

EAST COUNTY WAREHOUSE & OFFICE SUBLEASE OPPORTUNITY

8733 North Magnolia Avenue, Santee, CA 92701



±4,556 TOTAL SQUARE FEET (2,556 SF OFFICE AND 2,000 SF WAREHOUSE)



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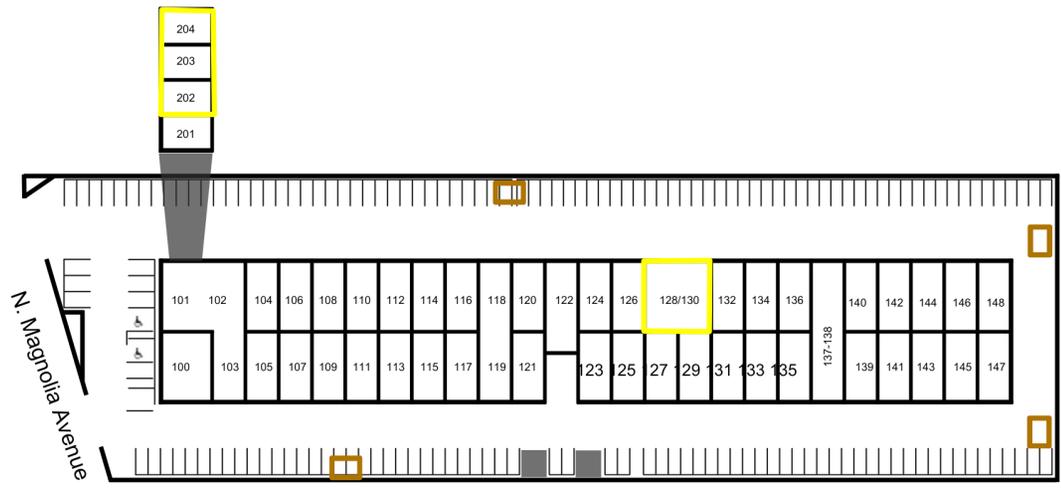
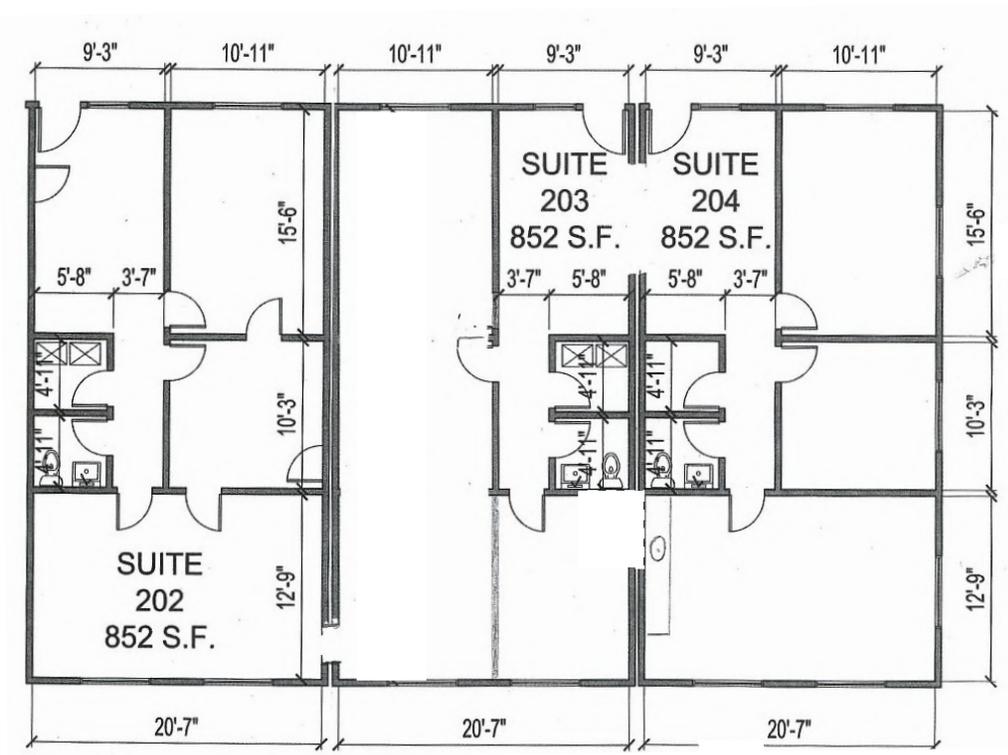
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PROPERTY OVERVIEW

- ADDRESS** • 8733 North Magnolia Avenue, Santee, CA 92071
- PROPERTY SIZE** • ± 4,556 total square feet (2,556 SF office + 2,000 SF warehouse)
- AVAILABILITY**
- Spaces can be leased individually (852 SF per office and 1,000 SF per warehouse)
 - (Some suites are currently connected, but can be demised)
- LEASE RATE**
- \$6,250.00 for entire 4,556 square feet
 - Or call listing agent for individual pricing per unit
- SIGNAGE**
- Monument signage available if entire suite is leased
 - Building signage available with landlord's approval
- OPPORTUNITY** • Below market sublease opportunity available for entire 4,556 SF
- ACCESSIBILITY** • Easy Access to HWY 52, 67, and 8.
- CARS PER DAY** • 30,000



FREEWAY ACCESS + OFFICE LAYOUT



Trash

*FLOOR PLAN NOT FIT TO SCALE, FOR REFERENCE PURPOSES ONLY.

INTERIOR PHOTOS + SUITE LAYOUT



KITCHEN



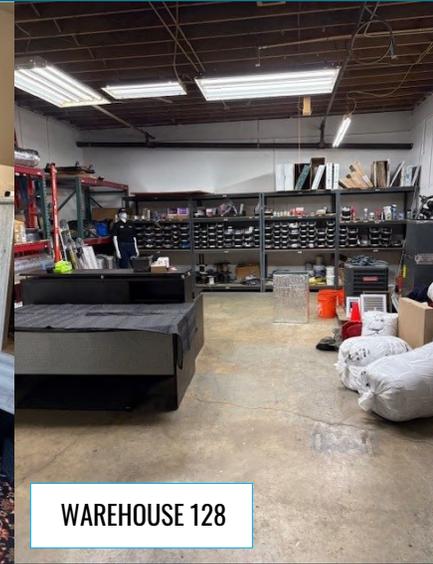
202 BACK OFFICE



203 CONFERENCE

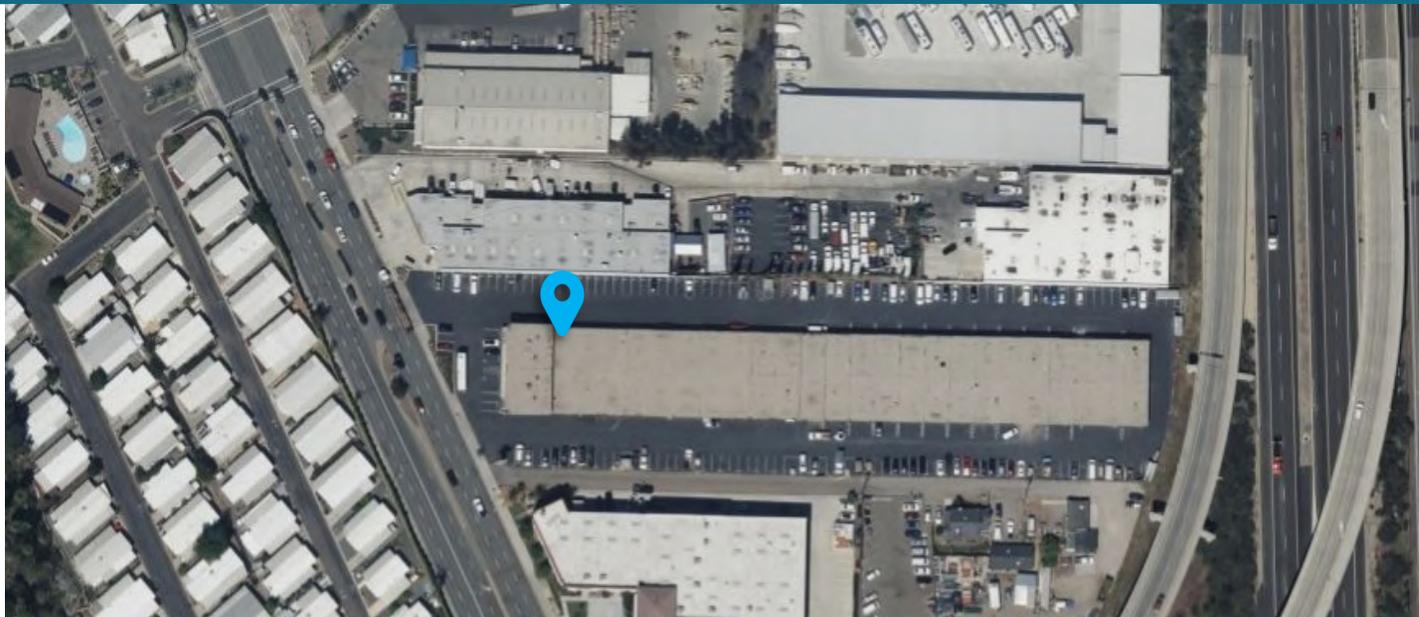


COMBINED RECEPTION

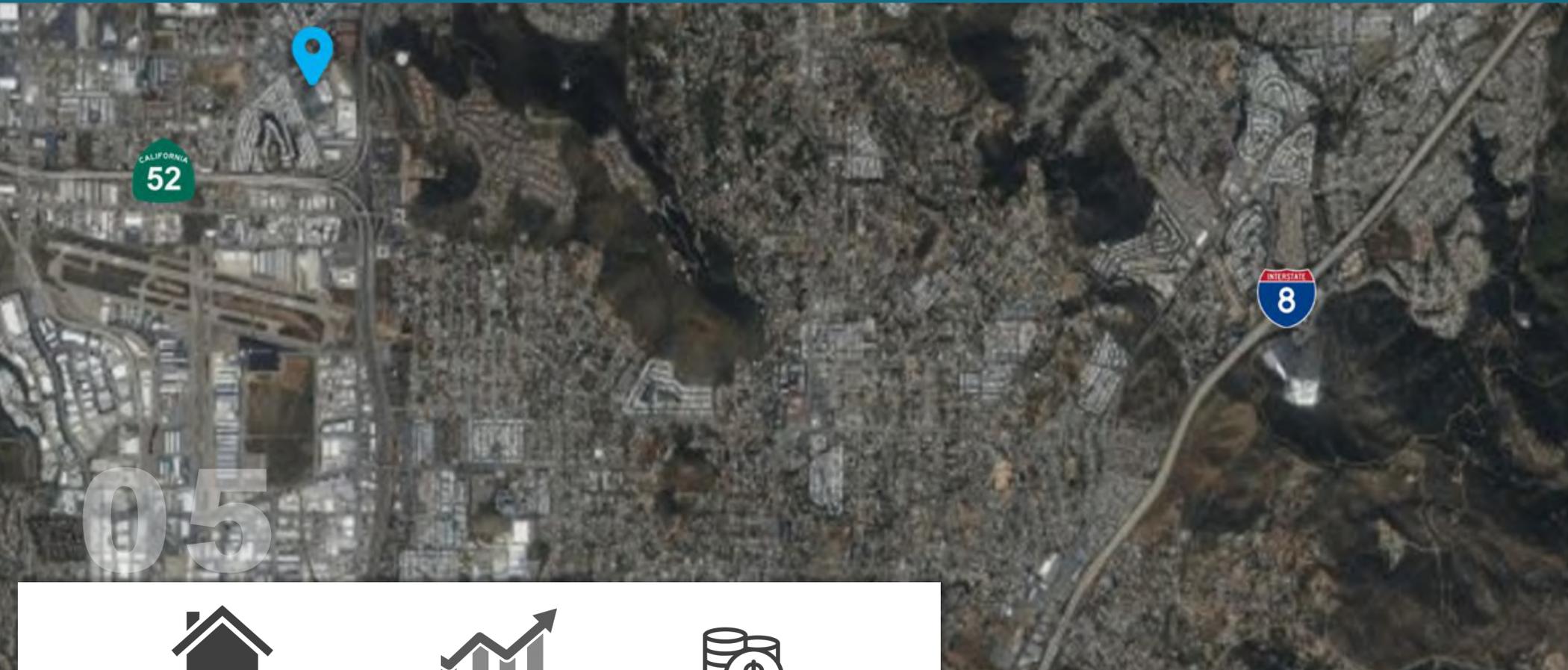


WAREHOUSE 128

KITCHENETTE, SPACIOUS OFFICES, DUAL RECEPTION ENTRY, AND PLENTY OF PARKING IN THE COMPLEX



LOCATION



273,202
full time population



269,810
population growth
(2029)



\$3.5 B+
consumer spending



12,624
total businesses



289,655
total employees



\$104,741
avg. hh income



30,007
cars per day

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 State Route 52, a six-lane freeway that connects Interstate 5 in La Jolla to State Route 67.

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 that feed off the synergy of Santee Trolley Square shopping complex and the Transit System trolley station.

* demographics source: costar, based upon a 5 mile radius