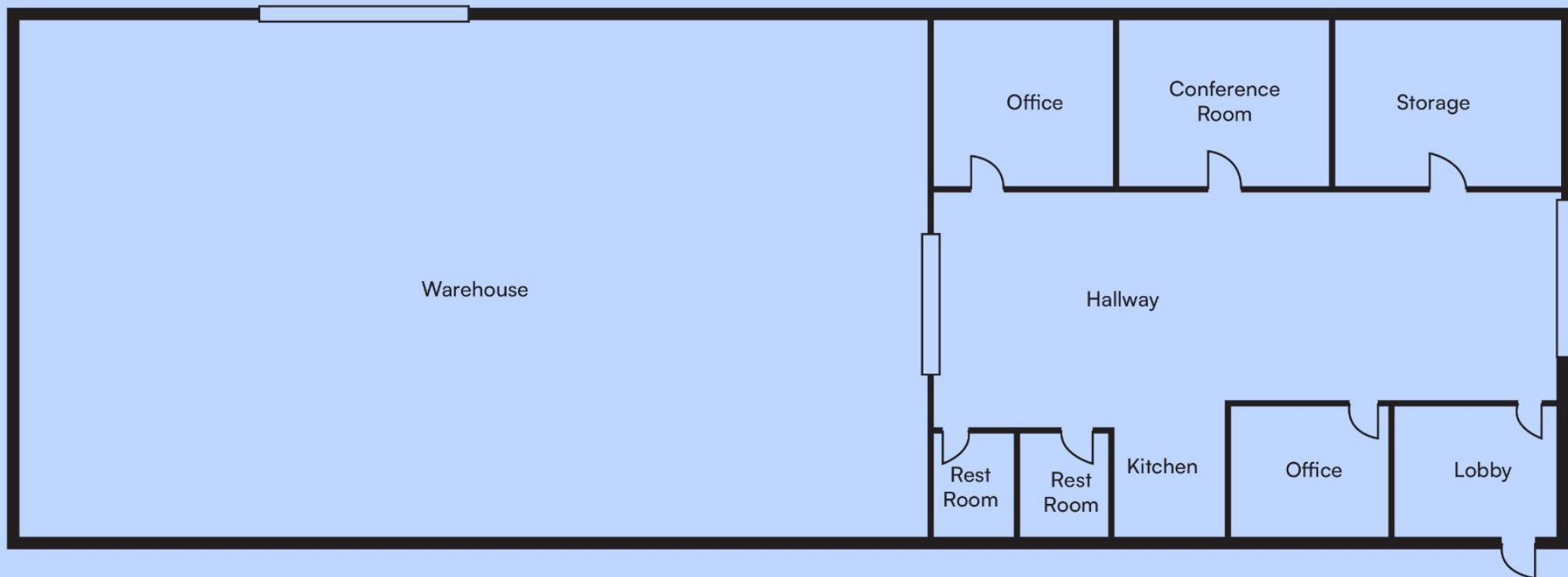
Diesel Geeks

Railroad Ave

FLOOR PLAN



CONCEPTUAL WAREHOUSE EXPANSION FLOOR PLAN





PROPERTY PHOTOS



MARKET OVERVIEW

8520 Railroad Ave
Santee, CA 92071

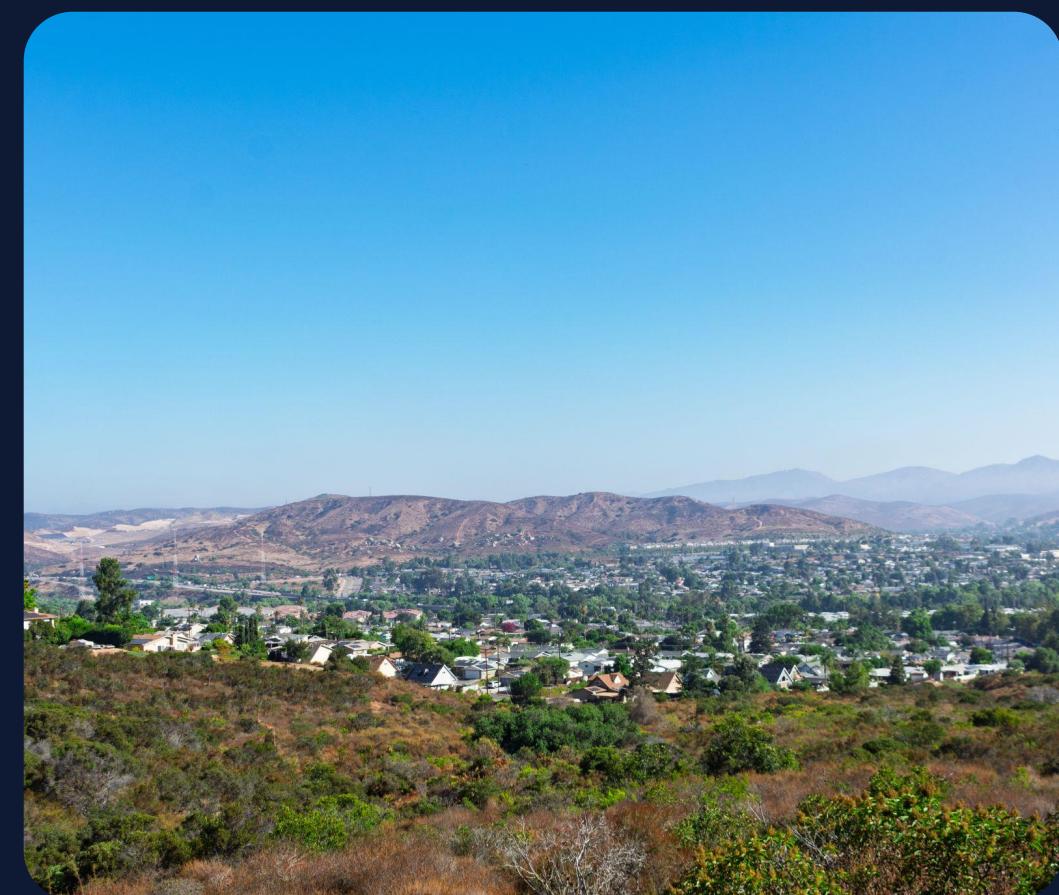
San Diego, CA - MSA



SANTEE, CA

Santee, situated in San Diego's East County, is a suburban industrial and infill market with strong connectivity to major regional transportation corridors including CA-52 and I-15. The city benefits from proximity to key logistics and distribution nodes serving the broader San Diego metro, making it appealing for last-mile industrial and light manufacturing occupiers. Santee's business community includes a mix of small to mid-sized industrial tenants and service providers that support San Diego's diversified economy. Short drives connect industrial sites to central San Diego's deep labor pool and consumer markets, while still offering relatively lower lease rates compared to core San Diego city locations.

The residential base surrounding Santee supports stable workforce availability — with a population north of 59,000 and a median household income well above national averages — strengthening local demand fundamentals. Its suburban setting delivers logistics benefits for companies seeking space outside congested urban cores yet still within reach of San Diego's port and airport infrastructure. Industrial users in Santee can leverage regional supply chain efficiencies combined with localized services and support infrastructure.



Greater San Diego Industrial Market Overview

Greater San Diego's industrial market is defined by limited developable land, long-term supply constraints, and sustained demand from logistics, defense-related manufacturing, life sciences support users, and cross-border trade activity. The region functions as a critical Southern California distribution and production hub, supported by proximity to the U.S.–Mexico border, major freeway corridors, port facilities, and air cargo infrastructure. While new construction has increased in select submarkets, overall inventory growth remains measured due to zoning restrictions and high land costs, reinforcing the value of existing industrial assets. Market conditions have shifted toward balance as vacancy has normalized from historic lows, yet fundamentals remain supported by a diverse tenant base and strong regional employment drivers. Well-located infill industrial properties continue to benefit from replacement-cost pressure and tenant preference for proximity to population centers, labor, and transportation networks.

	Population	1-Mile	3-Mile	5-Mile
2020 Population	8,625	156,127	299,856	
2025 Population	8,467	149,427	290,287	
2030 Population Projection	8,389	147,297	286,817	
	Households	1-Mile	3-Mile	5-Mile
2020 Households	3,409	54,128	106,077	
2025 Households	3,332	51,422	102,059	
2030 Household Projection	3,298	50,596	100,676	
	Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$85,220	\$99,416	\$105,492	

SAN DIEGO, CA

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.

San Diego's industrial market is fueled by sustained tenant demand, geographic constraints, and strategic access to the U.S.-Mexico border. Submarkets such as Otay Mesa, Kearny Mesa, and Miramar are characterized by low vacancy rates, rising rents, and a diverse tenant mix spanning logistics, defense, and life sciences. Limited land availability and strict development regulations have created a supply-constrained environment, enhancing long-term asset value. As cross-border trade and e-commerce continue to expand, San Diego remains a high-performing industrial hub attracting institutional investment.

**Total Population
3.3 Million**

**Annual Visitors
32 Million**

**Tourism Economic Impact
\$22 Billion**

**GDP
\$295.6 Billion**



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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 lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee 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 of the Property.

This Leasing Package 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 this Leasing Package.